COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 9, 2026

TO: Agricultural Advisory Committee

FROM: Sonal Aggarwal, Planning Staff, Saggarwal@smcgov.org

SUBJECT: Consideration of Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, Grading Permit (GP) to construct a new 2,446 sq. ft. single-family home with a 568 sq. ft. attached two-car garage and 522 sq. ft. detached pool house, new septic system, and three 4,900-gallon water tanks on a legal 86,622 sq. ft. parcel. The project also involves an After-the-Fact CDP to legalize the conversion of an existing well. A total of 385 cubic yards (c.y.) of grading is proposed including 295 c.y. of cut and 90 c.y. of fill. The property is located in the Pescadero Rd County Scenic Corridor within the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2024-00210 (Long)

PROPOSAL

The applicant is seeking to construct a new 2,446 sq. ft. single-story single-family home with an attached two-car garage, pool house, new septic system and three (4,900 gallons) plastic water tanks, on an undeveloped legal 86,622 sq. ft. (1.98 acres) parcel on Pescadero Creek Road. The project involves an After-the-Fact CDP to legalize the conversion of an existing agricultural well into a domestic well. The agricultural well is located towards the center of the parcel. A total of 385 cubic yards (c.y.) of grading including 295 c.y. of cut and 90 c.y. of fill is proposed for the single-family house, pool house, driveway and septic system.

The site is on a slope running down from Pescadero Creek Road towards the riparian corridor of Pescadero Creek at the back. The creek is dominated by willows and alders, Douglas fir, redwood, and box elder trees. Outside the riparian corridor, the project site is primarily dominated by ruderal grassland. The rear 173 feet of the parcel is in Flood Zone A, and the site contains prime soil (Class II, CA Storie Index 91 and 95). The proposed house and pool would be located 166 feet from the top of the creek bank, where 50 feet is the minimum required setback from Pescadero Creek (Perennial Stream). The property is not currently used for agriculture, and the applicants do not wish to practice farming in the near future once the single-family home is constructed. This site has also never been contracted under the Williamson Act Contract.

The site is located in Pescadero Road County Scenic corridor and involves removal of four Black Walnut trees located along the front property line. The CDP is appealable to the California Coastal Commission.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

1. Will the proposal have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

2. What decision do you recommend that the Planning Commission take with respect to this application?

BACKGROUND

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

Applicant: Toby Long, AIA (Project Architect), 6114 La Salle Avenue, 552, Oakland, CA 94611

Owner: Katie and Olivier Nolan-Srevaux, 340 Hazel Avenue, Millbrae, CA 94030

Location: Pescadero Creek Road, Unincorporated County of San Mateo

APN: 088-090-030

Parcel Size: 86,622 sq. Ft. (1.98-acres)

Existing Zoning: PAD/CD (Planned Agricultural District/ Coastal Development District)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Non-contracted

Existing Land Use: Open space

Water Supply: The project proposes legalizing the conversion of an existing agricultural well into a domestic well through an After-the-Fact CDP.

Sewage Disposal: The project includes a new septic system to support the proposed development.

Flood Zone: Approximately 173 feet of the rear parcel is in Flood Zone A. The front approximately 270 feet of the site is located in Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C0390E; effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) is currently being circulated from February 13 to March 4, 2026, pursuant to the California Environmental Quality Act (CEQA) Guidelines. Any comments received during the comment period will be discussed at the meeting and attached to the Planning Commission staff report.

Setting: The 86,622 sq. ft. undeveloped/unfarmed lot is located on Pescadero Creek Road and is surrounded by rural agricultural lands and single-family residences towards the north and south, Pescadero Creek towards the west and Pescadero Creek Road towards the east. A 20-foot roadway private easement also abuts the north of the site and a small portion of the site towards the southern-east corner contains a PG&E easement. Most of the site contains Prime Soils (LCC Class II, CA Storie Index 91, Class II, CA Storie Index 95). The riparian zone of Pescadero Creek abuts the rear portion of the parcel.

Chronology:

Date		Action
November 16, 2023	-	Parcel Legality established through a recorded Certificate of Compliance (Type-A) (PLN2023-00355).
July 18, 2024	-	Planning Application submitted
July 2024 to December 2025	-	Staff identifies that the initial location and design of the house did not seek to minimize the conversion of prime soils or retain large areas of farmland. Staff worked with the applicant's team to revise proposal to better preserve farmland.
December 22, 2025	-	Project deemed complete
February 13, 2025 to March 4, 2026	-	Mitigated Negative Declaration published and public review and comment period.
March 9, 2026	-	AAC meeting

Will the project be visible from a public road?

Yes, the project will be visible from the public road as the site slopes down from the Pescadero Creek Road.

Will any habitat or vegetation need to be removed for the project?

No, the proposed house and pool would be located 166 feet from the top of the creek bank, where 50 feet is the minimum required setback from Pescadero Creek (Perennial Stream). On-site trees would be protected. The property is not currently used for agriculture, and the applicants do not wish to practice farming in the near future once the single-family residence is constructed. This site has also never been contracted under the Williamson Act Contract.

Is there prime soil on the project site?

Yes, most of the site is located on prime soil (LCC Class II, CA Storie Index 91, LCC Class II, CA Storie Index 95). However, the development is clustered to minimize conversion of prime soil to non-prime soil purposes. The site is vacant currently, and there is no farming practiced at the site.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in conformance with the applicable General Plan policies as follows:

a. Visual Qualities

Policy 4.15 (*Appearance of New Development*) and Policy 4.22 (*Scenic Corridors*) seek to regulate development to promote good design, site relationships, and to protect and enhance the visual quality of development within designated scenic corridors.

The project site is within the Pescadero Road County Scenic Corridor Scenic Corridor. The proposed single-story house would be located closer to the north side property line, leaving open space in the center of the parcel for any future farming activities. As the site slopes down from Pescadero Creek Road, the proposed new development would be visible from Pescadero Creek Road. However, the proposal includes planting four new 24-inch Redburn trees along

the front property line, which would help screen new development from view. Staff has added Mitigation Measures 1 to 3 from the IS/MND (Attachment I) as conditions of approval, which will reduce any significant view impacts to a less than significant level.

b. Rural Lands

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourage compatibility of land uses in order to promote the health, safety, and economy of rural lands, seek to maintain the scenic and harmonious nature of rural lands, and seek to: (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, and other resources.

The project parcel has a land use designation of Agriculture and is an undeveloped lot dominated by open grasslands. The proposed single-family residence, pool house, water tanks, and garage would be clustered on the site and located towards the north (right side) of the property, thereby leaving enough space towards the south (left and center) of the parcel for any future farming opportunities. The parcels on each side of the subject parcel are developed with rural residential properties, and the proposed single-story house would not degrade the visual, scenic or agricultural resources of the surroundings due to the substantial setbacks from the neighboring properties. The proposed development would be located at 165 feet from top of Pescadero Creek, where 50 feet is the minimum required setback.

The proposed rural residential use of this parcel is compatible with the rural residential structures located on adjacent properties. The project avoids the rear ridgeline, preserves the open space at the front of the parcel, is of similar scale and size to nearby development, uses existing road infrastructure, and employs natural colors and materials to further blend into the landscape.

c. Wastewater

Policy 11.10 *(Wastewater Management in Rural Areas)* considers individual sewage disposal systems as an appropriate method of wastewater management in rural areas.

The project site is located in a rural area with no public water or sewage service. The applicant has proposed constructing an on-site septic system and a secondary septic leach fields to be located within the front 20 feet setback due to site constraints posed by the cluster of Oak trees located near the front property line. The primary septic leach fields will be located outside the riparian corridor setbacks but within the FEMA designated flood zone A. Flood zone A is defined by FEMA as a flood plain with a one percent chance of flooding in any given year, or once every 100 years. The proposed septic system's location, size, and design was reviewed and conditionally approved by the County's Environmental Health Services.

2. Conformance with Local Coastal Program (LCP) Policies

Staff has determined that the proposed development conforms to all applicable Local Coastal Program (LCP) Policies, specifically:

a. Agriculture

Policy 5.1 (*Definition of Prime Agricultural Lands*) defines prime agricultural lands as all lands which contain soils rated Class I, Class II, as well as Class III soils rated capable of growing artichokes or Brussels sprouts.

Per the Productive Soil Resource with Agricultural Capability General Plan Map, the project site contains Class II, CA Storie Index 91 and 95, prime soils. Section 6352 allows a new single-family residence to be located on prime soils subject to obtaining a PAD permit. The project site is vacant and not farmed or contracted under the Williamson Act. The applicant does not plan to farm the site. Staff worked with the applicant during the review process to reduce the conversion of prime soil to non-agricultural purposes. As a result, the house was redesigned and moved towards the north side of the property leaving adequate space in the center of the property for future farming activities. Site constraints including the riparian corridor and flood zone leave few opportunities to locate the development at the rear of the site.

b. Land Use

Policy 1.8 *(Land Uses and Development Densities in Rural Areas)* states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

The proposed new single-family home would have minimal view impacts on coastal resources including scenic views after the implementation of Mitigation Measures 1 to 3 (Attachment A). Both sides of the subject parcel are developed parcels, and with the proposed project, the view impacts would not be greater than the surrounding properties. Though the construction of the project will result in the conversion of lands suitable for agriculture, no active agricultural activities are performed on site, nor does the owner plan to engage in active farming activities. The size of the parcel at 86,622 sq. ft. is too small to support a commercial grazing or cattle rearing operation and there are no plans to acquire additional adjacent lands to establish such an operation. The project does not significantly impact on the parcel's ability to support agricultural activities as the development has been clustered on site leaving ample open space towards the center for any potential future agricultural activities.

3. Conformance with Planned Agricultural District (PAD) Regulations:

a. Conformity with the PAD Development Standards

As shown in the table below, the proposed residential unit complies with Sections 6358 and 6359 of the San Mateo County Zoning Regulations, which regulates the height and required setbacks of structures.

	PAD Development Standards	Proposed
Minimum Lot Size	N/A	86,622 square feet (existing)
Minimum Front Setback	50 feet	126 feet 3-3/8 inches
Minimum Side Setbacks	20 feet	23 feet 10-3/8 inches (right) 77 feet 1-7/8 inches (left)
Minimum Rear Setbacks	20 feet	235 feet 11-1/8 inches
Maximum Building Height	36 feet	15 feet 6-1/8 inches

b. Conformance with the Criteria for the Issuance of a PAD Permit

In order to approve and issue a PAD permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as outlined in Section 6355 of the Zoning Regulations. As proposed, the project complies with the following applicable policies.

(1) General Criteria

(a) *The encroachment of all development upon land which is suitable for agriculture shall be minimized.*

See staff's discussion in Section A.1.b. (Rural Lands) above.

(b) *All development permitted on a site shall be clustered.*

The location of the proposed single-family, pool house, new water tanks, and septic system are clustered to leave ample open space towards the center and south side of the property for any future agricultural operations. Due to the existing riparian, flood zone and prime soils at the site, it leaves less opportunities to locate the house towards the west (rear side) of the parcel. Staff worked with the applicant during the review process to move the development in a manner that preserves the prime soil and leaves ample opportunities for future farming opportunities.

(c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project has been reviewed under and found to comply with the Development Review Criteria in Chapter 20A.2 of the County Zoning Regulations. Specifically, the project complies with the Site Design, Scenic, Utilities, and Water Resources Criteria by not introducing noxious odors, chemical agents, or long-term noise levels, retaining the rural nature of the parcel, installing utilities underground, not involving the removal of significant amounts of vegetation, and clustering nearest existing development and road infrastructure, thereby reducing grading necessary to access the site.

(2) Water Supply Criteria

(a) *The existing availability of water shall be demonstrated for all non-agricultural uses. Each existing parcel developed with non-agricultural uses shall demonstrate a safe and adequate well water source located on that parcel.*

The proposed project will constitute conversion of an existing agricultural well into a domestic well through an After-the-Fact CDP. This proposal has been reviewed and conditionally approved by Environmental Health Services (EHS). As a part of the conditional approval, EHS will require final confirmation of the quality and quantity of the

water provided by the well on site to ensure that it meets the minimum domestic standards for the proposed residential unit prior to building permit final.

(b) *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

The project proposes to convert an existing agricultural well onsite and does not rely upon surface water for potable purposes. As there are no active farming activities on site, hence, no water demand is required for farming. As per the Biological Analysis done by Sol Ecology, dated July 10, 2024, the existing sensitive habitat on the property will not be diminished due to substantial setbacks from the riparian corridors. Staff has also included Mitigation Measures in Attachment A to make sure that any future impact would be mitigated to less than significant level.

(3) Criteria for the Conversion of Prime Agricultural Lands

Conversion of Prime Agricultural Land is permitted in the PAD when the following can be demonstrated:

(a) *No alternative site exists on the parcel for the use.*

Most of the sites has prime soil (LCC Class II, CA Storie Index 91 and 95) and is suitable for agriculture. Only a small portion of the approximately 38 feet located towards the east (front) of the parcel is outside the prime soil. No development can be located in this area due to the required setbacks for house, septic tanks and water tanks. Hence, there is no other alternative is available at the site. Staff worked with the applicant to make sure that all residential developments (house, garage, water tanks, septic tank and pool house) are clustered at the site, which would leave adequate land for potential future farming toward the center of the parcel.

(b) *Clearly defined buffer areas are developed between agriculture and non-agricultural uses.*

The proposed new single-family home will be located at 77 feet 1 7/8 inches from the south-side property line and 23 feet 10 3/8 inches from the north-side property line. Staff believes that these setbacks provide an adequate buffer

between the adjacent agricultural uses and non-agricultural uses on the subject property. The existing fences between the properties also help clearly delineate and establish buffer between properties.

(c) *The productivity of any adjacent agricultural lands is not diminished, and*

The subject parcel is located between two rural residential parcels, which are used for dry framing and an orchard. The right side of the property is separated from the neighbor through a wooden fence, while the left side is separated through an open wooden wire fence. Due to the existing fences, and substantial setbacks from the adjacent properties the ability of adjoining lands to sustain dry farming or any animal grazing would not be impacted by the proposed new development.

(d) *Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

The proposed development would be served by a private well and onsite septic system and does not necessitate the expansion of public service. It is not expected that agricultural viability on the subject parcel and/or adjacent parcels would be impaired by the proposed new single-family residence.

4. Conformance with the Grading Ordinance

Staff has reviewed the proposal against the required findings for the issuance of a Grading Permit and concluded that the project conforms to the criteria for review contained in Section 9280 of the Grading Ordinance, such as the standards for erosion and sediment control and submittal of a geotechnical report.

ATTACHMENTS

A. Published Initial Study/Mitigated Negative Declaration

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: **Nolan-Stevaux New Single-Family Residence**, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2024-00210

OWNERS: Katherine and Olivier Nolan-Stevaux, 340 Hazel Avenue, Millbrae, CA 94030

APPLICANT: Toby Long, AIA, 6114 La Salle Avenue, 552 Oakland, CA, USA

ASSESSOR'S PARCEL NO.: 080-090-030

LOCATION: Pescadero Creek Road, Pescadero, CA, 94060

PROJECT DESCRIPTION

Planned Agricultural District Permit (PAD), Grading Permit (GP) After-the-Fact Coastal Development Permit (CDP) and Significant Tree Permits to construct a new 2,466 sq. ft. single-family residence, an attached 568 sq. ft. Garage, and detached 522 sq. ft. pool house and legalization of an existing well into a domestic well. A new septic system and three (3) 4,900-gallon domestic/fire suppression water tanks are also proposed. The project also involves approximately 385 cubic yards (cu. yd.) of grading including 295 cu. yd. of cut and 90 cu. yd. of fill and removal of four (4) Black Walnut trees for the proposed house, pool and new septic tank. The site is located in the Pescadero Road County Scenic corridor. The project is appealable to the California Coastal Commission.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

a. Create impacts which have the potential to degrade the quality of the environment.

b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

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: Applicant shall plant five (5) 24-inch box Redburn trees or similar indigenous trees along the front property line along Pescadero Creek Road to mitigate any potential view impacts from the neighboring properties and roads. An Encroachment Permit from the Department of Public Works is required for any replacement trees planted within the right-of-way.

Mitigation Measure 2: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area, including downward-directed and shielded. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 3: Final finishes of all exterior materials and/or colors shall be non-reflective.

Mitigation Measure 4: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

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. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
g. 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 the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
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 5: Environmental Awareness Training

Prior to the start of work, environmental awareness training shall be provided to all construction crew. Training will include a description of all biological resources that may be found on or near the Project Study Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered at the site.

Mitigation Measure 6: Wildlife Exclusion Fencing (WEF)

At least 14 days prior to the commencement of construction-related activities, CRLF exclusion fencing with exit funnels shall be installed between the riparian corridor and the Project footprint under the direction of a qualified biologist. Following installation, the fence should be inspected weekly by trained construction personnel to monitor and maintain the fence throughout the duration of the Project's ground-disturbing activities.

Mitigation Measure 7: Erosion control Materials

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 mono-filament netting (erosion control matting) rolled erosion control
products, or similar materials shall not be used.

Mitigation Measure 8: Pre-Construction Wildlife Surveys

Pre-construction surveys for CRLF shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. After the Wildlife Exclusion Fence has been properly erected, scoping of any burrows on the site to ascertain the absence of CRLF is recommended in lieu of daily biological monitoring. Surveys are to be conducted by a qualified biologist. If CRLF is detected during the survey, the animal should be allowed to leave the area on its own accord before work commences.

Mitigation Measure 9: Nesting Bird Seasonal Work Window or Surveys

Construction-related activities (including grubbing or ground disturbance) should be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, bird nesting surveys should be performed in suitable nesting habitat within 250 feet of the project footprint prior to the start of activities. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 feet for songbirds and up to 250 feet for nesting raptors. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

Mitigation Measure 10: In the event that unanticipated cultural, paleontological, or archeological resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. The applicant shall be required to retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted. The applicant shall be required to retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate.

Mitigation Measure 11: Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 12: At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
b) Minimize the area of bare soil exposed at one time (phased grading).
c) Clear only areas essential for construction.

d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow.
k) The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
l) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
m) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
n) Control fuels and other hazardous materials, spills, and litter during construction.
o) Preserve existing vegetation whenever feasible.

Mitigation Measure 13: 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 Community Development Director 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).

Mitigation Measure 14: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

Mitigation Measure 16: In the event that the existing well becomes infeasible to serve the proposed development, the applicant shall look into other options such as obtaining a water connection from a service provider or drilling a new well and obtaining all necessary permits from the County to serve the proposed project. Such an application should be at the discretion of the Planning and Building Director.

RESPONSIBLE AGENCY CONSULTATION: None

INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: **Friday, February 13 - Wednesday, March 4, 2026**

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, **no later than 5:00 p.m., March 4, 2026.**

SCHEDULED PUBLIC MEETING OR HEARING:
The Hearing Level public meeting with the Planning Commission will be scheduled after the end of the notice period.

ADDRESS OF AVAILABLE DOCUMENTS FOR REVIEW: Documents are available at County of San Mateo Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063. Please contact Sonal Aggarwal, Planner III, at Saggarwal@smcgov.org to view the documents.

The Mitigated Negative Declaration and all documents incorporated by reference are available at: https://planning.smcgov.org/ceqa-docs

CONTACT PERSON
Sonal Aggarwal, Planner III
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Sonal Aggarwal
Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Nolan-Stevaux New Single-Family Residence

2. **County File Number:** PLN2024-00210

3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person:** Sonal Aggarwal, Project Planner, 650-363-1860, Saggarwal@smcgov.org

5. **Project Location:** Pescadero Creek Road, Unincorporated San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:** 088-090-030, 86,622 sq. ft.

7. **Project Sponsor's Name and Address:** Katerine Nolan Stevaux, 340 Hazel Avenue, Millbrae, CA 94030

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Toby Long, AIA, 6114 Salle Avenue, Suite 552, Oakland, CA 94611

9. **General Plan Designation:** Agriculture

10. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development District)

11. **Description of the Project:** Planned Agricultural District Permit (PAD), Grading Permit (GP) After-the-Fact Coastal Development Permit (CDP) and Significant Tree Permits to construct a new 2,466 sq. ft. single-family residence, an attached 568 sq. ft. Garage, and detached 522 sq. ft. pool house and legalization of an existing well into a domestic well. A new septic system and three (3) 4,900-gallon domestic/fire suppression water tanks are also proposed. The project also involves approximately 385 cubic yards (cu. yd.) of grading including 295 cu. yd. of cut and 90 cu. yd. of fill and removal of four (4) Black Walnut trees for the proposed house, pool and new septic tank. The site is located in the Pescadero Road County Scenic corridor. The project is appealable to the California Coastal Commission.

12. **Surrounding Land Uses and Setting:** The 86,622 sq. ft. (1.98 acres) undeveloped lot is located at Pescadero Creek Road and is surrounded by rural agricultural lands and single-family residences towards the north and south, Pescadero Creek towards the west and Pescadero Creek Road towards east. A 20-foot roadway private easement also abuts the north of the site and a small portion of the site towards the southern-east corner contains PG&E's easement. Most of the site contains Prime Soils (LCC Class II, CA Storie Index 91 and 95). The site is located in Pescadero Road County Scenic corridor. The rear half of the site is located in Flood Zone A.

13. **Other Public Agencies Whose Approval is Required:** NA

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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**

Planning staff consulted with the following eight (8) tribes, as identified by the Native American Heritage Commission (NAHC): Amanh 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, Wuksache Indian Tribe/Eshom Valley Band and Tamien Nation. On October 8, 2025, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comments. Muwekma Ohlone Tribe of the San Francisco Bay Area requested for a formal consultation on October 21, 2025. Staff conducted the formal consultation on January 12, 2026, and the tribe requested that the Muwekma Ohlone tribal monitors be hired for all subsurface ground excavations for this project in order to ensure that any and all ancestral heritage artifacts, human remains, and subsurface features are carefully addressed and dealt with by the Tribe. Please see further discussion under Section 5 below.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

x	Aesthetics		Energy		Public Services
X	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
x	Air Quality		Hydrology/Water Quality		Transportation
x	Biological Resources	X	Land Use/Planning	x	Tribal Cultural Resources
x	Climate Change		Mineral Resources	x	Utilities/Service Systems
x	Cultural Resources		Noise		Wildfire
x	Geology/Soils	X	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 Environmental Impact Report (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 California Environmental Quality Act (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**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 located in Pescadero Road County Scenic corridor. It is surrounded by rural residential agricultural properties towards the north and south, Pescadero Creek towards the west and Pescadero Creek Road towards the east. The project site is an 86,622 sq. ft. (1.98 acres) rectangular lot located on Pescadero Creek Road, approximately 4.4 miles east of town on Pescadero. The site is on a slope running west from Pescadero Creek Road down towards the riparian corridor of Pescadero Creek. The creek has thick riparian corridors along Pescadero Creek located at the back of the site, which is dominated by willows and alders, douglas fir, redwood, and box elder trees. Outside the riparian corridor, the project site is primarily dominated by ruderal grassland. The rear 173 feet of the parcel is in Flood Zone A. The proposed new single-family and pool house would be located approximately166 feet from top of the creek, where 50 feet is the minimum required setback from Pescadero Creek (Perennial Stream). The proposed house would be located at 138'-6" from the front property line, and 267'-6" from the rear property line. As the site slopes down, the proposed house roof ridge of 122.12 feet would be visible from Pescadero Creek Road, as the road height is at a higher elevation of 123.1 feet. However, the project includes the planting of five (5) 24-inch box Redburn trees along Pescadero Creek Road which would help reduce the visibility of the house. The existing Oak trees between the house and road would also help mitigate any potential view impacts. The following mitigation measures would ensure that any view impacts from county roads, existing residential areas, public lands, or waterbodies would be mitigated to less than significant impact.

Mitigation Measure 1: Applicant shall plant five (5) 24-inch box Redburn trees or similar indigenous trees along the front property line along Pescadero Creek Road to mitigate any potential view impacts from the neighboring properties and roads. An Encroachment Permit from the Department of Public Works is required for any replacement trees planted within the right-of-way.

Source: Project Plans, Site Visit.

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 site is currently vacant and there are no historic buildings located at the site. Once the house is built it will be visible from the neighboring properties and from Pescadero Creek Road. The proposed screening of trees along the Pescadero Creek Road may help screen the views from the public road. The following mitigation measure would ensure that any other view impact would be kept to a minimum.

Mitigation Measure 2: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area, including downward-

directed and shielded. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit **Mitigation Measure 3**: Final finishes of all exterior materials and/or colors shall be non-reflective. **Source:** Project Plans, Site Visit.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as 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 project is located in a rural area and is surrounded by rural single-family residences and farmlands. The project site is not on a ridgeline, and it slopes backward from Pescadero Creek Road. The development would be screened from Pescadero Creek Road as per Mitigation Measure 1 above. The surrounding properties are also developed with rural residential houses. The proposed house fits well with the surrounding houses. The project does not significantly change the topography of the site or create a new ridge line. The proposed grading of 385 cu. yd. is required for the proposed new driveway, house, pool, septic tanks, and water tanks. **Source:** Project Location, Project Plans and Site Visit.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project plans includes downward-directed light scones at the front and sides of the house. The Mitigation Measure 2 above would further minimize light impacts created from the project to a less than significant impact. **Source:** Project Plans, Site Visit.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: See discussion in 1.a above. **Source:** County GIS, Site Visit, Project Plans					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is not part of a Design Review District or does not conflict with any applicable General Plan or Zoning Ordinance provisions.					

Source: San Mateo County General Plan, San Mateo County Zoning Regulations, County GIS Maps, Project Location.					
1.g.	Visually intrude into an area having natural scenic qualities?		X		
Discussion: As proposed and mitigated, the views from Pescadero Creek Road towards the project site would be screened due to existing and proposed trees in between. See staff discussion in Sections 1.a. to 1.c. above. **Source:** County GIS, Site Visit, Project Plans					

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 forest land, 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 Program of the California Resources Agency, to non-agricultural use?				X
Discussion: Not applicable; the subject property is located in the Coastal zone. **Source:** County GIS, Project Plans.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The project does not have an open space easement and is not a Williamson Act contracted site. Please see discussion in section 2.a above. Regarding potential conflict with existing zoning for agricultural use, see discussion in Section 2.c. below. **Source:** San Mateo County Zoning Regulations, County GIS Maps, Project Plans.					

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: Based on the categories of the Department of Conservation Farmland Mapping and Monitoring Program California Farmland Finder (2022 Interactive GIS), the parcel contains "Other Land." Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

However, per County GIS Maps, site contains Prime Soil (LCC Class II, CA Storie Index 91, and 95), the conversion of prime soil to non-farming use is allowed pursuant to meeting the findings in Sections 6353 and 6355 of the San Mateo Zoning Regulations. Staff worked with the applicant during the review process to make sure the development would be sited in a manner to allow for potential future farming uses. Hence, the proposal involves conversion of only a small portion of the land (10,957 sq. ft.) to non-farming purposes and, therefore, agricultural impact would be considered as less than significant.

Source: Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS, accessed December 16, 2025), County GIS.

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: The site is located in the Coastal Zone and is zoned a PAD/CD (Planned Agricultural District/Coastal Development District). Majority of the site contains prime soil (LCC Class II, CA Storie Index 91, LCC Class II, CA Storie Index 95). PAD districts allows single-family residential use pursuant to a PAD permit as per Sections 6353 and 6355 of the San Mateo Zoning Regulations. The site is not currently farmed and is not a Williamson Act contacted property. Staff worked with the applicant to locate the house towards the north side of the property which would leave maximum space towards the center and south for any future farming activities.

Source: Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS, accessed December 16, 2025), County GIS.

2.e.	Results in damage to soil capability or loss of agricultural land?			X	

Discussion: Please see discussion under Section 2.a. b. c. and d. above.

Source: Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS, accessed December 16, 2025), County GIS.

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in				X

	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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				

Discussion: The project site does not contain forestland, timberland, or lands zoned Timberland Production.

Source: San Mateo Zoning Regulations, Project Plans.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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 Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 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 feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These standard control measures have been included in Mitigation Measure 4 below:

Mitigation Measure 4: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

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. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
g. 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 the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

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

3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	

Discussion: As of 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 BMQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. 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. Implementation of Mitigation Measure 4 in Section 3.a. would 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 substantial pollutant concentrations, as			X	

	defined by the Bay Area Air Quality Management District?				

Discussion: Any pollutant emissions generated from the proposed project would primarily be temporary in nature. The project site is in a very low-density residential area with few sensitive receptors (i.e., single-family residences) located within the immediate project vicinity. Additionally, the surrounding tree canopy and vegetation on the project site would help to insulate the project area from nearby sensitive receptors. Implementation of Mitigation Measure 4 would also help in minimizing any potentially significant exposure to nearby sensitive receptors to a less than significant level.

Source: Project Plans, Project Location.

3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Discussion: The proposed project includes construction of a new single-family residence on a PAD/CD zoned parcel. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal.

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: Per the Biological Resources Evaluation Report submitted by Sol Ecology, dated July 10, 2024, Pescadero Creek sustains a thick riparian corridor dominated by willows, alders, Douglas fir, redwood and box elder. Outside the riparian corridor, the site consists of primarily ruderal grassland. The entire property is in designated critical habitat for California red-legged frog *(Rana draytonii)*. Within the ruderal field, non-native species include sow thistle (Sonchus oleraceus), wild oat (Aveena barbata), sheep sorrel (Rumex crispex), wild geranium (Geranium dissectum), bristly oxtongue (Helminthotheca echioides), hairy cats ears (Hypochaeris radicata) and soft wild brome (Bromus hordeaceus). A few coast live oaks (Quercus agrifolia) and shreve oaks (Quercus parvula var. shrevei) are scattered throughout the site.

Riparian Corridor
The riparian corridor associated with Pescadero Creek consists of dense vegetation dominated by a contiguous canopy comprised of a mix of arroyo willow (Salix lasiolepis), box elder (Acer negundo) and red alder (Alnus rubra) surrounded by coast redwood (Sequoia sempervirens) and douglas fir (Pseudotsuga menziesii) further to the west over Pescadero Creek. The riparian understory is dominated by a mix of native and non-native shrubs and herbs such as poison oak (Toxicodendron diversilobum), and many invasive species including cape ivy (Delairea odorata), poison hemlock (Conium maculatum), and forget-me-nots (Myosotis sp.). Bird activity was found to be high in the riparian corridor. Birds observed included song sparrow (Melospiza melodia), acorn woodpecker, and Allen's hummingbird (Selasphorus sasin). An old San Francisco dusky footed woodrat (SFDFW); Neotoma fuscipes (annectens) nest complex was present in the riparian corridor although it may no longer be active. Both Allen's hummingbird and SFDFW are considered special status species.

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. CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Furthermore, CDFG Fish and Game Code and the Migratory Bird Treaty Act (MBTA) prohibits the take of actively nesting birds as well as common bats and their roosts. Lastly, special status species in this report include all rare or unique species listed in the LCP.

Fourteen (14) special status plants have been documented within 5 miles of the Project Study Area (Figure 2, Attachment F). Of these, none are present or have potential to occur on the project site due to the disturbed nature of the site, along with soil and habitat type conditions present. One species, San Mateo woolly sunflower, was documented in an approximate location northeast of the Project footprint in 1929. This occurrence is presumed extirpated after multiple surveys could not relocate it following development in the area. No indirect effects to this species are likely due to lack of suitable habitat.

Eighteen (18) special status animals have been documented within 5 miles of the Project Study Area (Figure 3, Attachment F). Given proximity of the site to Pescadero Creek and its associated riparian habitat and creek corridor to the west, two federal listed wildlife species, and four special status wildlife species along with other migratory bird species protected under the MBTA may be present on the project site, in surrounding habitats outside the proposed project footprint. These species are described in greater detail in Table 1, Attachment F.

Based on the results of this assessment, riparian habitat is present on the western side of the Project Study Area. This riparian habitat is considered ESHA and the avoidance of impacts within a 50-foot buffer of this riparian habitat is required. All Project activities are proposed to occur outside the 50-foot riparian setback associated with Pescadero Creek. This habitat is likely to support at least three (3) special status wildlife species as described in Table 1 in Attachment F. including the federally listed CRLF. While CRLF movements are likely to be restricted to the riparian corridor, CRLF may make overland movements during periods of wet weather. As such, best management practices are provided below to ensure avoidance of any dispersing individuals. Similarly, Allen's hummingbird, and other migratory birds may nest in surrounding habitats, and if present, could be

adversely affected during the nesting season. Incorporation of the following Mitigation Measures would help reduce any potential impacts.

Mitigation Measure 5: Environmental Awareness Training

Prior to the start of work, environmental awareness training shall be provided to all construction crew. Training will include a description of all biological resources that may be found on or near the Project Study Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered at the site.

Mitigation Measure 6: Wildlife Exclusion Fencing (WEF)

At least 14 days prior to the commencement of construction-related activities, CRLF exclusion fencing with exit funnels shall be installed between the riparian corridor and the Project footprint under the direction of a qualified biologist. Following installation, the fence should be inspected weekly by trained construction personnel to monitor and maintain the fence throughout the duration of the Project's ground-disturbing activities.

Mitigation Measure 7: Erosion control Materials

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 mono-filament netting (erosion control matting) rolled erosion control
products, or similar materials shall not be used.

Mitigation Measure 8: Pre-Construction Wildlife Surveys

Pre-construction surveys for CRLF shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. After the Wildlife Exclusion Fence has been properly erected, scoping of any burrows on the site to ascertain the absence of CRLF is recommended in lieu of daily biological monitoring. Surveys are to be conducted by a qualified biologist. If CRLF is detected during the survey, the animal should be allowed to leave the area on its own accord before work commences.

Mitigation Measure 9: Nesting Bird Seasonal Work Window or Surveys

Construction-related activities (including grubbing or ground disturbance) should be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, bird nesting surveys should be performed in suitable nesting habitat within 250 feet of the project footprint prior to the start of activities. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 feet for songbirds and up to 250 feet for nesting raptors. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

Source: Biological Resources Evaluation Report conducted by Sol Ecology, dated July 10, 2024.

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 or National Marine Fisheries Service?		X		
Discussion: See discussion under 4.a. above. **Source:** Biological Resources Evaluation Report conducted by Sol Ecology, dated July 10, 2024.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: No wetlands were found at the site. See discussion under 4.a. above. **Source:** Biological Resources Evaluation Report conducted by Sol Ecology, dated July 10, 2024.					
4.d.	Interfere substantially 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: See discussion under 4.a. above. **Source:** Biological Resources Evaluation Report conducted by Sol Ecology, dated July 10, 2024.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
Discussion: The project does not conflict with any local policies or ordinance. The applicant has applied for a significant tree removal permit to remove four (4) Black Walnut trees. **Source:** San Mateo County Protected Tree Ordinance					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
Discussion: The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, other approved regional or state habitat conservation plan.					

Source: Project Plans, Project Location, County GIS Maps, San Mateo County General Plan, adopted 1986, California Natural Communities Conservation Plan Map, Accessed December 17, 2025.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The site is not located within 200 feet of a marine or wildlife reserve. **Source:** Project Plans, Project Location, County GIS Maps, National Wildlife Refuge System Locator, Accessed December 17, 2025.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: No oak woodland are proposed for removal as part of this permit. Also, all existing Oak trees or woodlands would be protected at the site with proper tree protection fencing during the construction. **Source:** Project Plans, Project Location.					

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 pursuant to Section 15064.5?			X	

Discussion: The project was routed to the California Historical Resources Information System (CHRIS), and in a letter dated August 5, 2024, CHRIS recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation. A Sacred Lands File Search request was submitted to the Native American Heritage Commission (NAHC) for the project area. A response was received on September 30, 2024, stating that the search results were negative but recommending that the tribes on the included list be contacted, as they may have knowledge about the cultural resources within the project area.

A formal archeological evaluation was conducted by AHC Archeological and Historical Consultants, dated November 2024, where an archival database search at the Northwest Information Center (NWIC), Sacred Lands Records search from California Native American Heritage Commission (NAHC) was conducted. The site was also analyzed through a pedestrian survey, and its soil type was also studied. Pescadero Creek runs past the western edge of the project area. The short distance from the perennial water, and gentle slopes of the project area give it moderate sensitivity for archeological deposits on the surface; however archeological survey in conditions of good visibility did not identify evidence of Native American occupation. The shallow soil has low potential for buried sites, and ethnohistoric sources do not identify Native American settlement locations in the vicinity. The project area therefore appears to have low sensitivity for Native American archeological

resources. The California NAHC also provided a list of tribes who may also have knowledge of the cultural resources in the project area. Staff contacted the following tribes on October 8, 2025:

1. Amah Mutsun Tribal Band
2. Amah Mutsan Tribal Band of Mission San Juan Bautista
3. Costanoan Rumsen Carmel Tribe
4. Indian Canyon Mutsun Band of Costanoan
5. Muwekma Ohlone Indian Tribe of the SF Bay Area
6. The Ohlone Indian Tribe
7. Wuksache Indian Tribe/Eshom Valley Band
8. Tamien Nation

Staff heard back from Muwekma Ohlone Tribe for a formal consultation. Staff met with the Muwekma Ohlone Tribe (Tribe) on January 12, 2026. The tribe requested that the Muwekma Ohlone tribal monitors be hired for all subsurface ground excavations in order to ensure that any and all ancestral heritage artifacts, human remains, and subsurface features are carefully addressed and dealt with by the Tribe. The tribe also highlighted the possibility that the Pescadero Creek riparian corridor was used as a major trading and game trail during aboriginal times. Furthermore, they mentioned that the Archeological Study conducted by AHC, lacked mention of other important publications such as the Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today published for the National Park Service Golden Gate National Recreation Area, San Francisco, California, by Milliken, Shoup, and Ortiz in 2009 which present comprehensive information on the tribal histories of the San Mateo Peninsula. The Muwekma Ohlone Tribe formally requested continued tribal consultation under CEQA, AB 130, SB 30; Senate Bill 18 (Government Codes §65352.3 and §65352.4) and Assembly Bill 52 (Public Resources Codes §21080.3.1 & §21080.3.2), stating that “should the project developer and/or other consultants choose to work with our Tribe for monitoring and, if necessary, burial recovery services, the Tribe is ready to make themselves available for this project.”

The applicant reviewed the information shared by the Muwekma Ohlone Tribe, and submitted a revised Archeological Report and Addendum letter, dated January 27, 2026 (Attachment H). The revised report acknowledged Pescadero Creek’s potential role as a trade and hunting corridor and incorporated references of Milliken, Shoup, and Ortiz’2 2009 volume on page 8 of the report. It acknowledged that many Native Americans in the bay area, including members of the Muwekma Ohlone Tribe, trace their ancestry to the Olijon and other coastside peoples. The Project Archeologist also acknowledged the Tribe’s long struggle to regain Federal recognition, but do not feel the need to hire a tribal monitor as the information shared by Tribe is not directly relevant to the archeological sensitivity of the project area due to the following reasons:

- There is no known native American sites near the project area;
- No information was provided by NAHC or consulting tribes that indicates that a Tribal cultural resource is present on the project area;
- No evidence of Native American land use, artifacts, features, or cultural soils was observed on the project area surface during the intensive field survey, and
- The project area has shallow alluvial soils belonging to the Corralitos and Soquel series, which transition to sterile C-horizons at between 20 to 32 inches, making it unlikely that buried sites are present.

Given this information, the Project Archeologist feels that there is insufficient evidence of archeological sensitivity to justify monitoring during construction.

Conclusion:

The archeological survey did not locate any cultural resources on the project area, and the archeological sensitivity assessment suggests that it has low sensitivity of both buried Native American archeological resources and historic-era archeological resources. Therefore, no historical or unique archeological resources as defined in the CEQA Guidelines (14 CCR §15064.5) appear to be present on the project area. Although archaeological sensitivity is low, it is possible that previously unknown archaeological materials may be discovered during construction. If archaeological resources are encountered during ground-disturbing activities, work should be halted in the vicinity until a qualified archaeologist can evaluate the find and recommend appropriate treatment in accordance with PRC §21083.2(i). Staff has added the following standard mitigation measure to require that any unanticipated cultural or historical resource must be handled within the observation of a qualified archeologist.

Mitigation Measure 10: In the event that unanticipated cultural, paleontological, or archeological resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. The applicant shall be required to retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted. The applicant shall be required to retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate.

Source: Project Location, County GIS Maps, California Registe of Historic Resources, California Historical Resources Information System Review Letter, dated August 5, 2024, Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	

Discussion: Refer to section 5.a. for discussion and mitigation.

Source: Project Location, County GIS Maps, California Registe of Historic Resources, California Historical Resources Information System Review Letter, dated August 5, 2024, Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024.

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: Refer to section 5.a. and b. for discussion and mitigation. A standard mitigation measure pertaining to the potential inadvertent discovery of human remains has been added.

Mitigation Measure 11: Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Source: Project Location, County GIS Maps, California Registe of Historic Resources, California Historical Resources Information System Review Letter, dated August 5, 2024, Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024.

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Discussion: Energy conservation standards for new residential and non-residential 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. Building permit applications are subject to the most current standards. The project would also be required adhere to the provisions of CALGreen, 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. 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 percentage 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: Project Proposal, Project Plans.

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	

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 Proposal, Project Plans.

7. GEOLOGY AND SOILS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	

Discussion: The property is not mapped with current state of California Seismic Hazard zones for earthquake fault rupture. However, the site is an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located approximately 4.5 kilometers to the southwest. Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek and Calaveras fault.

Fault Rupture: The site is not located in an Alquist-Priolo Earthquake Fault Zone where fault rupture is considered likely (California Division of Mines and Geology, 1976). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered low, in our opinion.

The project will be required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no mitigation is necessary beyond current Building Code compliance. Source: County GIS Maps.				
ii. Strong seismic ground shaking?			X	
Discussion: Per the Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024, the site is located in an active seismic area. Moderate to large earthquakes are probable along with several active faults in the greater Bay Area over a 30-to-50-year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The project will be required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no mitigation is necessary beyond current Building Code compliance. **Source:** Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024.				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands below a water table were not encountered at the site. Therefore, in Project Geologist's opinion, the likelihood of liquefaction occurring at the site is low. **Source:** Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024.				
iv. Landslides?				X
Discussion: The site is not located in a mapped landslide zone. **Source:** County GIS Maps.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is not located on a coastal cliff or bluff. Therefore, there would be no impact on coastal cliffs or bluff instability or erosion. **Source:** County GIS Maps.				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The construction of the project involves approximately 385 cu. yd. of grading. Including 295 cu. yd. of cut and 90 cu. yd. of fill. The following mitigation measures are included to control				

erosion during construction of proposed project. With these mitigation measures, the potential impact would be less-than-significant.

Mitigation Measure 12:

At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
b) Minimize the area of bare soil exposed at one time (phased grading).
c) Clear only areas essential for construction.
d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow.
k) The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
l) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
m) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
n) Control fuels and other hazardous materials, spills, and litter during construction.
o) Preserve existing vegetation whenever feasible.

Mitigation Measure 13: 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 Community Development Director 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).

Mitigation Measure 14: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024.

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	

Discussion: Pursuant to the discussions in Sections 7.a and 7.b, the associated Mitigation Measures would minimize the potential for an on-site or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Therefore, the mitigation measures would minimize impacts to a less-than-significant level.

Source: Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024.

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: Based on the soil borings conducted by Sigma Prime Geosciences, the subsurface conditions of the site consist of 8 feet of loose sand silty sand over stiff clay and medium dense sandy soils. Very dense inner alluvial fan deposits comprised of very dense gravel were encountered at depths of 12.5 feet to 17 feet. Expansive soil was not observed by the Project Geologist during the site analysis.

Source: Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024.

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 involves a new septic system at the rear of the parcel, and a secondary septic system located within the front setback. Per the project geologist, if all the suggested measures of the Geotechnical Report are followed then the site is capable of the proposed development.

Source: Geotechnical study prepared by Sigma Prime Geosciences, Inc, dated January 5, 2024.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: Per the Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024, no paleontological resource or unique geological feature was observed on site. Staff has included Mitigation Measures 10 and 11 to mitigate any potential future discoveries during the execution of the project. **Source:** Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024 and January 2026.					

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. Project-related grading and construction of the proposed residence will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant. Construction of the proposed house would include approximately 385 cu. yd. of grading to prepare the site. There is insufficient evidence to suggest that this activity will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District. The District's CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year. To ensure new development projects are compliant with the County's General Plan Climate Element, the County provides the Climate Beneficial Actions by Project Developers Form (Form). According to the Applicant-completed Form, the project incorporates several measures, such as use of solar panels, trash, recycling and composting collection enclosures, use of grey, rain and recycled water for landscape purposes, thoughtful water-efficient landscaping with native plants, compliance of construction equipment with BAAQMD guidance for idling, and electrification of outdoor household equipment. The project would be required to comply with the California Green Building Standards Code (CALGreen). While the above described measures would reduce GHG emissions associated with project construction and				

operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 15 below in order to further reduce project related GHG emissions. Compliance with and/or consideration of the Climate Element and BAAQMD measures is required in order to reduce project related GHG emissions.

Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.

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: As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. Given that the proposed use is a single-family dwelling (which generate on average 7.5 tons of GHG emissions per year), there is insufficient evidence to support a conclusion that future development of this parcel will conflict with applicable climate action plans.

Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.

8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: The project parcel and surrounding area are not considered forest land. Therefore, the project has no impact.

Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.

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 site is not located on a coastal bluff. However, it does involve installing a new septic system on site, which will be located outside the riparian setback of the creek.

Source: Project Plans, 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 site is located next to a perennial creek (Pescadero Creek), and the rear 173 feet of the parcel is located in Flood Zone A. The remaining of the site is located in Flood Zone X (Area of Minimal Flood Hazard, Panel No.06081C0390E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one percent annual chance of flooding with average depths of less than 1-foot. Apart from the primary septic leach fields, all developments (house, water tanks, septic tank, garage, etc.) would be located outside the flood zone. Therefore, the proposed project poses no impact. **Source:** Project Plans, 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: See discussion in 8.e. above. **Source:** Project Plans, 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 8.e. and f. above. **Source:** Project Plans, County GIS Maps.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The proposed project does not involve the routine use, transport, or disposal of hazardous materials. The proposed project involves the construction of a new 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: See discussion in 9. a. above. **Source:** Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The proposed project is not located within one-quarter mile of an existing or proposed school. The emission or handling of hazardous materials, substances, or waste is not proposed with this project. **Source:** Project Plans, Project Location.					
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 included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment. **Source:** Project Location, California Department of Toxic Substances Control.					
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: The project site is not within 2-miles of a public airport or land use airport. **Source:** Project Location.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The proposed single-family residence would be located on a privately-owned parcel. This parcel is accessed through Pescadero Creek Road. There is no evidence to suggest that the					

project would interfere with any emergency response plan. All work in the public right-of-way, including temporary traffic control plans, will be reviewed and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Therefore, the project has no impact. **Source:** Project Plans, Project Location, County GIS Maps.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project site is located within a Very High fire risk, State Responsibility Area. The project was reviewed by County Fire and received conditional approval subject to compliance with the California Building Code. **Source:** Project Location, California State Fire Severity Zones Maps, County of San Mateo Fire Department's Review letter, dated July 30, 2024.					
9.h.	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 under 8 e. f. and g. above. **Source:** Project Plans, County GIS Maps.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under 8 e. f. and g. above. **Source:** Project Plans, County GIS Maps.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: The rear half of the site is located in Flood Zone A. As discussed in Section 8. e. f. and g. above, the proposed single-family and associated developments would be located outside Flood Zone A, and would be located in an area zoned as Flood Zone X, an area of minimal flood hazard. There is no levee or dam in the near vicinity of the site, hence, the proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards 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: The proposed site disturbance is less than 1-acre, where 0.45 acre would be disturbed with the proposed project. The proposed project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. The project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. A Drainage Report was prepared by Sigma Prime Geosciences Inc., dated May 2, 2025, detailing the proposed drainage system. The drainage calculations show that post-development runoff would be greater than pre-development runoff. However, with the mitigation measures listed under Mitigation Measures 12 to 14, the potential impact would be less-than-significant.

Source: Project Plans, Drainage Report prepared by Sigma Prime Geosciences, Inc., dated May 2, 2025.

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 proposed project is not expected to deplete any groundwater supplies or interfere with the groundwater recharge. The project does contain legalization of an existing agricultural well into a domestic well through an After-the-Fact CDP. The existing well has a depth of 38 feet with a standing water level of 25 feet as per the report submitted by Simms Plumbing and Water Equipment Company, dated December 12, 2023. The submitted report was reviewed by the County Environmental Health services and received conditional approval.

Source: Well Report by Simms Plumbing and Water Equipment, dated December 12, 2023.

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:				
i. Result in substantial erosion or siltation on- or off-site;			X	
Discussion: The project involves the creation of approximately 9,567 sq. ft. of new impervious surface associated with the construction of the single-family, pool house, pool and garage attached. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Building Inspection Section's Civil Section. With Mitigation Measures 12 to 14 to address potential impacts during construction activities, the project will not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less-than-significant impact. **Source:** Project Plans, Drainage Report prepared by Sigma Prime Geosciences, Inc., dated May 2, 2025.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;			X	
Discussion: The project was reviewed by County's Drainage Section and conditionally approved. The mitigation measures included in Mitigation Measures 12 to 14 would reduce the impact to less than significant. **Source:** Project Plans, Drainage Report prepared by Sigma Prime Geosciences, Inc., dated May 2, 2025.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Permit is mandatory and would prevent the creation of Signiant additional sources of polluted runoff. **Source:** Project Plans, Drainage Report prepared by Sigma Prime Geosciences, Inc., dated May 2, 2025.				
iv. Impede or redirect flood flows?			X	
Discussion: The proposed project would not impede or redirect flood flows after the implementation of Mitigation Measures 12 to 14.				

Source: Project Plans, Drainage Report prepared by Sigma Prime Geosciences, Inc., dated May 2, 2025.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
Discussion: The project site Is not located in an area mapped for floor hazard, tsunami, or seiche area. **Source:** Project Location, County GIS Maps.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low priority, are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b. The project includes an on-site drainage system that complies with the San Mateo County Water Pollution Prevention Program (SMCWPPP) which enforces the State requirements for stormwater quality control. **Source:** Project Plans, San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/.				
10.f. Significantly degrade surface or ground-water water quality?			X	
Discussion: The project involves a new septic system and legalization of an existing agricultural well into a domestic well. The required septic leach filed and septic system for the proposed house would be located outside the 100 feet radius from the well, hence, the proposed new septic system would not degrade the quality of the ground water. No discharge or run-off would be allowed from the proposed development towards the surface water of the Pescadero Creek with the implementation of erosion control measures under Mitigation Measure 12 to 14. **Source:** Project Plans				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
Discussion: The proposed project would increase impervious surfaces. Pursuant to the discussion in Section 10. a., post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measures 12 to 14, the proposed project impact would be less-than-significant **Source:** Project Plans, Drainage Report prepared by Sigma Prime Geosciences, Inc., dated May 2, 2025.				

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 proposed project doesn't involve subdividing the parcel. There is no development proposed that would result in the division of an established community. The proposed project is located on a developed parcel and is surrounded by properties with rural residential development. Thus, the project would not result in the division of an established community. **Source:** Project Plans, Project Location.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The proposed project complies with the land use and zoning of the site and complies with the PAD/CD Zoning District developments standards and criteria such as site development criteria, clustered development, utilities, etc. The project will have no significant environmental impact or conflict with the adopted land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **Source:** Project Plans, San Mateo County Zoning Regulations.				
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 land is currently undeveloped, and with the proposed project a new single-family home would be built at this site. There is already a PG&E line that passes along the front of the site, which also serves the existing residential properties adjacent to this parcel. The site will be served by an on-site septic system and a well, apart from getting a new electrical connection, no new public utility line would be required to be expanded for this project. **Source:** Site Visit, Project Plans.				

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 proposed project neither involves nor results in any extraction or loss of known mineral resources. Therefore, the project has no impact. **Source:** Project Plans, Project Location.					
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: There are no known mineral resources on the project parcel; therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan or other land use plan. **Source:** Project Plans, Project Location, San Mateo County General Plan, adopted 1986.					

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 residential nature of the project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control. **Source:** Project Plans, Project Location, San Mateo County Ordinance.					
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: Per the Geotechnical Study conducted by Sigma Prime, dated January 5, 2024, a pier and grade beam foundation with piers extending down to the very dense gravel is recommended for this project, which would create temporary noise during the grading and construction activities. However, such noises will be temporary, where the volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code. Implementation of Mitigation Measure 4 above would ensure that the impact during construction is reduced to less than significant.

Source: Project Plans, Project Location.

13.c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X

Discussion: The project site is not within 2 miles of a public airport or public use airport.

Source: Project Plans, Project Location.

14. POPULATION AND HOUSING. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

Discussion: The project site is zoned as PAD/CD and contains prime soil. A single-family residence is allowed use on PAD zoning pursuant to an issuance of a PAD Permit. The adjacent sites are also developed with rural residential properties. The site is already served with a public road, and a PG&E line also passes along the front of the parcel, which also serves adjacent lots. Hence, no new extension of any public utilities would be required for the proposed project.

Source: Project Proposal, Site Visit.

14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: As stated above, the proposed project would construct a new single-family residence. The site is currently vacant and has no existing tenants. Hence, the project will have no impact.

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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 proposed new single-family is being developed in an area already developed with other single-family homes in the surrounding vicinity. No new fire station, police station, school or park would be required for the proposed single-family home, and all other public utilities such as water and sewage systems would be provided at site. Also, the payment of development fees, such as school fees, user fees, and additional property taxes generated, will allow the maintenance of the existing service levels. Hence, the project will have less than significant impact.

Source: Project Plans, Project Location, Site Visit.

16.	**RECREATION**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 would not increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated. A new parcel is not being created as part of this project.

Source: Project Plans, Project Location.

16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The project does not include any recreational facilities as proposed development is limited to constructing a new single-family residence.

Source: Project Plans. Project Location.

17. TRANSPORTATION. 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 traffic trips (comprised of both owners of and guests/visitors) generated by the new residence would not introduce any significant increase in vehicles on Pescadero Creek Road and thus will pose no significant safety impact to other vehicles, pedestrians or bicycles. The adequacy of access to and from the site has been reviewed by the County Department of Public Works, who have conditionally approved the project. The project was also approved by County Fire Protection District and received conditional approval.

Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research, the proposed project "may be assumed to cause a less-than significant transportation impact" because it generates or attracts fewer than 110 trips per day. Due to the low number of traffic trips anticipated with single-family residential use, the proposed project would remain well under the threshold. Therefore, project would result in a less-than-significant impact.

Source: Project Plans, Project Location, County Fire Review Letter, dated August 30, 2024.

17.b.	Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*			X	

Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of

transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

Source: Project Location, CEQA Guidelines Section 15064.3, Subdivision (c) Applicability, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA.

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

Discussion: The project would create a new driveway off of Pescadero Creek Road that was reviewed and approved with conditions by County Fire and Department of Public Works. The project would not require the construction of a new road, nor does it propose to alter any existing roadway in a way that would create a hazard due to sharp turns or dangerous intersections. Additionally, the construction and operation/habitation of the project does not propose permanent utilization of equipment that would be incompatible with the existing vehicular traffic on Pescadero Creek Road or any other connecting roads. No mitigation is necessary. Also, see discussion in Section 17.a. above.

Source: Project Plan, Project Location, County Fire Review Letter, dated August 30, 2024.

17.d. Result in inadequate emergency access?			X	

Discussion: The project proposes a new 20-feet wide driveway off of Pescadero Creek Road, which was reviewed and conditionally approved by County Fire and Department of Public Works. Additionally, all work within the County right-of-way, including temporary traffic control plans, will be reviewed and approved by the County Department of Public Works through their requirement of an encroachment permit prior to the start of work. Thus, the project would have less-than-significant impact.

Source: Project Plans, County Fire Review Letter, dated August 30, 2024.

18. TRIBAL CULTURAL RESOURCES. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:				

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)			X	
Discussion: The project site is vacant, and it is not listed in California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). See discussion under question 5.a. above. **Source:** Project Location, County GIS Maps, Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024.				
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.)			X	
Discussion: See discussion under question 5.a. and b. above. **Source:** Project Location, County GIS Maps, Archeological Survey Report completed by AHC Archeological and Historical Consultants, dated November 2024.				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 a new on-site wastewater treatment system (OWTS)				

which will only serve the subject site. Please see Section 7.a.iv for potential significant unless mitigated impacts related to construction and operation of the OWTS.

The project proposed three new 4,900-gallon plastic water tanks that will be filled by an existing well to serve the proposed development. The proposed new septic tanks, leach fields and well certification report was reviewed by the County Environmental Health Division and received conditional approval. The project would not require new electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Source: Project Plans, San Mateo County Environmental Health Services.

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: Per the well testing report submitted by Simms Plumbing and Water Equipment, Inc. dated December 12, 2023, the approximate depth of the well is 38 feet, and it has approximately 25 feet of standing water. The existing agricultural well is being converted into a domestic well through an After-the-Fact CDP, which was reviewed by Environmental Health Services of San Mateo County and has received conditional approval. Hence, the project appears to have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Staff has added the following mitigation measure to make sure that the proposed house continue to have sufficient water supply in the future.

Mitigation Measure 16: In the event that the existing well becomes infeasible to serve the proposed development, the applicant shall look into other options such as obtaining a water connection from a service provider or drilling a new well and obtaining all necessary permits from the County to serve the proposed project. Such an application should be at the discretion of the Planning and Building Director.

Source: Project Plans, San Mateo County Environmental Health Services.

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: The project is not located within any waste-water service provider boundary. It will be served by an onsite 1,500-gallon septic tank and a primary and secondary leach field system. The primary on-site septic system is adequate to serve the proposed three (3) bedroom house. A total of six leach fields are proposed (A, B and C) located at the rear of the site would serve as the primary leach fields and leach fields (D, E, and F) located at the front of the site would serve as the secondary expansion leach fields if required for any future use. Any future expansion of the house or increase in the number of bedrooms would require another review by the County's Environmental Health Services Division.

Source: Project Plans.

19.d.	Generate solid waste in excess of State or local standards, or in excess of the			X	

	capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				

Discussion: The construction of the proposed project would generate some solid waste, both during construction and after completion (on an ongoing basis typical waste generated by residential uses). Similar to all other properties in the area, the residence would receive municipal trash and recycling pick-up service from Recology. The County's local landfill facility is the Corinda Los Trancos (Ox Mountain) Landfill, located at 12310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill facility has permitted capacity/service life until 2034. Therefore, the project impact is less-than-significant.

Source: San Mateo County Environmental Health Services.

19.e.	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Solid waste generated by a new single-family residence is expected to be minimal. The project site would receive solid waste service by Recology. The landfill citied in Section 19.d. is licensed and operates pursuant to all Federal, State and local statuses and regulations as overseen by the San Mateo County Health System's Environmental Health Services. Therefore, the project would have less-than-significant impact.

Source: San Mateo County Environmental Health Services.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	

Discussion: The project is located within a Very High Fire Hazard, State Responsibility Area as identified by the County's GIS maps. The proposed new house would be required to have an automatic fire-sprinkler system as required by San Mateo County Fire Department. No revisions to the adopted Emergency Operations Plan would be required as a result of the project. There are two public service Fire Stations located near the site (San Mateo County Fire Station 59, located at 1200 Pescadero Creek Road, located at 5 miles from the site, and Loma Mar Volunteer Fire Company, 9979 Pescadero Creek Road, Pescadero, located at 2.4 miles from the site). Primary access to the fire stations and all major roads would be maintained during construction. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less-than-significant, and no mitigation is required.

Source: Google Maps, Project Plans, County GIS Maps.

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: Pursuant to the discussion in Section 20.a, the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. **Source:** Project Location, Project Plans.					
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: The project does not involve a new road, fuel break, or other associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. **Source:** Project Location, Project Plans.					
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: While the house is located outside the flood zone, and on a leveled area, the overall parcel slightly slopes down from the Pescadero Creek Road towards the creek at the back. The proposed on-site drainage facilities have been sized and appropriately placed to retain the stormwater on-site and would allow it to percolate into the ground as determined by the County's Drainage Section. As the project would not increase the risk of wildfire or the severity of wildfires, the project would not expose these structures to significant risk of wildfire or the severity of wildfires, the project would not expose these structures to significant risk from flooding or landslides, as a result of run-off, post-fire slope instability, or drainage changes. **Source:** Project Location, Project Plans, San Mateo County Drainage Section.					

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: The project as proposed with all the recommended mitigation measures discussed in the previous sections minimize potential impacts to a less-than-significant level. **Source:** All applicable sources previously cited in this 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 as proposed with all the recommended mitigation measures discussed in the previous sections would minimize potential impacts to a less-than-significant level. **Source:** All applicable sources previously cited in this document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
Discussion: The project as proposed with all the recommended mitigation measures discussed in the previous sections would minimize potential impacts to a less-than-significant level. **Source:** All applicable sources previously cited in this 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	
California Coastal Commission (CCC)	X*		*Only if appeal filed to CCC
California Department of Food and Agriculture		X	
County Airport Land Use Commission (ALUC)		X	
Other: NA		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES		
	Yes	No
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: Applicant shall plant five (5) 24-inch box Redburn trees or similar indigenous trees along the front property line along Pescadero Creek Road to mitigate any potential view impacts from the neighboring properties and roads. An Encroachment Permit from the Department of Public Works is required for any replacement trees planted within the right-of-way.

Mitigation Measure 2: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area, including downward-directed and shielded. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 3: Final finishes of all exterior materials and/or colors shall be non-reflective.

Mitigation Measure 4:

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

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. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
g. 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 the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
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 5: Environmental Awareness Training

Prior to the start of work, environmental awareness training shall be provided to all construction crew. Training will include a description of all biological resources that may be found on or near the Project Study Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered at the site.

Mitigation Measure 6: Wildlife Exclusion Fencing (WEF)
At least 14 days prior to the commencement of construction-related activities, CRLF exclusion fencing with exit funnels shall be installed between the riparian corridor and the Project footprint under the direction of a qualified biologist. Following installation, the fence should be inspected

weekly by trained construction personnel to monitor and maintain the fence throughout the duration of the Project's ground-disturbing activities.

Mitigation Measure 7: Erosion control Materials
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 mono-filament netting (erosion control matting) rolled erosion control
products, or similar materials shall not be used.

Mitigation Measure 8: Pre-Construction Wildlife Surveys
Pre-construction surveys for CRLF shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. After the Wildlife Exclusion Fence has been properly erected, scoping of any burrows on the site to ascertain the absence of CRLF is recommended in lieu of daily biological monitoring. Surveys are to be conducted by a qualified biologist. If CRLF is detected during the survey, the animal should be allowed to leave the area on its own accord before work commences.

Mitigation Measure 9: Nesting Bird Seasonal Work Window or Surveys
Construction-related activities (including grubbing or ground disturbance) should be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, bird nesting surveys should be performed in suitable nesting habitat within 250 feet of the project footprint prior to the start of activities. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 feet for songbirds and up to 250 feet for nesting raptors. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

Mitigation Measure 10: In the event that unanticipated cultural, paleontological, or archeological resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. The applicant shall be required to retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted. The applicant shall be required to retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate.

Mitigation Measure 11: Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 12:

At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain

sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
b) Minimize the area of bare soil exposed at one time (phased grading).
c) Clear only areas essential for construction.
d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow.
k) The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
l) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
m) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
n) Control fuels and other hazardous materials, spills, and litter during construction.
o) Preserve existing vegetation whenever feasible.

Mitigation Measure 13:

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 Community Development Director 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).

Mitigation Measure 14:

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

Mitigation Measure 16: In the event that the existing well becomes infeasible to serve the proposed development, the applicant shall look into other options such as obtaining a water connection from a service provider or drilling a new well and obtaining all necessary permits from the County to serve the proposed project. Such an application should be at the discretion of the Planning and Building Director.

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.

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

X 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)

Date: February 11, 2026

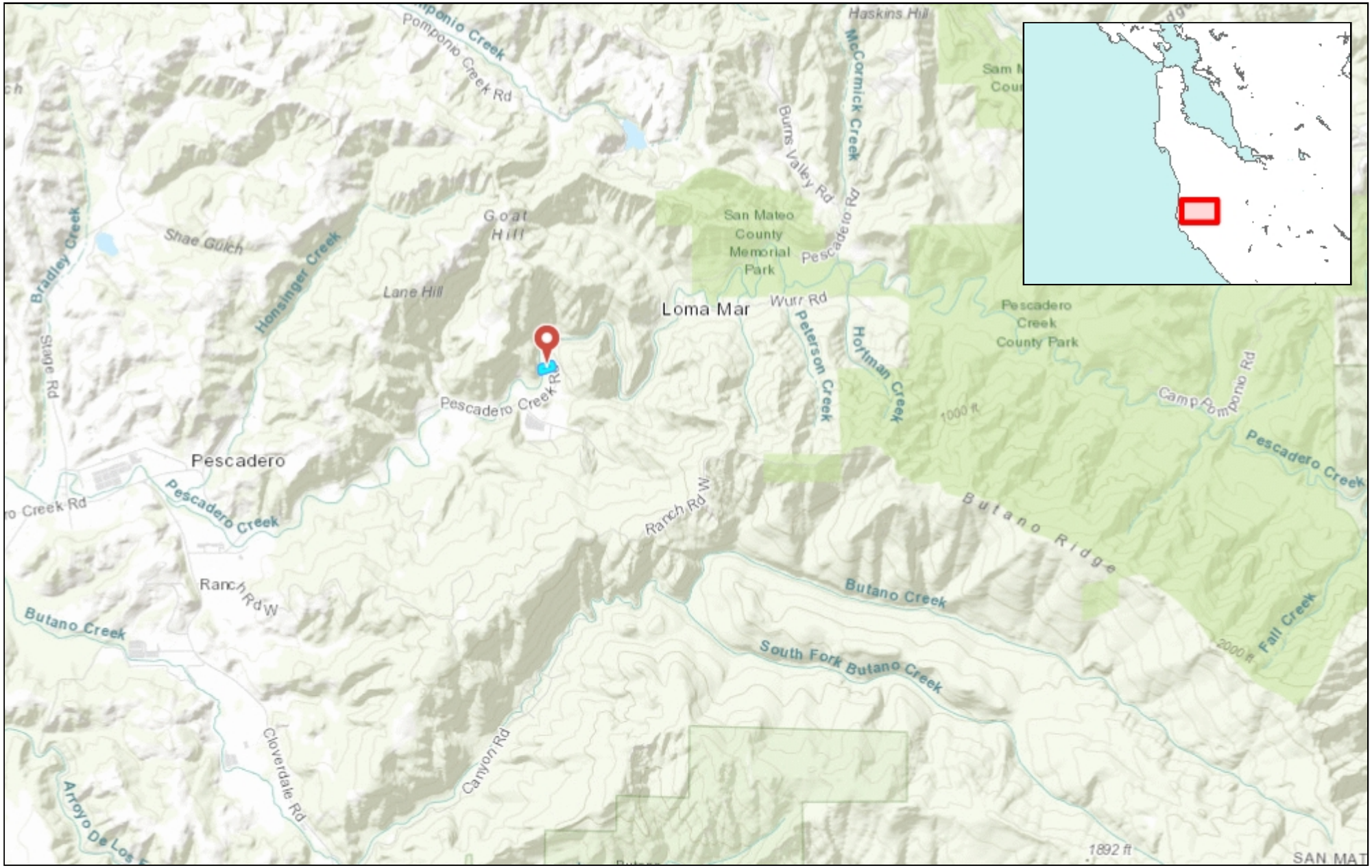
Sonal Aggarwal
Project Planner

ATTACHMENTS:

A. Vicinity Map
B. Project Plans
C. Arborist Report, prepared by Insideout Design, dated June 19, 2024
D. Drainage Report by Sigma Prime Geosciences, Inc, dated May 2, 2025
E. Existing Well Pump Testing Report and Analysis
F. Biological Resources Evaluation by Sol Ecology, dated July 10, 2024
G. Geotechnical Study by Sigma Prime Geosciences, dated January 5, 2024
H. Archeological Survey Report and Addendum by Daniel Shoup, Jennifer Ho and Graham Goodwin Archeological and Historical Consultants, January 27, 2026

San Mateo County

County San Mateo, CA



2.28 0 1.14 2.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 72,224

T H E N O L A N - S T E V A U X R E S I D E N C E

P E S C A D E R O C R E E K R O A D P E S C A D E R O C A 9 4 0 6 0

PAINTED (BEHR TRICK OR TREAT) WOOD SIDING (MAIN HOUSE)

BEHR CANYON DUST STUCCO (MAIN HOUSE)

BEHR CANDIED YAMS STUCCO (POOL HOUSE)

PAINTED METAL BEHR BLACK ACCENTS ,TRIM AND FASCIA

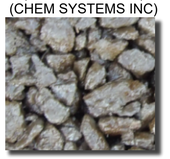
FIBERGLASS OR ALUMINUM WINDOWS (DARK BRONZE MARVIN)

STAINED CEDAR EAVES AND SIDING (BEHR- CEDAR NATURALTONE)

SIMPSON WOOD ENTRY DOOR W/ SIDE LIGHTS (OR SIMILAR)

GREYISH/BROWN FRONT PAVERS (TECO-BLOC)

BASALT COLOR ASPHALT (MAIN DRIVEWAY) (CHEM SYSTEMS INC)



a prefab construction project in pescadero, ca

1 CONCEPT RENDERING / MATERIALS

LICENSED ARCHITECT
ROSS E. LONG IV
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
CDP & PAD PLANNING SUBM. V1	071224
CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND, CA 94611
TOBY LONG, AIA - 415.505.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

COVER AND MATERIALS

scale

AS NOTED

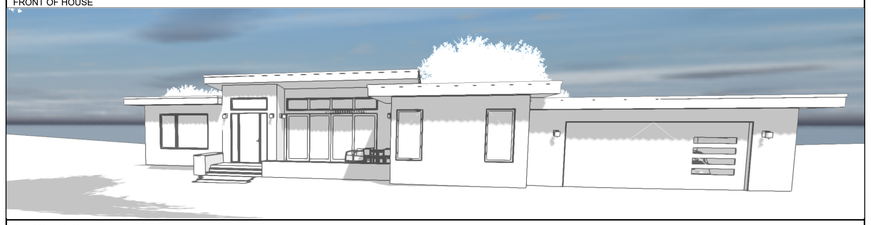
sheet

A 0.0

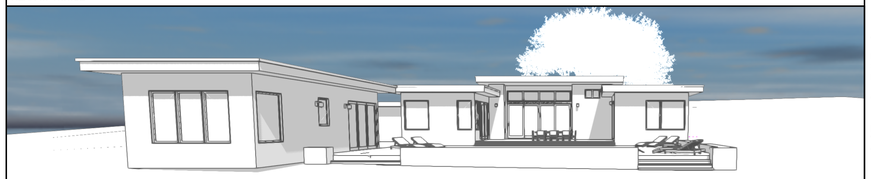
T H E N O L A N - S T E V A U X R E S I D E N C E

P E S C A D E R O C R E E K R O A D P E S C A D E R O C A 9 4 0 6 0

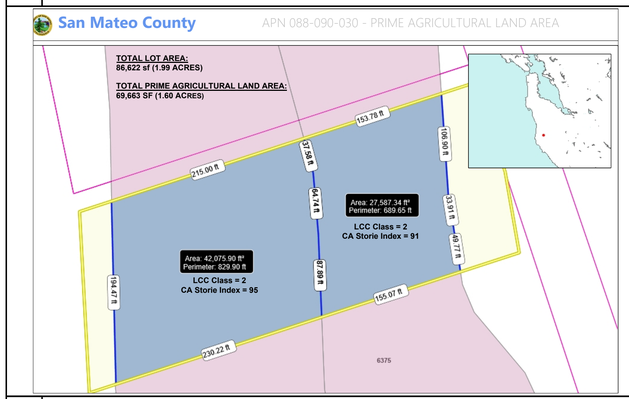
FRONT OF HOUSE



REAR OF HOUSE



1 CONCEPTUAL RENDERINGS



2 PRIME AGRICULTURAL SOILS AREA CALCULATION

CAL GREEN COMPLIANCE

A) WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
(1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
(2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
(3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
(4) LANDSCAPE IRRIGATION SYSTEMS.
(5) WATER REUSE SYSTEMS.

III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

VII) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

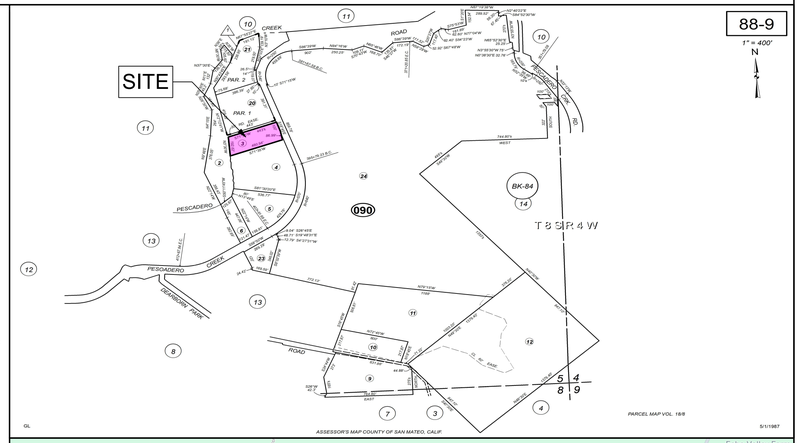
X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

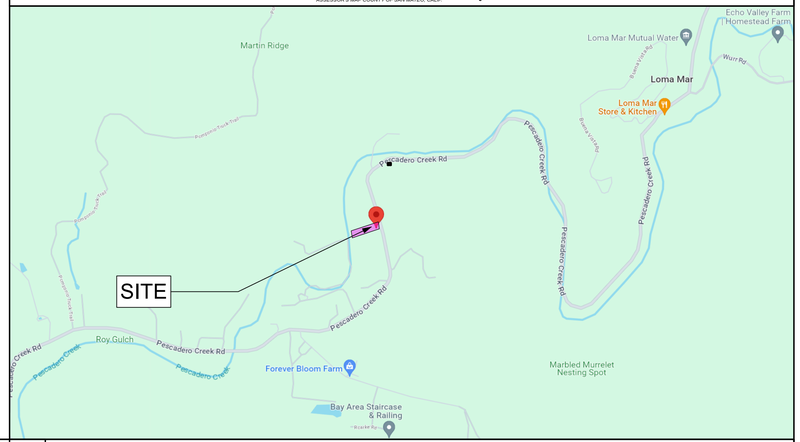
I) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

J) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

3 INTERNATIONAL WILDLAND URBAN INTERFACE





4 VICINITY MAP / PARCEL MAP

ARCHITECTURAL		
X	A-0.0	COVER AND MATERIALS
X	A-0.1	PROJECT INFO
X	A-0.5.1	COC APPROVAL DOCS
X	A-0.5.2	COC APPROVAL DOCS
X	A-0.6.1	MASSING DIAGRAMS
X	A-0.6.2	PERSPECTIVE VIEW STUDY
X	A-0.7	MODULAR DIAGRAMS
X	A-1.1	SURVEY
X	TM-1	TREE MITIGATION PLAN
X	A-1.2	SITE PLAN
X	A-1.2.1	SITE SECTION
X	A-2.1	LEVEL 1 PLAN
X	A-2.2	ROOF PLAN
X	A-3.0	BUILDING SECTIONS
X	A-4.0	EXTERIOR ELEVATIONS
X	A-4.1	EXTERIOR ELEVATIONS
X	A-4.2	EXTERIOR ELEVATIONS
X	A-7.0	EXTERIOR LIGHTING SCHED.

CIVIL		
X	C1	GRADING & DRAINAGE PLAN
X	C2	EROSION & SEDIMENT CONTROL
X	OWTS-1	SEPTIC SYSTEM PLAN
X	OWTS-2	SEPTIC SYSTEM DETAILS
X	BMP	CONSTUC. BEST MANAG. PRAC.

STRUCTURAL

MECHANICAL

PLUMBING

FIRE PROTECTION

5 TABLE OF CONTENTS

PROJECT DATA

AREA CALCULATIONS

LEVEL 1	2,466 SQFT
HOUSE SUBTOTAL	**2,466 SQFT**
GARAGE	568 SQFT
POOL HOUSE	522 SQFT
TOTAL BUILDING AREA	**3,556 SQFT**

APN# :	088-090-030	
ZONING:	PAD / CD	
CONSTRUCTION TYPE	TYPE V - B	
SITE DIMENSIONS	100.0', 86.13' X 433.0' X 192.62' X 480.94'	
SITE AREA	86,622 SF	
PARKING	2 PER DWELLING UNIT	PROPOSED
HEIGHT RESTRICTION	36'-0"	15'-10 1/2"
FRONT SETBACK	50'-0"	126'-3 3/8"
SIDE SETBACKS	20'-0"	54'-0", 46'-10 3/4"
REAR SETBACK	20'-0"	235'-11 3/4"

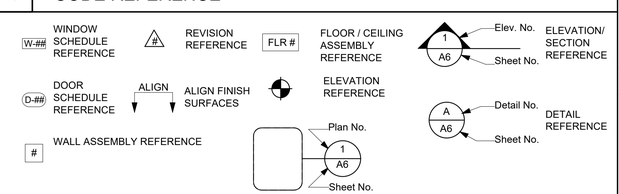
6 SITE AND BUILDING INFORMATION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE AND DETACHED POOL HOUSE

7 PROJECT DESCRIPTION

2022 CA BUILDING CODE	2022 CA MECHANICAL CODE	2022 CA RESIDENTIAL CODE
2022 CA ENERGY CODE	2022 CA PLUMBING CODE	2022 CALIFORNIA FIRE CODE
2022 CA GREEN CODE	2022 CA ELECTRICAL CODE	

8 CODE REFERENCE



9 SYMBOLS

OWNER	ARCHITECT	STRUCTURAL	MECHANICAL	CIVIL
OLIVIER & KATHERINE NOLAN STEVAUX 340 HAZEL AVE. MILLBRAE, CA 94030 T. (OLIVIER) T. 650.315.0746 (KATHERINE) E. OSTEVAUX@GMAIL.COM E. NOLANSTEVAUX@GMAIL.COM	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T. 415. 905. 9030 X1 C. 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@TOBYLONGDESIGN.COM			SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 T. 650.728.3590 CONTACT: CHARLES KISSICK, P.E. E: SIGMAPRM@GMAIL.COM
GEOTECH	**SURVEY**	**ARBORIST**	**MODULAR FABRICATOR**	**GENERAL CONTRACTOR**
SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 T. 650.728.3590 CONTACT: CHARLES KISSICK, P.E. E: SIGMAPRM@GMAIL.COM	ALPHA LAND SURVEYS, INC 4444 SCOTTS VALLEY DRIVE #7 SCOTTS VALLEY, CA 95066 T. 831.438.4453 CONTACT: BRODIE FRENCH, PLS 9301 E: BRODIE@ALPHA-SURVEYORS.COM	INSIDEOUT DESIGN 6000 HARWOOD AVENUE OAKLAND, CA 94618 T. 510.655.7674 CONTACT: PENN PHILLIPS E: PENN@ABOUTINSIDEOUT.COM		
		BIOLOGIST		
		SOL ECOLOGY P.O. BOX 5214 PETALUMA, CA 94955 T. 707.241.7718 CONTACT: DANA RIGGS E:DRIGGS@SOLECOLOGY.COM		

10 CONTACT INFO

ISSUE	DATE
CDP & PAD PLANNING SUBM. V1	071224
CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

LICENSED ARCHITECT
ROSS E. LONG JR.
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

INFO

scale

sheet
A 0.1

FIRE MARSHAL'S OFFICE

San Mateo County Fire Department

FIRE CHIEF
NATHAN ARMSTRONG

ASSISTANT CHIEF
JONATHAN COX

FIRE MARSHAL
PATRICK GRIFFIN

DEPUTY FIRE MARSHALS
JOHN RIDDELL
AUSTIN SEELY
CLINTON DYER
TYLER STURM
JORDAN MOTTA
BRYAN PINEAU

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 SMCFDfiremarshal@fire.ca.gov

Date 7/30/2024

SUBJECT: PLN2024-00210, 0 Pescadero Creek Road
SFD

This is a preliminary design review of your planning case for fire department requirements at time of submittal. When this design is submitted for a building permit, there may be additional requirements according to the actual design submitted and the current codes at time of building permit submittal. This review is neither permission nor approval for final plan check for a permit. Submit the following information to the planner with the Planning & Building Division of County of San Mateo under the above permit. I offer the following comments/conditions, which will be applied to this project:

Fire Department Access

1. **CFC 2022 Section 505.1 [Amended]** - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.

   Temporary address numbers shall be posted prior to combustible materials being placed on site.

2. **CFC 2022 Section 503.1.1 [Amended]** - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
   Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
   a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
   b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
   c. There are not more than two Group R-3 or Group U occupancies.
   d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.

3. **CFC 2022 Section 503.2.3** - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

4. **CFC 2022 Section 503.2.5** - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within San Mateo County Fire jurisdiction must comply with CFC 2022 Appendix D.

5. **CFC 2022 Section 503.2.7** - The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Grading must comply with San Mateo County Fire Standard Detail CFS-004.

6. Provide driveway profile that shows grade and turn radius.

Smoke Alarms and Egress

7. **CFC 2022 Section 907.2.11.2** - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
   a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
   b. In each room used for sleeping purposes.
   c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
   d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.

   Smoke Detectors shall be hardwired and interconnected.

8. **CFC 2022 Section 1031.3.1** - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).
   Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m2).

9. **CFC 2022 Section 1031.3.2** - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

10. **CFC 2022 Section 1031.3.3** - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

11. **CFC 2022 Section 1031.4** - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.

Wildland-Urban Interface

This property in located in the SRA Very High Fire Severity Zone.

12. **CBC 2022 Section 705A.1** - Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in the Fire Hazard Severity Zones shall be Class A rating when tested in accordance with ASTM E108 or UL790.

13. **CFC 2022 Section 304.1.2** - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.

14. **CFC 2022 Section 4907.1** - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
    a. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

15. **CFC 2022 Section 4907.2** - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
    a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
    b. Land designated as a Very High Fire Hazard Severity Zone by the Director.
    c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.

Water Tanks or Sources

16. **CFC 2022 Section 507.1** - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

17. **CFC 2022 Section 507.2.1** - Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.

18. **CFC 2022 Section 507.2.2** - Water tanks for private fire protection shall be installed in accordance with NFPA 22.

19. **CFC 2022 Section B105.1** - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

    Required Fire Flow: ***500 GPM***

20. **CFC 2022 Section B105.3** - For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
    a. The automatic sprinkler system demand, including hose stream allowance.
    b. The required fire flow.

21. Fire Sprinklers required. New residential structures shall be equipped with a fire sprinkler system that is compliant with NFPA 13D and San Mateo County Ordinance.

22. **SMCFD Standard CFS-002** – Water Storage for One- and Two-Family Dwellings up to 3,600 ft^2 shall be 7,500 gallons reserved for Fire, in addition to any domestic use. If larger than 3600 ft^2 single family dwelling, use NFPA 1142.

23. **SMCFD Standard CFS-002** - Fire flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.

24. **SMCFD Standard CFS-002** - Water tanks shall be interconnected by using a minimum 4-inch pipe diameter.
    Interconnection piping and valves must be protected, or of a material not damaged by UV exposure. The cross connection shall also have an appropriately sized control valve located at each tank.

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

26. **NFPA 22 Section 4.2.1.4** - The water supply shall be capable of filling the minimum required fire protection volume within the tank in a maximum of 8 hours.

27. **NFPA 22 Section 4.15.2** - A vent pipe shall have a cross-sectional area equal to a minimum of one-half the area of the discharge pipe(s) or fill pipe, whichever is the larger.

28. **NFPA 24 Section 4.2.1** - Installation work shall be done by fully experienced and responsible contractors. Contractors shall be appropriately licensed in the State of California to install private fire service mains and their appurtenances.

29. **NFPA 24 Section 10.9.1** - Backfill shall be well tamped in layers or puddle under and around pipes to prevent settlement or lateral movement. Backfill shall consist of clean fill sand or pea gravel to a minimum 6 inches below and to a minimum of 12 inches above the pipe and shall contain no ashes, cinders, refuse, organic matter or other corrosive materials. Other backfill materials and methods are permitted where designed by a registered professional engineer and approved by the enforcing agency.

30. **SMCFD Standard CFS-002** - Water tanks located closer than 30 feet of structures or flammable vegetation shall be constructed of non-combustible materials.

Fire Hydrants

31. **CFC 2022 Section 507.5.1** - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
    Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).

32. **SMCFD Standard CFS-002** - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure, and be located on the fire department access side of the building.

33. **SMCFD Standard CFS-002** - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 ft. by 2 ft. minimum at base.

34. **SMCFD Standard CFS-002** - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.

35. **SMCFD Standard CFC 2022 Section 507.5.5** - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

36. **SMCFD Standard CFC 2022 Section 507.5.6** - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

37. **SMCFD Standard CFS-002** - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).

38. **SMCFD Standard CFS-002** - Concrete thrust blocks shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.

39. **SMCFD Standard CFS-002** - The hydrant riser and elbow shall be steel. All above ground piping used for fire hydrant water supply shall be metallic.

40. **SMCFD Standard CFS-002** - Rural hydrants used for drafting shall have at least one 4½" outlet with National Hose thread and shall have a removable metallic cap. Wharf hydrants that are gravity or pump fed may use a single discharge that has a 2½" outlet with National Hose thread.

41. **SMCFD Standard CFS-002** - Hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.

All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Our 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.

NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

For additional information or to schedule an inspection you may contact the San Mateo County Fire Department Fire Marshal's Office at SMCFDfiremarshal@fire.ca.gov.

Clinton Dyer
Deputy Fire Marshal

ISSUE	DATE
CDP & PAD PLANNING SUBM. V1	071224
CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

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prefab evolved
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

COC APPROVAL

scale

sheet
A 0.5.1

Conditions:

- DRA 1. Per the State Water Board Municipal Regional Permit (MRP), if project creates and/or replaces 10,000 square feet or more of impervious surface, then project will be classified as a C3 Regulated Project and would be subject to C3 Regulations. If during the building permit phase, project creates and/or replace 10,000 or more of impervious surface, then project will be subject to the C.3 Requirements under the State Water Board Municipal Regional Permit (MRP).

- DRA 2. A **pervious pavement** detail shall be provided at the building permit phase. To determine whether pervious pavement is counted as an impervious or pervious surface, please refer to the San Mateo County Drainage Manual and the C.3 Regulated Projects Guide.

- DRA 3. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permit or Planning permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.

- DRA 4. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal.

- DRA 5. Project will provide a detail of the deck which will include the spacing between boards and the type of surface underneath the deck. To determine whether deck is counted as a pervious surface, please refer to the San Mateo County Drainage Manual.

- DRA 6. Final Drainage Report will have information and provide calculations showing that the drainage/stormwater facilities meet the County's Peak Flow and Volume Requirement.

- DRA 7. Drainage/Stormwater Facilities shall meet the horizontal and vertical setbacks from foundations, utilities, groundwater table, property lines, septic systems, etc. as described in the San Mateo County Drainage Manual and the C3 Regulated Project Guide.

- DRA 8. Advisory Comment: Based on the information received, this project is classified as a "Standard" drainage project. It is possible that new or additional information provided upon the next 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.

Drainage Conditions Pescadero Creek Rd - PLN2024-00210 07/09/25

- DRA 9. Advisory note: The project parcel is near a FEMA flood zone. At the time of the review, the project site is not in a FEMA flood zone. During the building permit phase, if the FEMA flood maps get updated where they show the project site is in a FEMA flood zone, then the project will be subject to FEMA regulations and must comply with FEMA standards in the building code and ASCE 24.

- DRA 10.If project is classified as a C3 Regulated Project, no treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than five (5) days for vector control.

- DRA 11. If project is classified as a C3 Regulated Project, prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and HM measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

- DRA 12. If project is classified as a C3 Regulated Project, property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.

- DRA 13. If project is classified as a C3 Regulated Project, the property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

- DRA 14. If project is classified as a C3 Regulated Project, approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

- DRA 15. If project is classified as a C3 Regulated Project, site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.

- DRA 16. If project is classified as a C3 Regulated Project, property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

Drainage Conditions Pescadero Creek Rd - PLN2024-00210 07/09/25

- DRA 17. Per County's definition of SWRS sites, sites that disturb more than 10,000 sq ft of project area and has an average slope of less than 20% will be classified as a SWRS site and are subjected to the State Water Board MRP provision C.6. Projects subject to MRP provision C.6 are subject to monthly inspections from October 1 to April 30. Please refer to the most recent edition of the MRP for C.6 as well as C.6.e.ii.

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE **DATE**

CDP & PAD PLANNING SUBM. V1	071224
CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

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prefab evolved
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TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

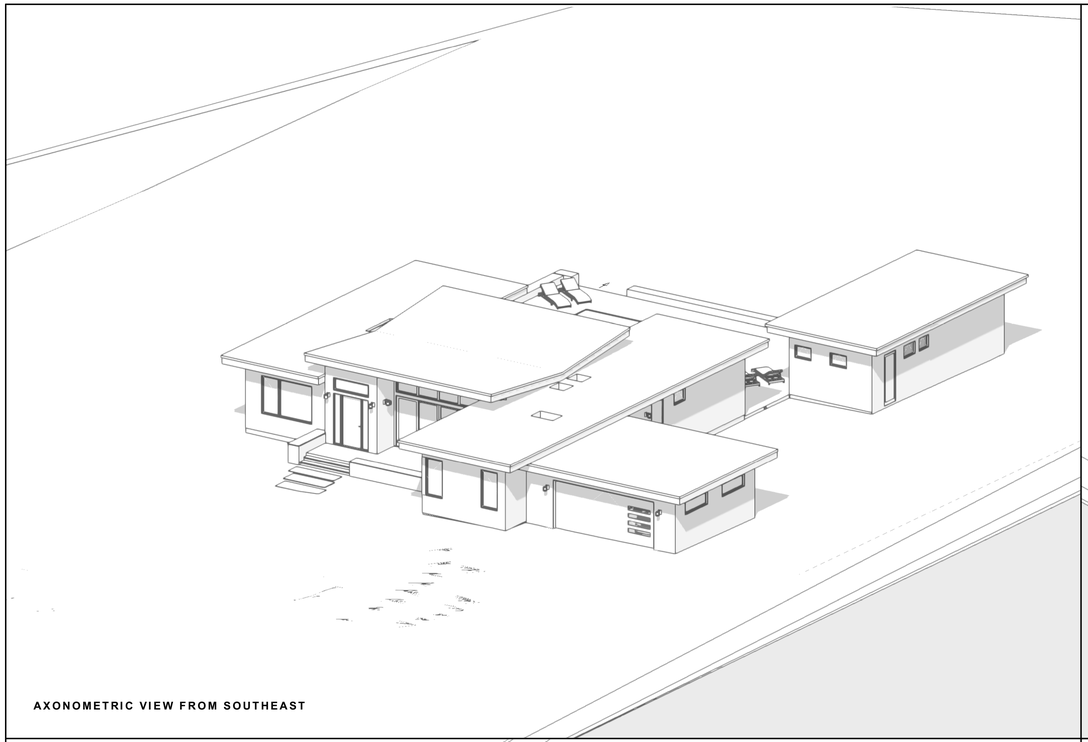
APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

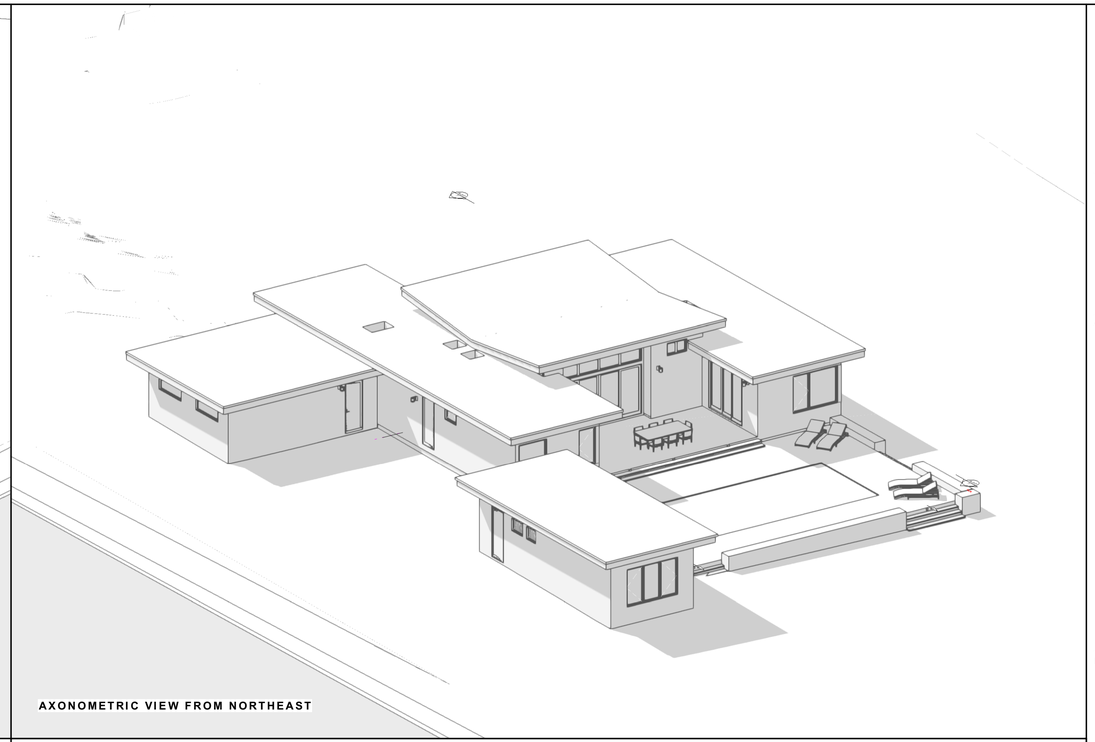
COC APPROVAL

scale

sheet
A 0.5.2

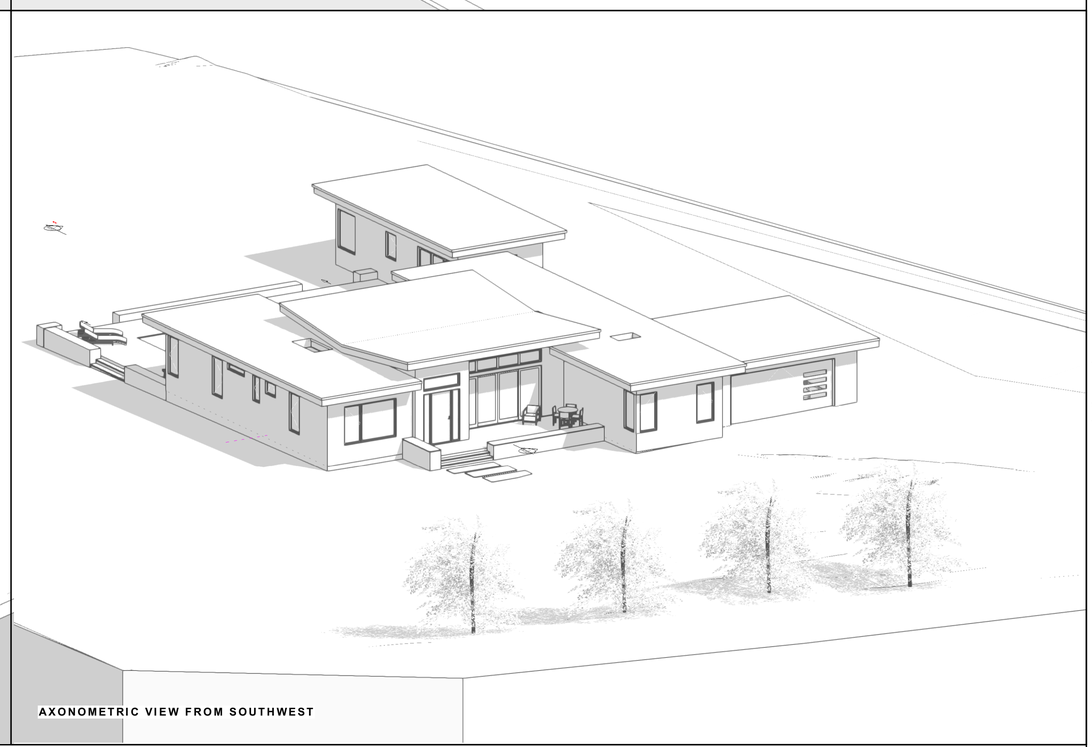


AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM NORTHEAST

AXONOMETRIC VIEW FROM NORTHWEST



AXONOMETRIC VIEW FROM SOUTHWEST

1 | BUILDING MASSING DIAGRAMS

LICENSED ARCHITECT
ROSS E. LONG IV
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

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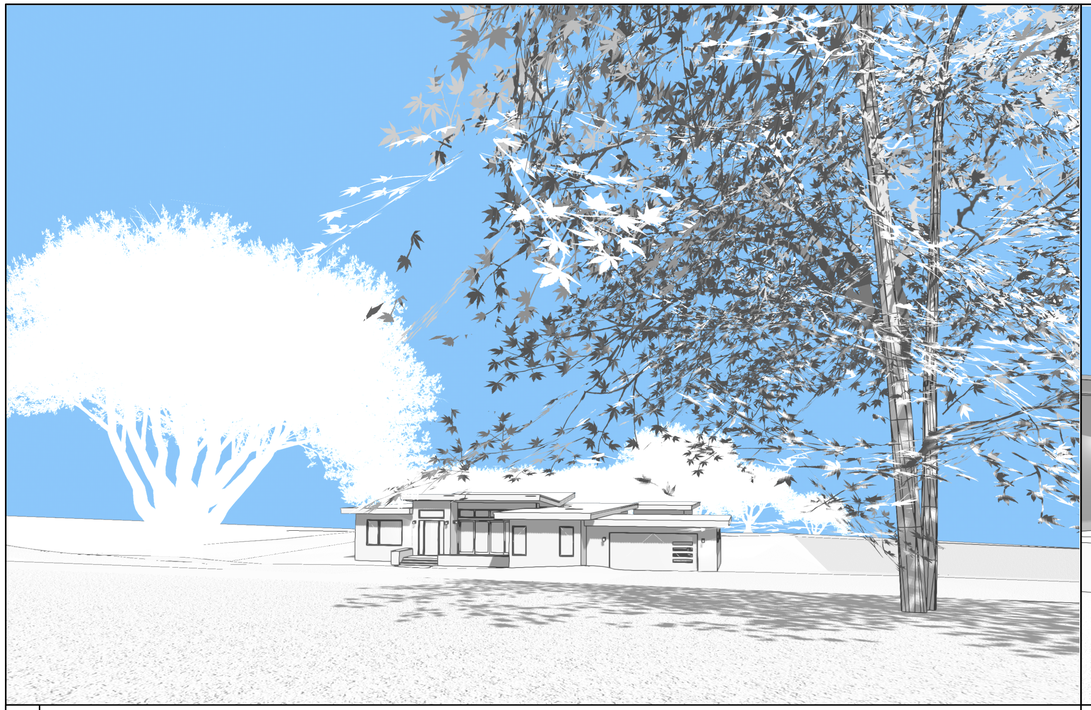
MASSING DIAGRAMS

scale

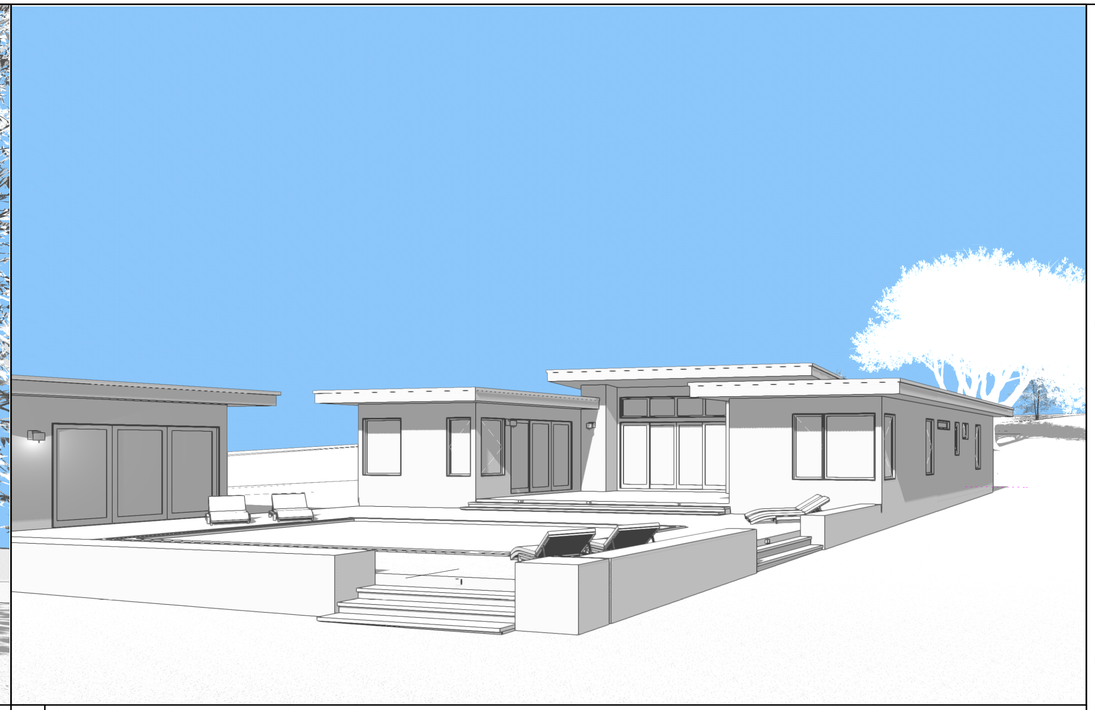
1/8"=1'-0"

sheet

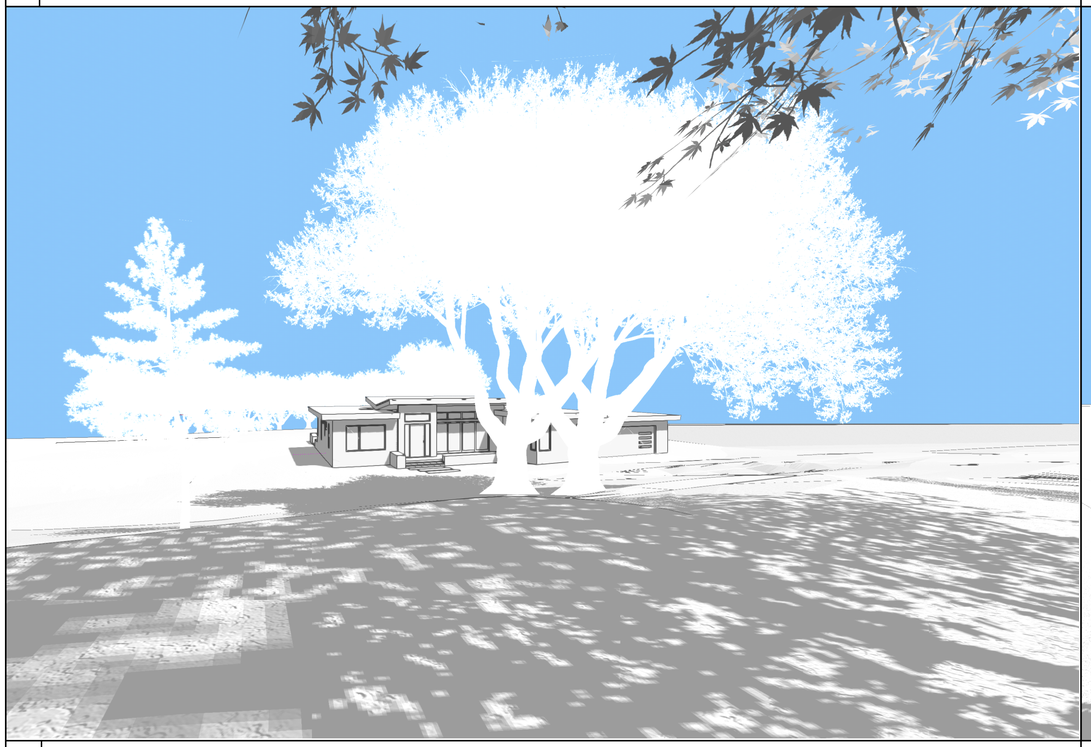
A 0.6.1



3 PERSPECTIVE VIEW STUDY FROM NORTHEAST OF PROPERTY



4 PERSPECTIVE VIEW STUDY FROM SOUTHWEST OF PROPERTY



1 PERSPECTIVE VIEW STUDY FROM SOUTHEAST OF PROPERTY

2 PERSPECTIVE VIEW STUDY FROM NORTHWEST OF PROPERTY

LICENSED ARCHITECT
ROSS E. LONG IV
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
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CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

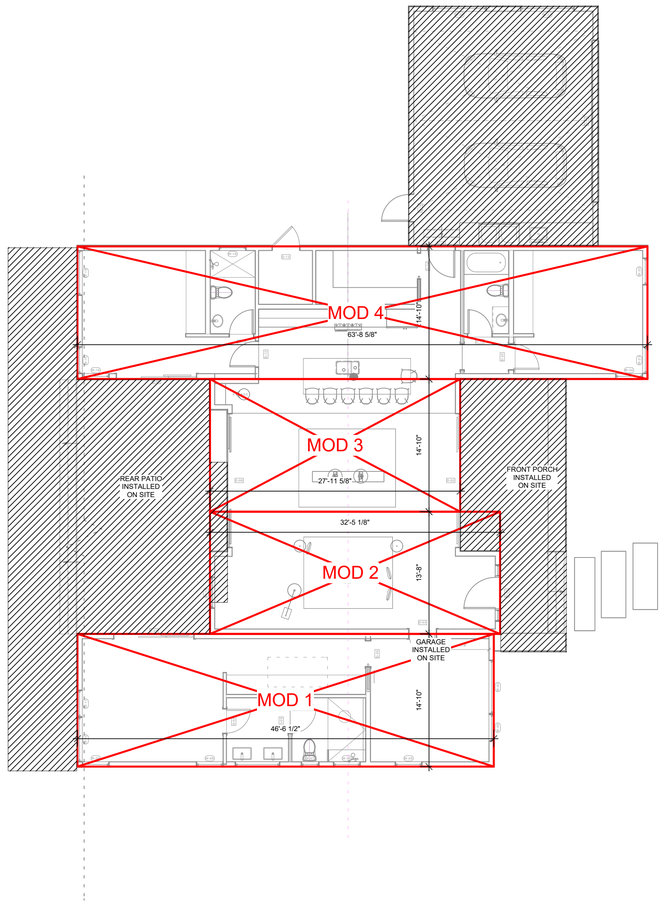
PERSPECTIVE VIEW STUDY

scale

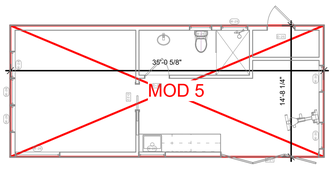
NTS

sheet

A 0.6.2



FIRST FLOOR



0 4 8 12 16 FT

2 NOT IN USE

LICENSED ARCHITECT
ROSS E. LONG, JR.
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
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ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

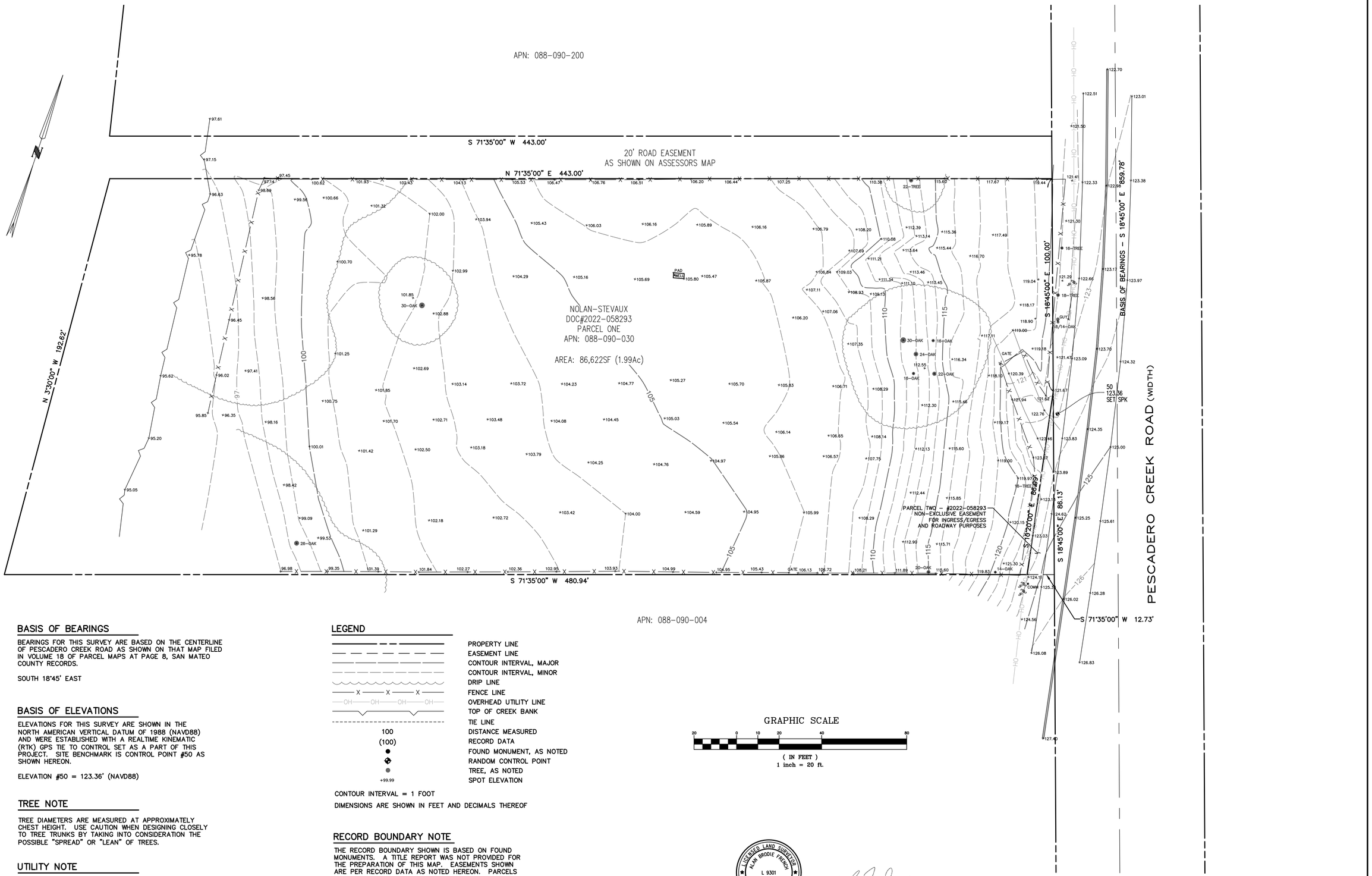
MODULAR & AREA DIAGRAMS

scale

1/8"=1'-0"

sheet

A 0.7



BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF PESCADERO CREEK ROAD AS SHOWN ON THAT MAP FILED IN VOLUME 18 OF PARCEL MAPS AT PAGE 8, SAN MATEO COUNTY RECORDS.

SOUTH 18°45' EAST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS SURVEY ARE SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED WITH A REALTIME KINEMATIC (RTK) GPS TIE TO CONTROL SET AS A PART OF THIS PROJECT. SITE BENCHMARK IS CONTROL POINT #50 AS SHOWN HEREON.

ELEVATION #50 = 123.36' (NAVD88)

TREE NOTE

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY CHEST HEIGHT. USE CAUTION WHEN DESIGNING CLOSELY TO TREE TRUNKS BY TAKING INTO CONSIDERATION THE POSSIBLE "SPREAD" OR "LEAN" OF TREES.

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA LAND SURVEYS IN OCTOBER 2023.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CONTOUR INTERVAL, MAJOR
	CONTOUR INTERVAL, MINOR
	DRIP LINE
X X X	FENCE LINE
OH OH OH OH	OVERHEAD UTILITY LINE
	TOP OF CREEK BANK
	TIE LINE
100	DISTANCE MEASURED
(100)	RECORD DATA
●	FOUND MONUMENT, AS NOTED
✥	RANDOM CONTROL POINT
●	TREE, AS NOTED
+99.99	SPOT ELEVATION

CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

RECORD BOUNDARY NOTE

THE RECORD BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LICENSED LAND SURVEYOR
ALAN BRODIE FRENCH
L 9301
STATE OF CALIFORNIA

SAN MATEO COUNTY APN: 088-090-030

ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	TOPOGRAPHIC MAP VACANT PARCEL APN: 080-090-030 PESCADERO CREEK ROAD COUNTY OF SAN MATEO	SHEET 1 OF ONE
1" = 20'	DATE:1/10/2024	JOB#: 2023-197	

PLANT LIST

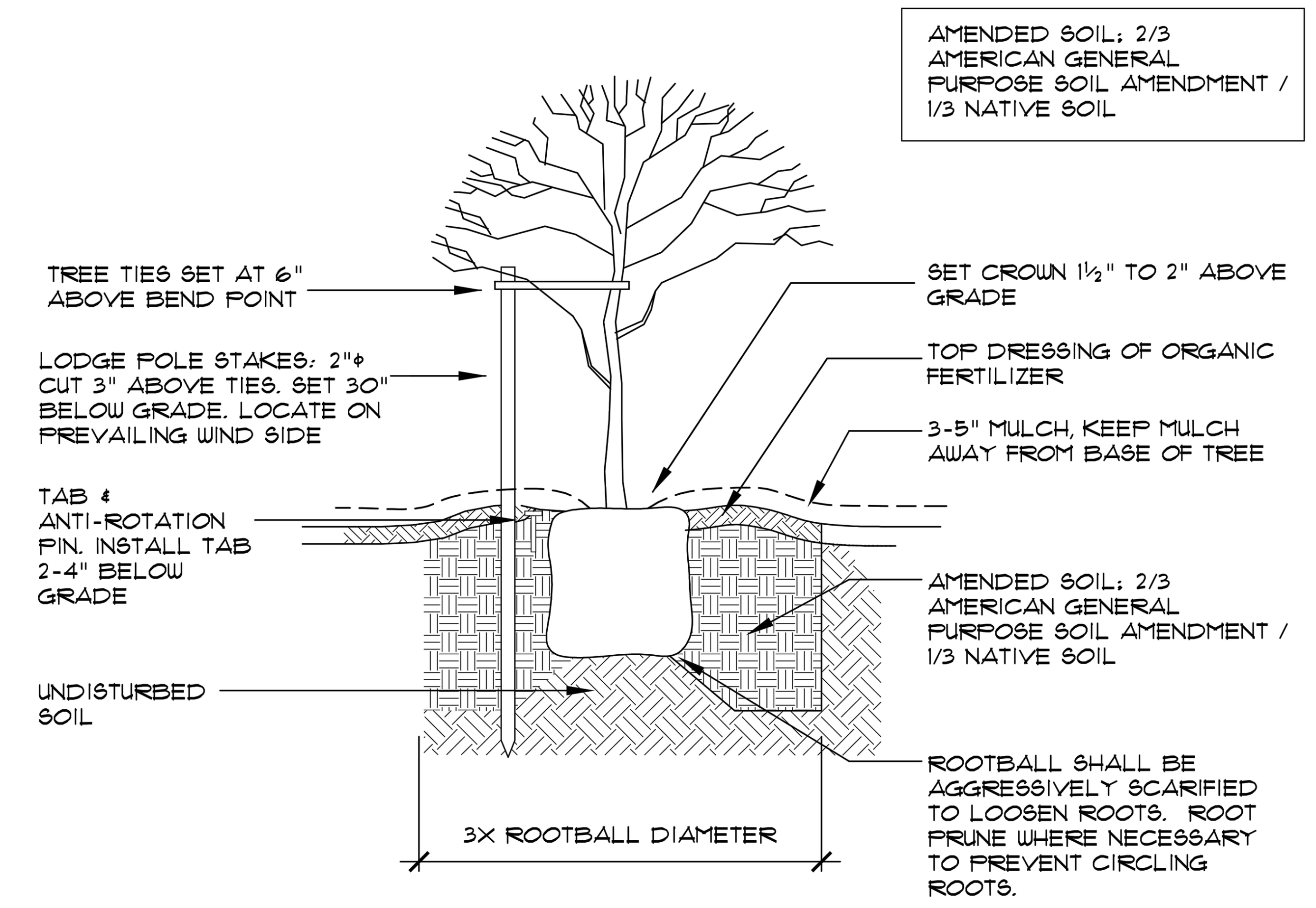
TREES Symbol	Latin name	Common name	Size	Int. Ht.	Height	Width	Spacing	Quantity	WUCOLS
CO	Cercis occidentalis	Western redbud	24" box	7'	18'	18'	As shown	5	VL

*Int. Ht. = approximate height of plant when installed

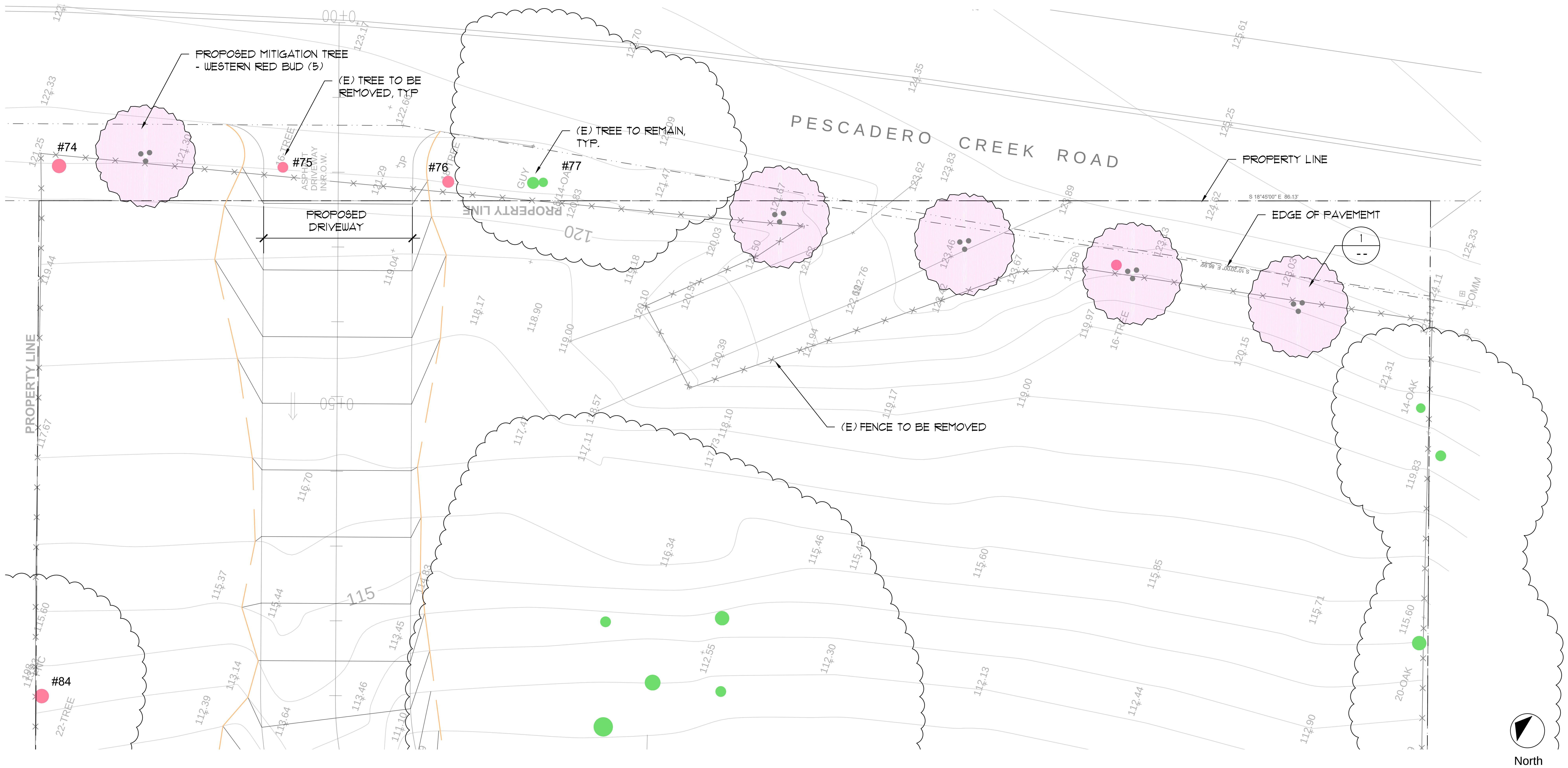
NOTE: TREES TO BE WATERED BY BUBBLER SYSTEM (WELO COMPLIANT) AND SHALL BE WATERED WITH A WATER-EFFICIENT IRRIGATION SYSTEM PER COUNTY CODE

Notes:

1. Five (5) 24" box Western redbuds proposed to replace the removal of four (4) black walnuts; and one (1) fruit tree.
2. See Arborist Report, dated June 19, 2024, for existing tree information and tree protection measures.



1 TREE PLANTING and STAKING
NTS



F O R R E V I E W O N L Y : N O T F O R C O N S T R U C T I O N

INSIDEOUT
architecture | interiors | landscape
6000 HARDWOOD AVE
OAKLAND CA 94618
510 655 7674
aboutinsideout.com

LICENSED LANDSCAPE ARCHITECT – STATE OF CALIFORNIA
Signature
03-31-2024
Renewal Date
Date

ISSUES:

10.22.2024 County Review
03.05.2025 County Review revised

Nolan-Stevaux Residence

Pescadero Creek Rd
Pescadero, CA

APN 088-090-030

TITLE:

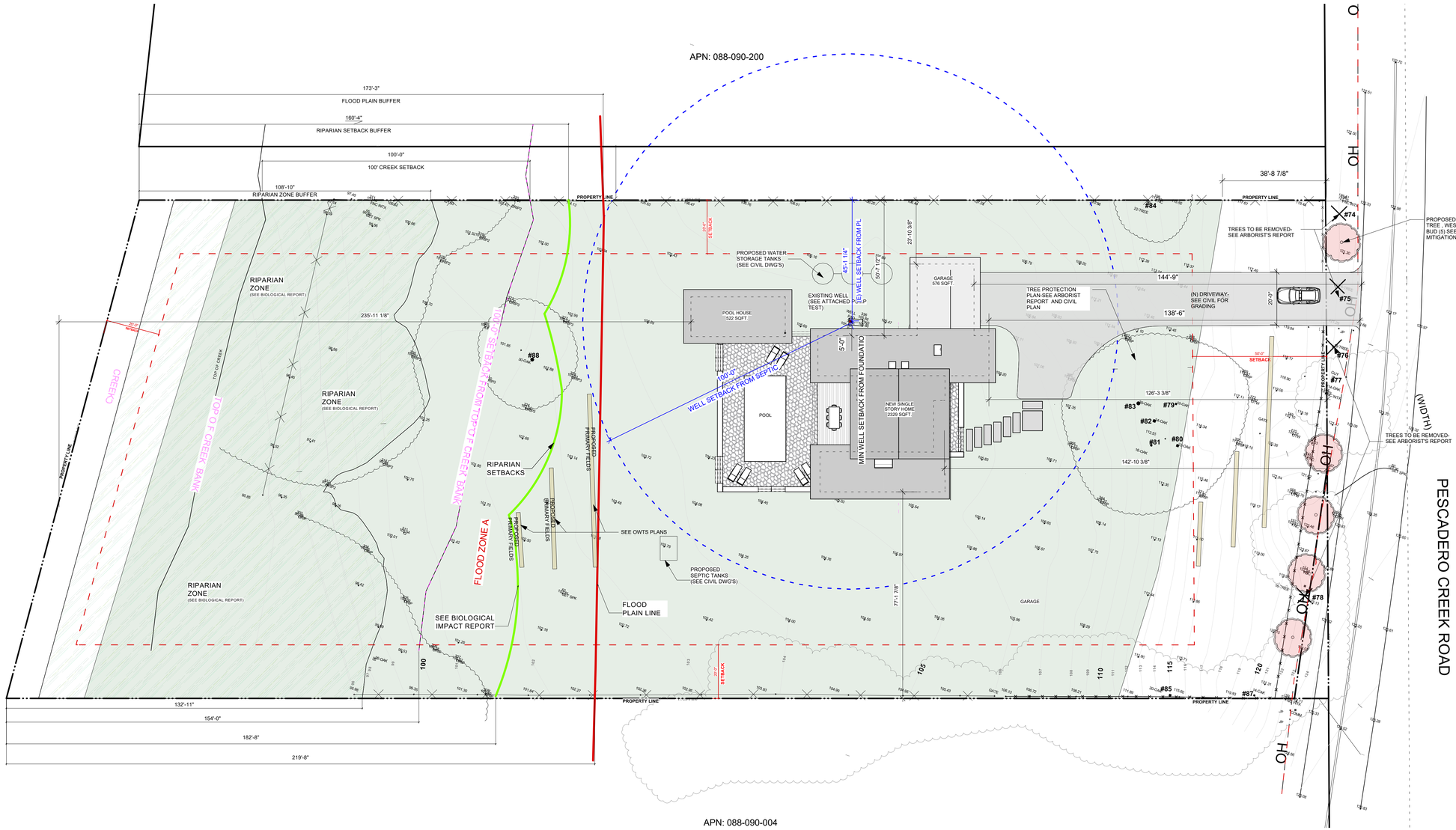
Proposed Mitigation Plan

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

DATE: 22 OCT 2024

DRAWING NO:

TM 1



1 SITE PLAN

ISSUE	DATE
CDP & PAD PLANNING SUBM. V1	071224
CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

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MODULAR FABRICATOR

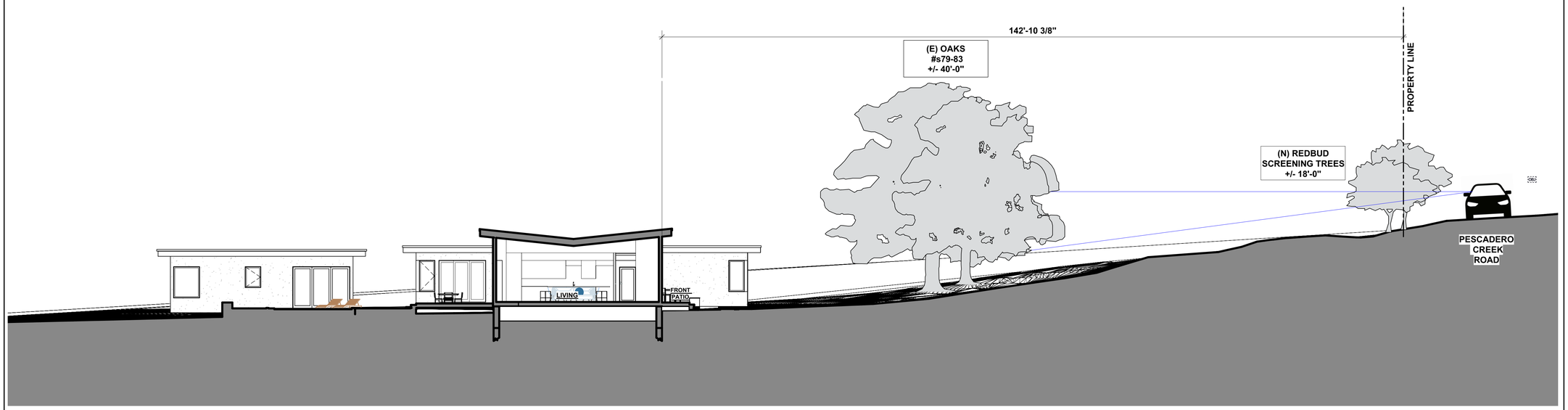
APPROVAL STAMP

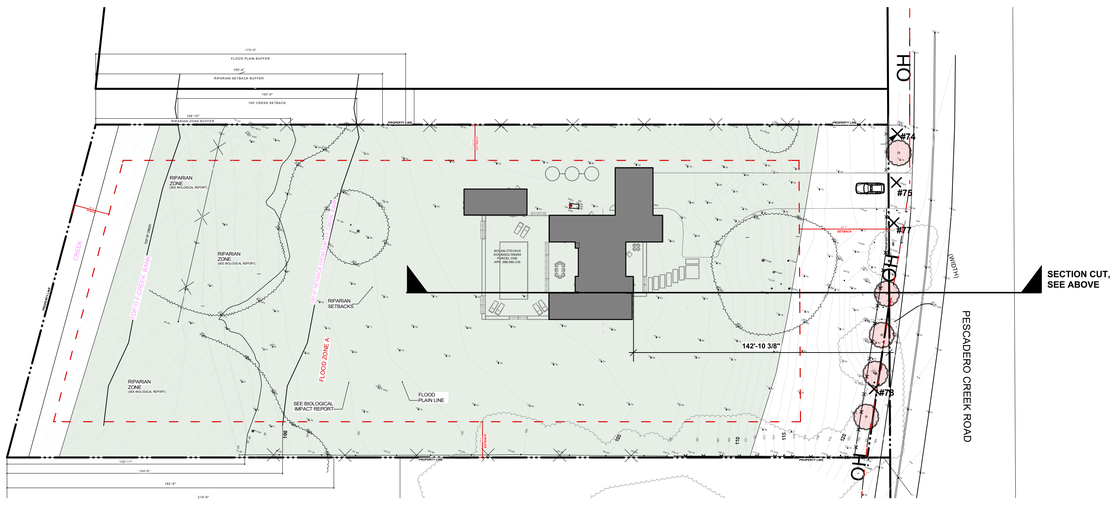
THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

SITE PLAN

scale
1'-0" = 20'-0"

sheet
A 1.2





0 20 35 50 FT

N

1 SITE SECTION @ ROAD

LICENSED ARCHITECT
ROSS E. LONG IV
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
CDP & PAD PLANNING SUBM. V1	071224
CDP & PAD PLANNING SUBM. V2	053025
CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

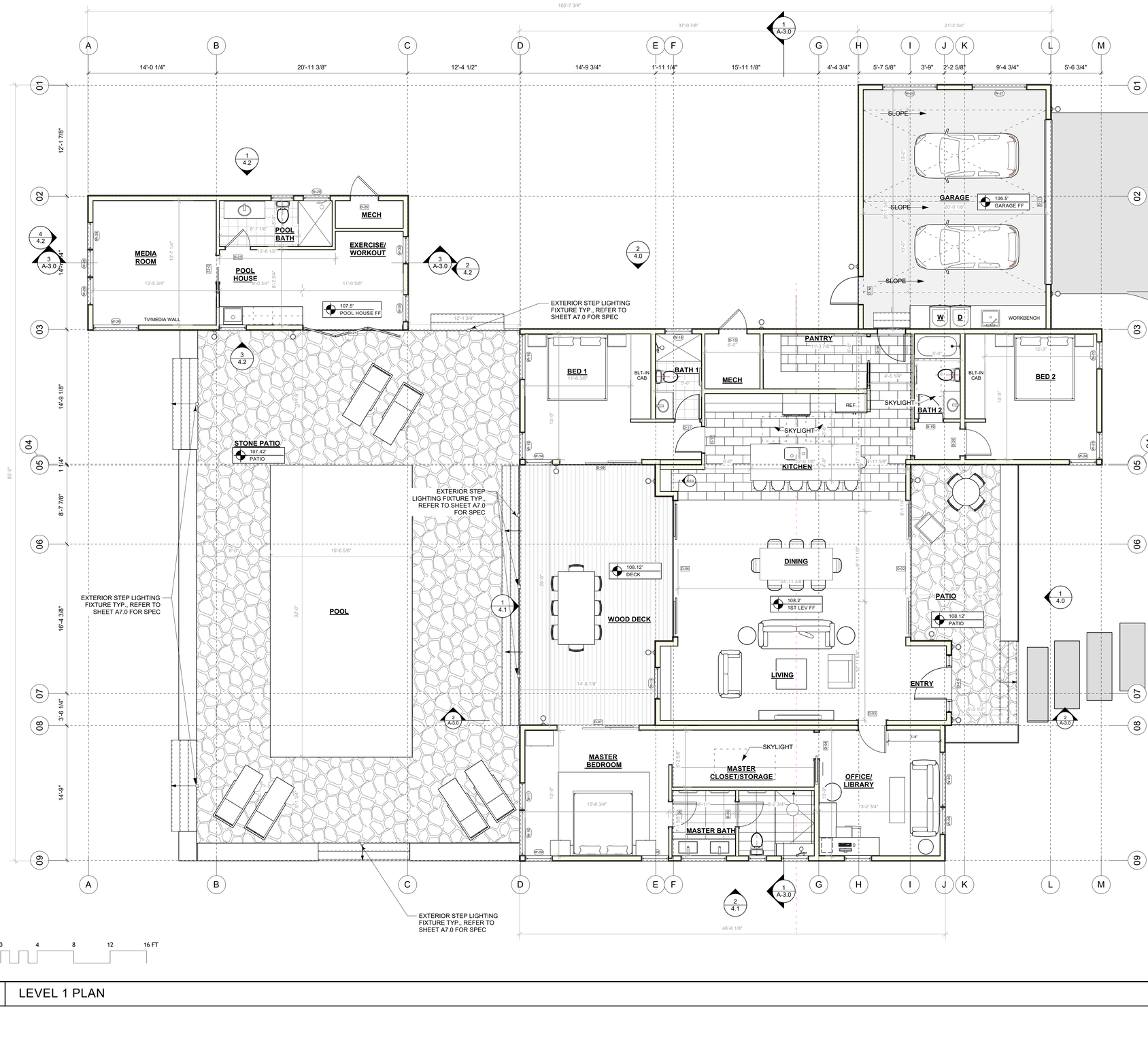
APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

SITE SECTION

scale
1'-0" = 10'-0"

sheet
A 1.2.1



1 LEVEL 1 PLAN

PROJECT DATA

AREA CALCULATIONS

LEVEL 1	2,466 SQFT
HOUSE SUBTOTAL	**2,466 SQFT**
GARAGE	568 SQFT
POOL HOUSE	522 SQFT
TOTAL BUILDING AREA	**3,556 SQFT**

LICENSED ARCHITECT — ROSS E. LONG IV — C-28651 — REN. 10.31.25 — STATE OF CALIFORNIA

ISSUE	DATE
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ARCHITECT

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MODULAR FABRICATOR

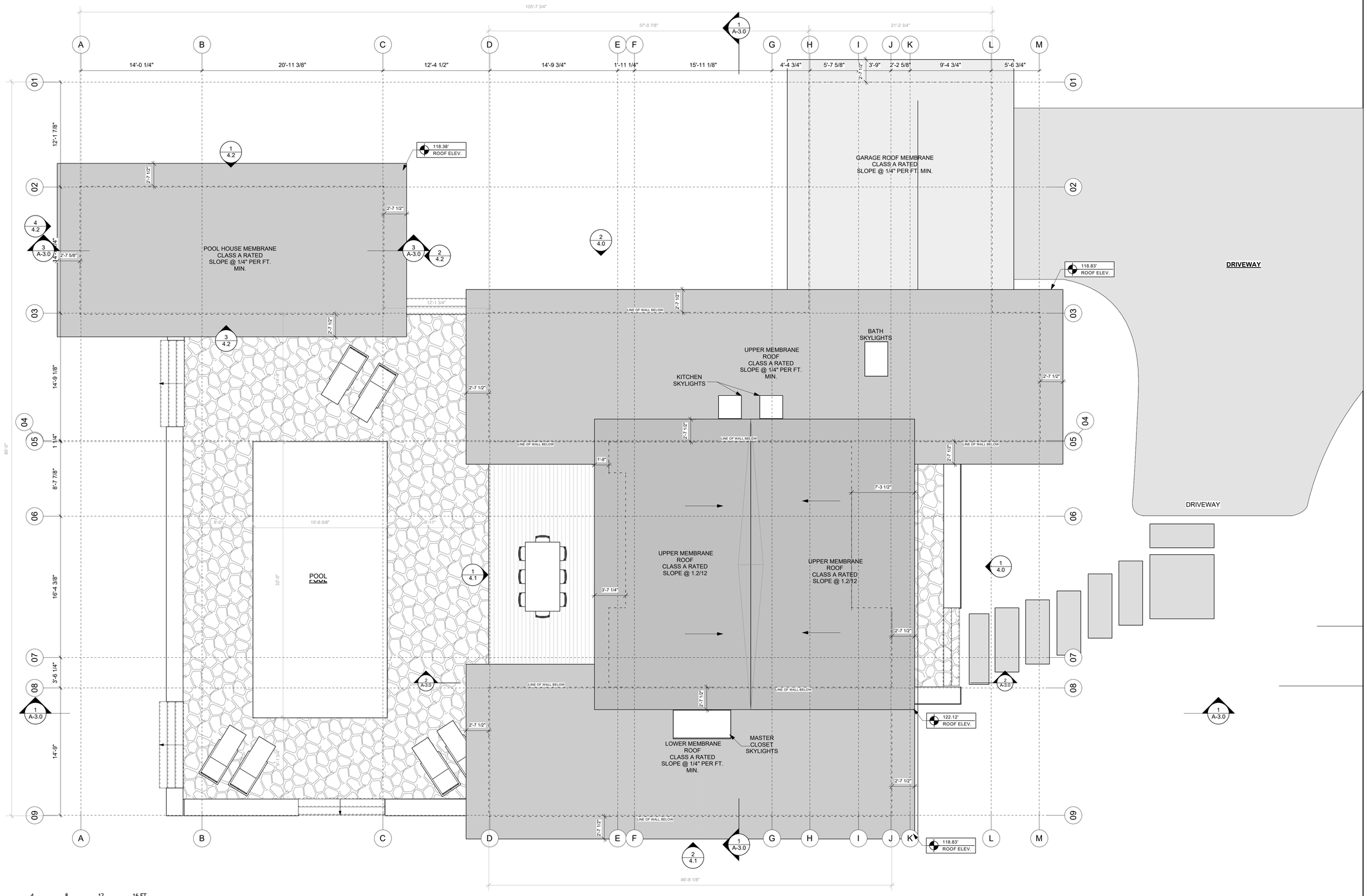
APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

LEVEL 1 PLAN

scale
3/16"=1'-0"

sheet
A 2.1



1 ROOF PLAN

LICENSED ARCHITECT
RODS E. LONG III
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
CDP & PAD PLANNING SUBM. V1	071224
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ARCHITECT

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prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

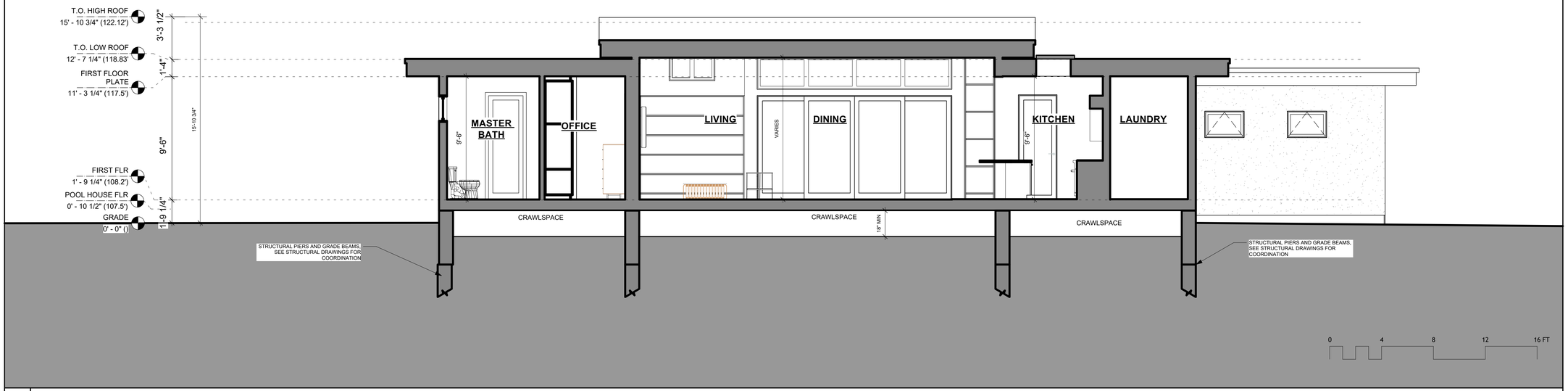
ROOF PLAN

scale

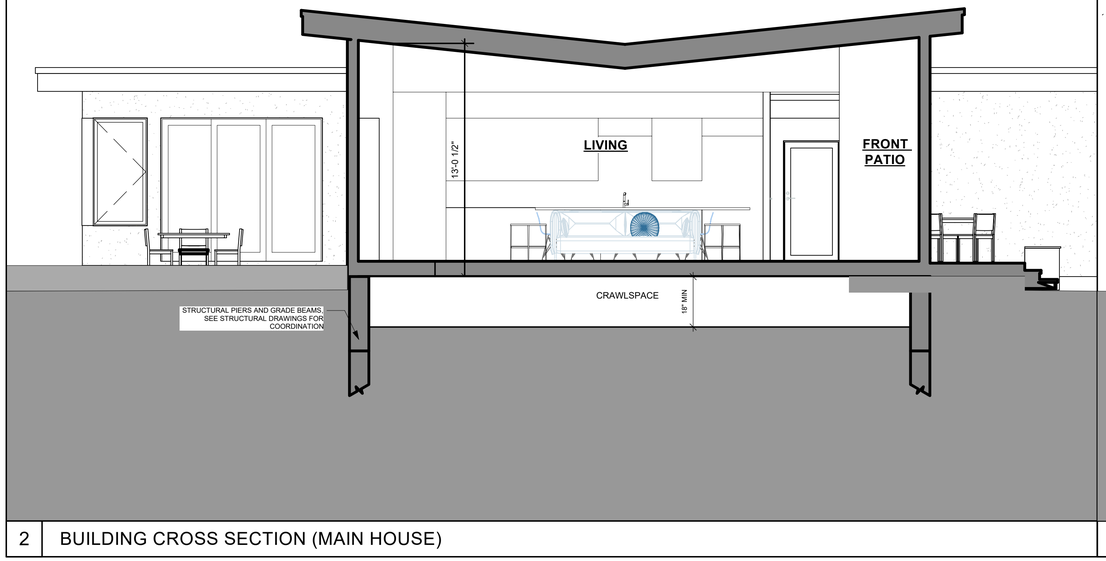
3/16"=1'-0"

sheet

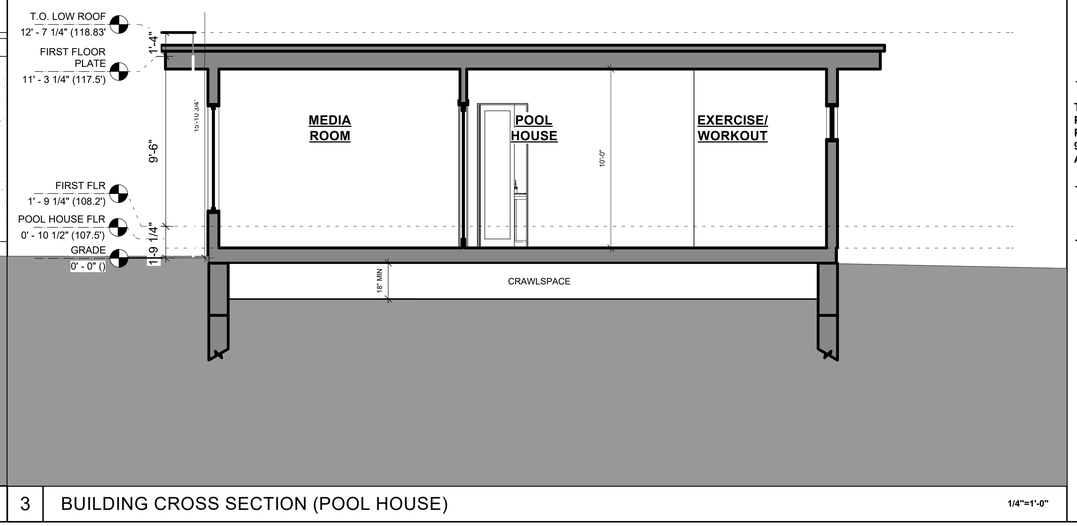
A 2.2



1 BUILDING CROSS SECTION (MAIN HOUSE) 1/4"=1'-0"



2 BUILDING CROSS SECTION (MAIN HOUSE)



3 BUILDING CROSS SECTION (POOL HOUSE) 1/4"=1'-0"

LICENSED ARCHITECT
ROSS E. LONG IV
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

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CDP & PAD PLAN. SUBM. CYCLE 2	091825

ARCHITECT

ch x tld
prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

BUILDING SECTIONS

scale

1/4"=1'-0"

sheet

A 3.0

1 EAST ELEVATION (FRONT) 1/4"=1'-0"

2 SOUTH ELEVATION 1/4"=1'-0"

LICENSED ARCHITECT
ROSS E. LONG IV
C-28651
REN. 10.31.25
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MODULAR FABRICATOR

APPROVAL STAMP

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94060
APN: 088-090-030

BUILDING ELEVATIONS

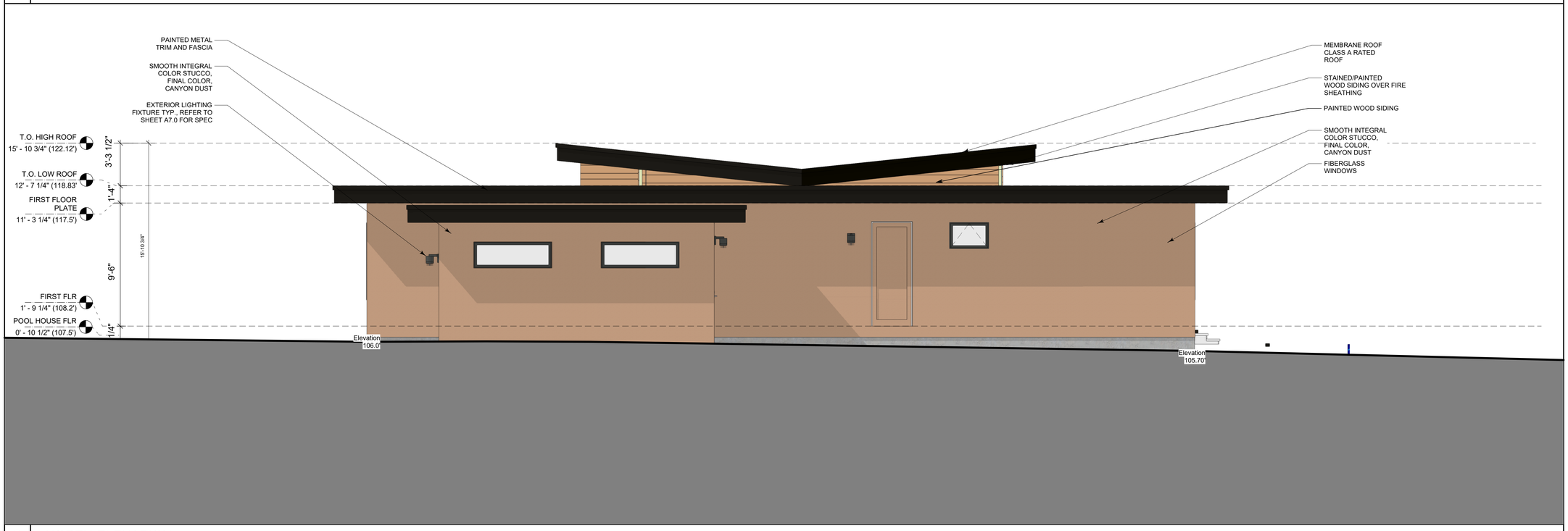
scale

1/4"=1'-0"

sheet

A 4.0

1 WEST ELEVATION (BACK) 1/4"=1'-0"



2 NORTH ELEVATION 1/4"=1'-0"

LICENSED ARCHITECT
RODS E. LONG JR.
C-28651
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
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ARCHITECT

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prefab evolved
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TOBY LONG, AIA · 415.905.9030 · TOBY@CHXTLD.COM

MODULAR FABRICATOR

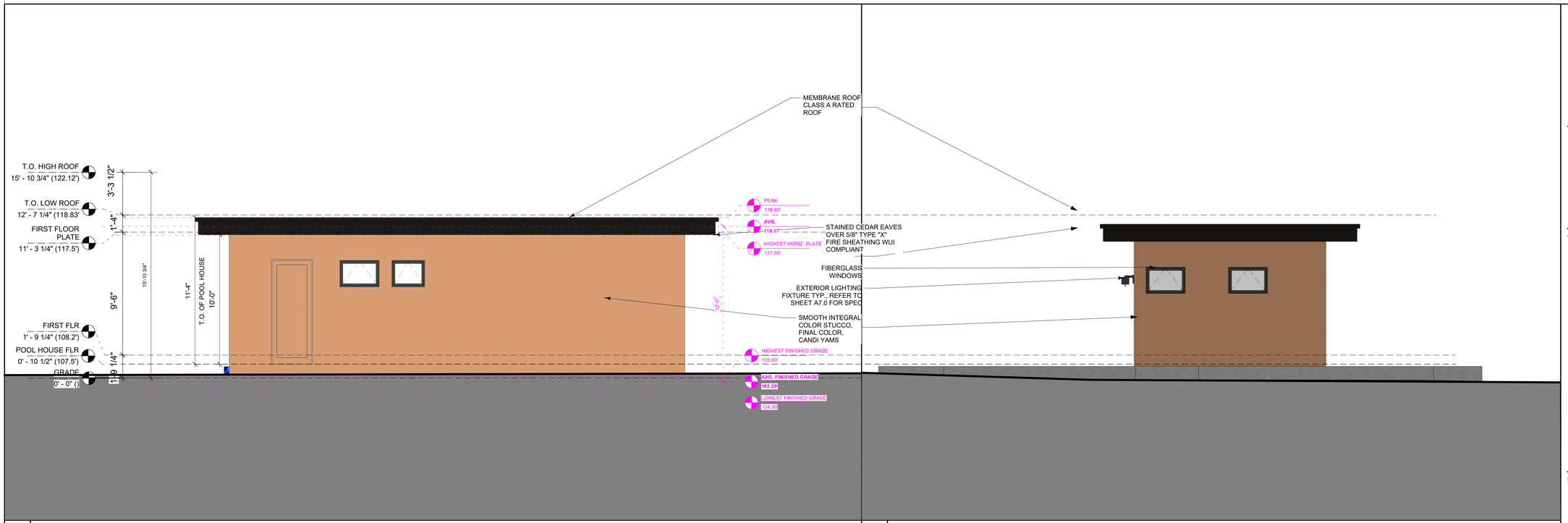
APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

BUILDING ELEVATIONS

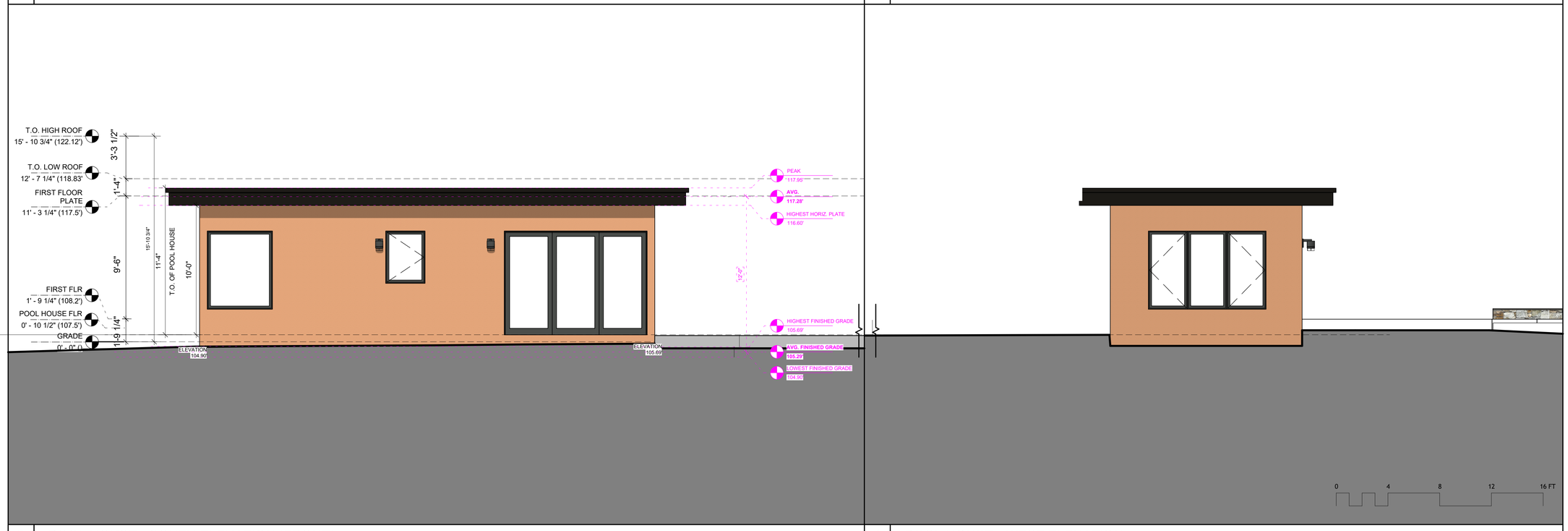
scale
1/4"=1'-0"

sheet
A 4.1



1 POOL HOUSE - NORTH ELEVATION (REAR)

2 POOL HOUSE- EAST ELEVATION 1/4"=1'-0"



3 POOL HOUSE - SOUTH ELEVATION (FRONT)

4 POOL HOUSE - WEST ELEVATION 1/4"=1'-0"

LICENSED ARCHITECT
RODS E. LONG JR.
C-28651
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MODULAR FABRICATOR

APPROVAL STAMP

THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

BUILDING (POOL HOUSE) ELEVATIONS

scale

1/4"=1'-0"

sheet

A 4.2

Silo Outdoor Downlight Wall Sconce

By Hinkley

YLIGHTING

Call Us 866.428.9289

Product Options

Finish: Architectural Bronze , Black , Satin White

Details

- Material: Composite
- Shade Material: Etched Glass
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dark Sky compliant
- UL Listed Wet
- Warranty: Limited 5 years for finish, 3 years for LED bulb
- Made In China

Dimensions

Backplate: Width 4.5", Height 4.75"

Fixture: Width 4.5", Height 8", Depth 5.75", Weight 1.3Lbs

Lighting

- One 5.5 Watt (420 Lumens) 120 Volt GU10 Twist & Lock Base LED Lamp(s) (Included)

Notes:

Additional Details

Product URL:

https://www.ylighting.com/silo-outdoor-downlight-wall-light-by-hinkley-HKYP370194.html

Rating: UL Listed Wet

Product ID: HKYP370194

Prepared by: Ryan Prat
CH X TLD

Prepared for: BOHN NOTO
Project: BOHN NOTO
Room: COVERED PORCH/ COVERED DECK
Placement: EXTERIOR
Approval:

TAPER DECK SCONCE

1563SK

TAPER STEP 12V HORIZONTAL

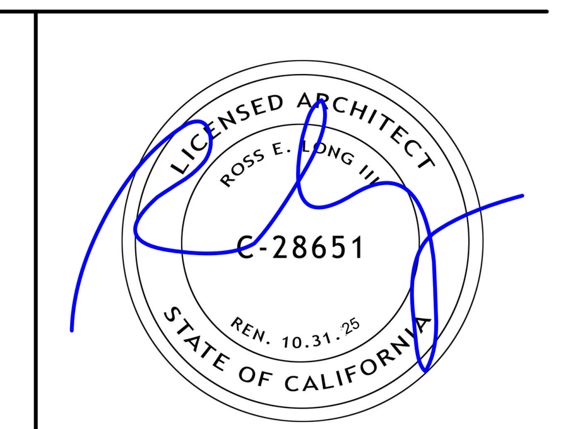
Seamlessly blending into architectural elements inside or outside the home, the Taper series beautifully illuminates stairs, walkways, or patio spaces, enhancing the outdoor lighting experience. Made of aluminum and featuring an etched lens, this 4½ in × 3 ⅓ in rectangle recessed step and deck mount includes an integrated LED light for over 40,000 hrs of light. This low-voltage fixture is practical and safer, especially in an outdoor setting. Expand time spent in outdoor living spaces and increase safety and security. Available in three classic finishes: Bronze, Satin Black, and Satin White.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	4.5"
HEIGHT:	3.3"
DEPTH:	1

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ETP15
VOLTAGE:	12v
COLOR TEMP:	2700
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 15w
DIMMABLE:	Yes - MLV On Transformer Primary

1 EXTERIOR LIGHT SCHEDULE



ISSUE	DATE
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ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

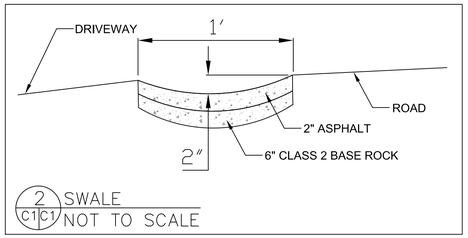
THE NOLAN-STEVAUX RESIDENCE
PESCADERO CREEK ROAD
PESCADERO, CA
94060
APN: 088-090-030

LIGHTING SCHEDULE

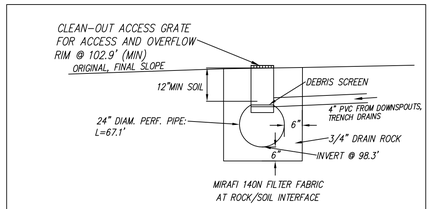
scale

sheet

A 7.0



2 C1 C1 SWALE
NOT TO SCALE



DESIGN BASIS: 10-YEAR STORM EVENT WITH 60 MINUTE DURATION ON HARD SURFACES.
RAINFALL INTENSITY = 1.110 IN/HR

1 C1 C1 DETENTION SYSTEM
NOT TO SCALE

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF, DRIVEWAY, AND PATIO RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

2. ALL DOWNSPOUT AND TRENCH DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.

3. ALL DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND DETENTION BASIN, TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME (ORGANICS ONLY, UPPER 4 INCHES) : 125 CY
CUT VOLUME (SOIL BELOW ORGANIC LAYER, DRIVEWAY): 120 CY
CUT VOLUME, POOL : 50 CY
FILL VOLUME: 90 CY
TOTAL CUT/FILL: 385 CY

VOLUMES ABOVE ARE APPROXIMATE.

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

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

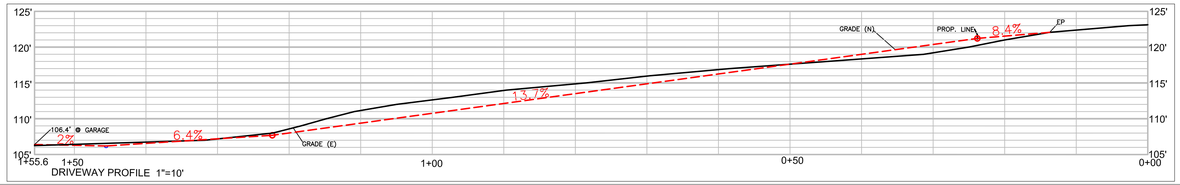
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED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

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 107.5 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- PRIME SOILS
- RIPARIAN ZONE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   OLIVIER-NOLAN STEVAUX, OWNER
2. TOPOGRAPHY BY ALPHA LAND SURVEYS, SURVEYED JAN., 2024.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.
5. THE GEOTECHNICAL REPORT:
GEOTECHNICAL STUDY: STEVAUX PROPERTY, PESCADERO CREEK ROAD, APN 088-090-030; DATE: 1-5-24, BY SIGMA PRIME GEOSCIENCES, INC. PROJECT NO. 23-238 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME GEOSCIENCES, INC. ASSOCIATES, WITH THE CONTACT NUMBER (650)-728-3590. THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUG-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS CALL SIGMA PRIME AT 650-728-3590 TO SCHEDULE DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.
7. AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO START OF WORK IN THE PUBLIC R.O.W.

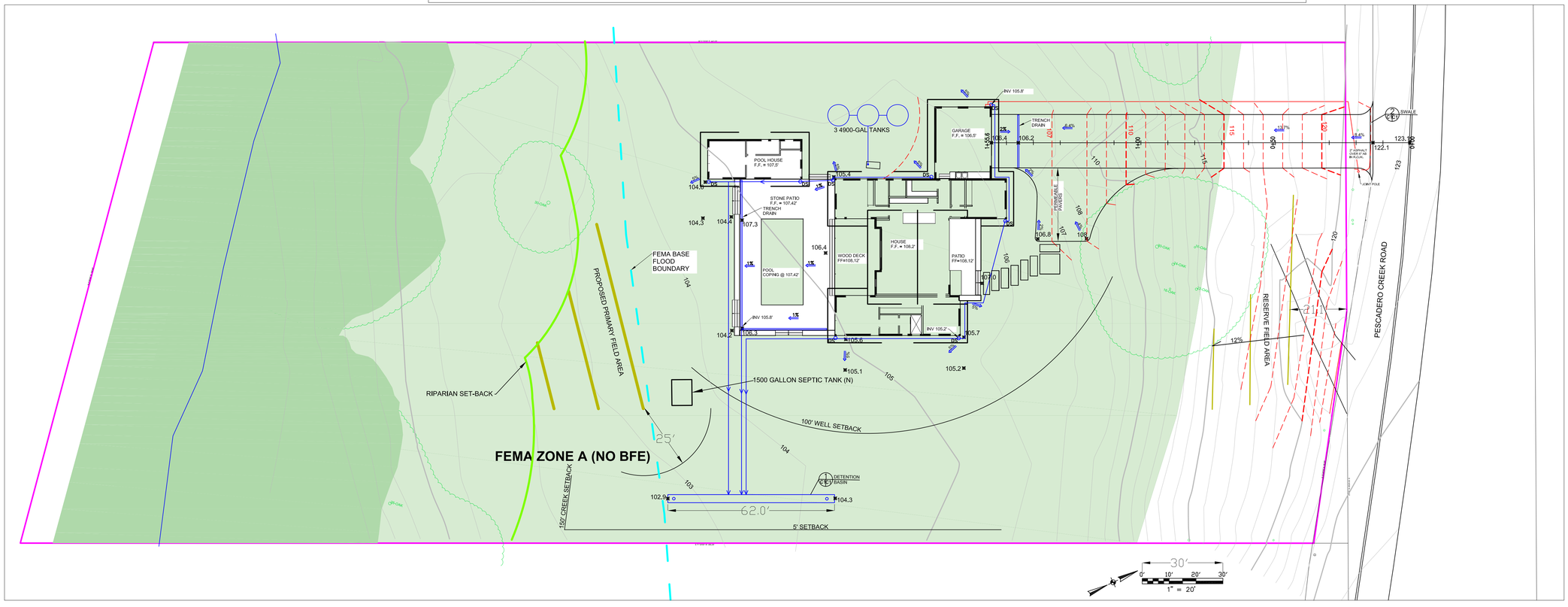


DRIVEWAY PROFILE 1"=10'

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1 C1 — REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN



REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9/30/25
EXPIRES
CIVIL
STATE OF CALIFORNIA

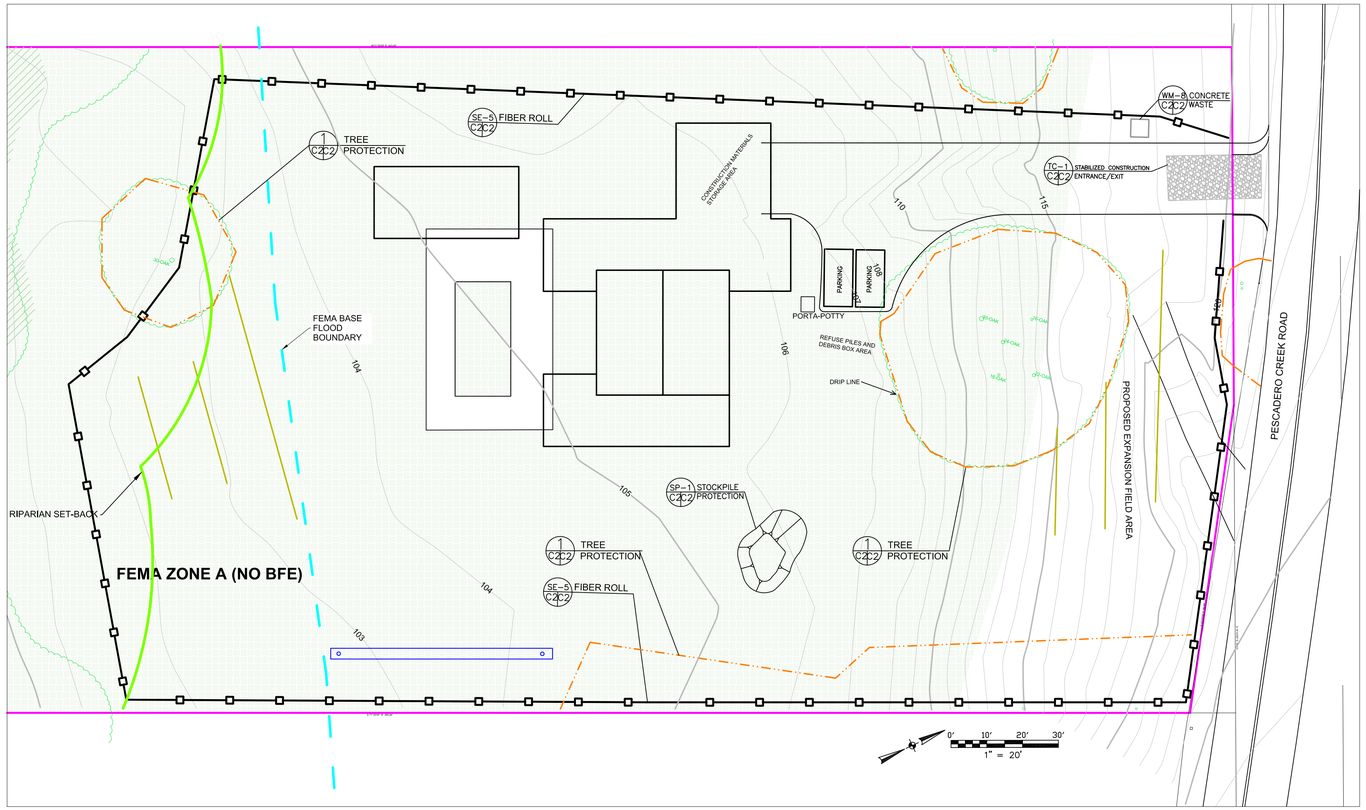
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-31-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 6-27-25
REV. DATE: 7-21-25
REV. DATE:

GRADING AND DRAINAGE PLAN

STEVAUX PROPERTY
0 PESCADERO CREEK ROAD
PESCADERO
APN 088-090-030

SHEET
C-1



TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

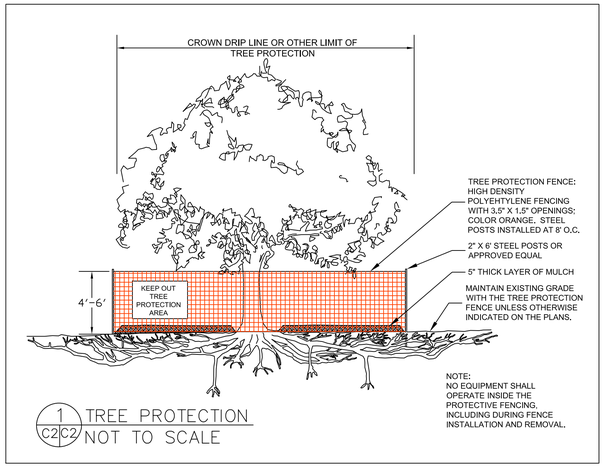
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

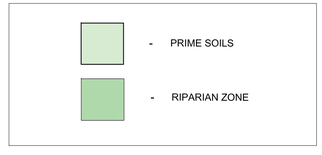
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

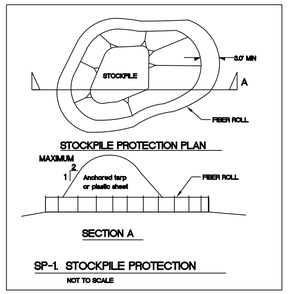
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

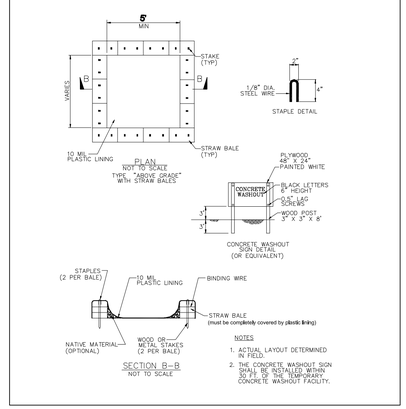


1 C2 C2 TREE PROTECTION
NOT TO SCALE

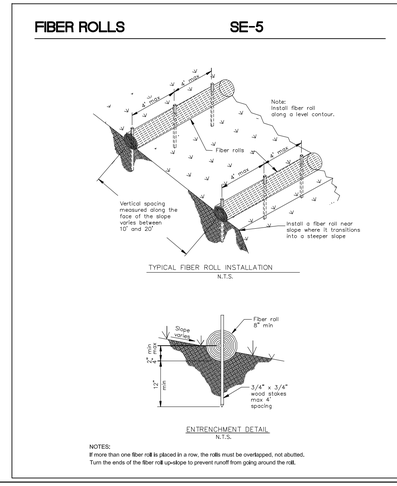




CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- An encroachment permit is required prior to start of work in the public R.O.W.

EROSION CONTROL POINT OF CONTACT

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

NAME: CHARLES KISSICK

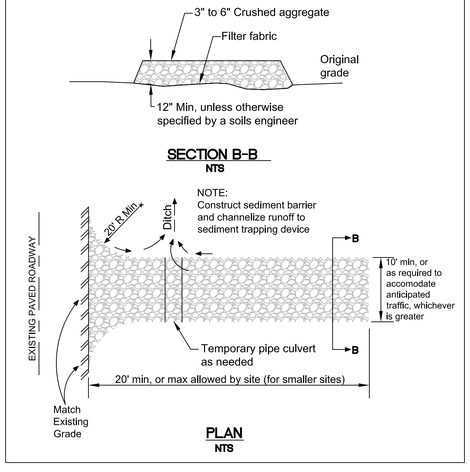
TITLE/QUALIFICATION: PROJECT ENGINEER

PHONE: 650-728-3590

PHONE:

E-MAIL: SIGMAPRM@GMAIL.COM

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



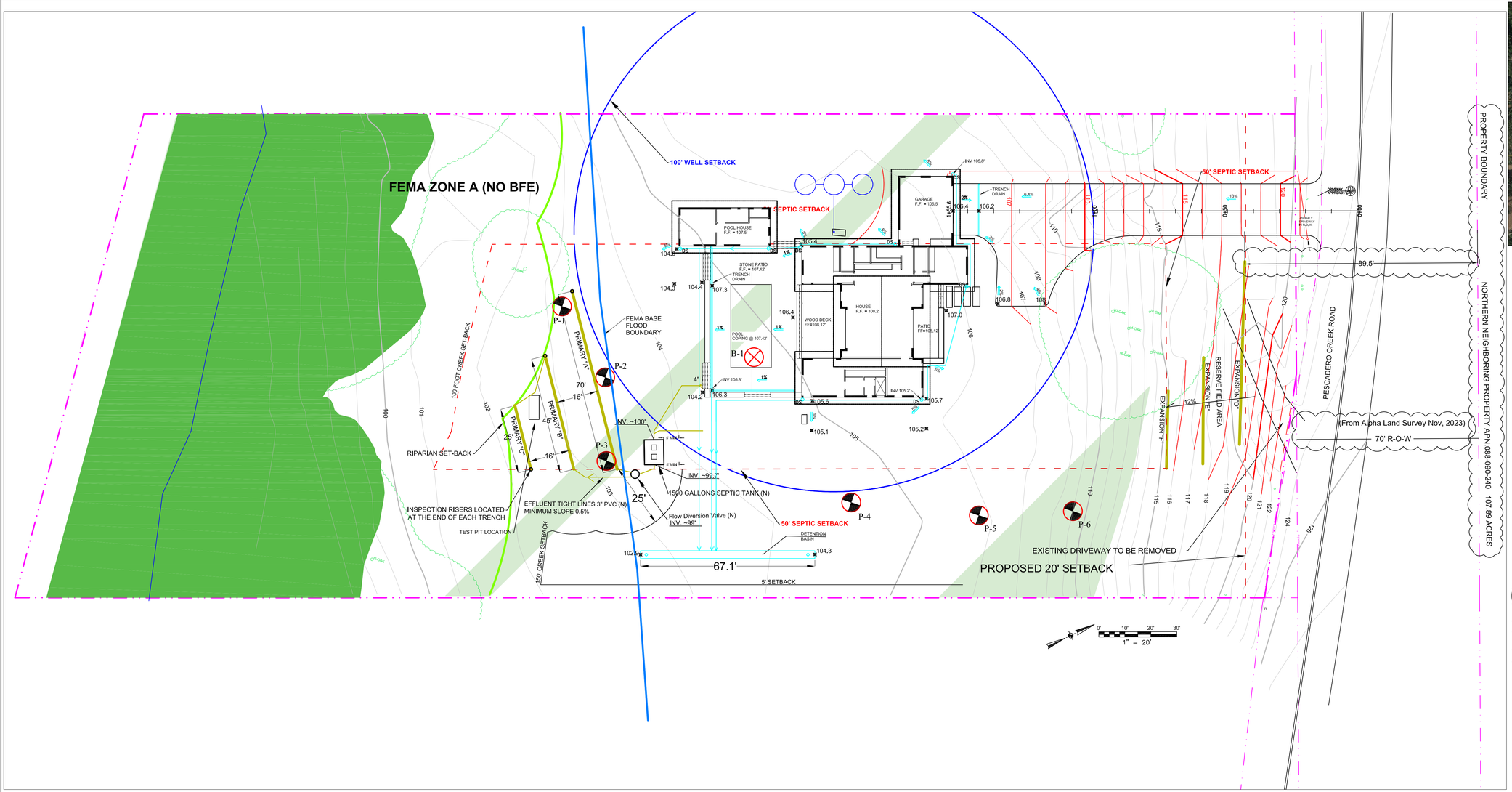
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-31-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 5-2-25
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

STEVAUX PROPERTY
0 PESCADERO CREEK ROAD
PESCADERO
APN 088-090-030

SHEET
C-2



LOCATION MAP (Not to Scale)

LEGEND

- B-1 — GEOTECHNICAL BORING LOCATIONS
- P-1 — PERCOLATION TEST LOCATIONS
- E — EXISTING
- N — NEW OR PROPOSED
- ×137 — EXISTING GRADE
- ⊠132 — PROPOSED GRADE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FF — FINISHED FLOOR ELEVATION
- R-O-W — RIGHT OF WAY
- DS — DOWNSPOUT
- 4" MIN SOLID DRAIN PIPE
- SURFACE FLOW DIRECTION

- PRIME SOILS
- RIPARIAN ZONE

PROFESSIONAL GEOLOGIST
ABBIE Z. GOLDSTEIN
GEO 7192
7-31-25
EXPIRES
STATE OF CALIFORNIA

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: OLIVER-NOLAN STEVAUX, OWNERS.
2. SURVEY AND TOPOGRAPHY BY ALPHA LAND SURVEYS, INC. JANUARY 2024.
3. ELEVATION DATUM NAVD 88.
4. THIS IS NOT A BOUNDARY SURVEY.

PROJECT DESCRIPTION

1. New septic system to serve proposed single family home.
2. A percolation test was performed on July 6, 2006 by Janice Moody.
3. Results show an "A" Percolation Rate.
4. OWTS design is for a 3 bedroom single family home, 140 linear feet of drain-field will be necessary for Primary and Expansion Fields with a 1,500 gallon septic tank. Six leach fields are required, three fields "A" , "B" and "C" will be installed as the Primary leach fields. Three fields "D" , "E" and "F" are shown on the plan as Expansion leach fields. This area must be protected and land in this area dedicated for future use when necessary. The area of the proposed septic fields are generally flat with no steep slopes nearby.

SCOPE OF WORK

1. Install new 1,500 gallon Don Chapin Pre-Cast septic tank as shown.
2. Install new primary leach trenches.
3. Install a new flow diversion valve and effluent filter (NSF/ANSI 46).
4. Connect new septic tank to diversion valve and valve to tight lines and leach trenches as shown.
5. Connect new sewer lateral to inlet of new tank.

All material and methods shall comply with San Mateo County Environmental Health regulations, San Mateo County Building codes, and 2022 CBC. All work must be inspected and approved before back-filling.

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HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3593

DATE: 5-31-2024
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 4-17-25
REV. DATE: 4-30-25

SEPTIC SYSTEM PLAN

STEVAUX PROPERTY
PESCADERO CREEK ROAD
PESCADERO, CALIFORNIA
APN 088-090-030

SHEET
OWTS-1

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH SERVICES DIVISION

MEASUREMENTS

½ HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
8:30	FINISH	9 12/16	13	10 0/16	14 8/16	10 8/16	14
1	START	8 6/16	8 11/16	7	8 9/16	4 8/16	7 14/16
	DIFF.	1 6/16	4 2/16	3 3/16	6 2/16	6	6 2/16
9:00	FINISH	9 8/16	12 2/16	10	14 8/16	8 0/16	12 3/16
2	START	8 6/16	8 11/16	7	8 9/16	4 8/16	7 14/16
	DIFF.	1 2/16	3 7/16	3	6 2/16	3 14/16	4 5/16
9:30	FINISH	9 4/16	12 7/16	10 2/16	14 8/16	8 8/16	12 4/16
3	START	8 6/16	8 11/16	7	8 9/16	4 8/16	7 14/16
	DIFF.	14/16	3 14/16	3 2/16	6 2/16	4	4 6/16
10:00	FINISH	9 12/16	13 2/16	10 5/16	14 8/16	8	12 5/16
4	START	8 6/16	8 11/16	7	8 9/16	4 8/16	7 14/16
	DIFF.	6/16	4 5/16	3 5/16	6 2/16	3 8/16	4 7/16
10:30	FINISH	9 4/16	12 7/16	10 2/16	14 8/16	8 5/16	11 9/16
5	START	7 12/16	8 11/16	7	8 9/16	4 8/16	7 14/16
	DIFF.	8/16	3 7/16	3 2/16	8	3 13/16	3 11/16
11:00	FINISH	8	12	9 12/16	13 4/16	8 2/16	11 9/16
6	START	7 8/16	8 11/16	7	8 9/16	4 8/16	7 14/16
	DIFF.	8/16	3 5/16	2 12/16	4 7/16	3 10/16	3 15/16
11:30	FINISH	9 3/16	12 4/16	9 12/16	12 4/16	8 5/16	11 13/16
7	START	7 8/16	8 11/16	7	6 8/16	4 8/16	7 14/16
	DIFF.	11/16	3 11/16	2 12/16	5 12/16	3 13/16	3 15/16
12:00	FINISH	8 1/16	12	9 8/16	11 7/16	7 5/16	10 12/16
8	START	7 8/16	8 11/16	7	6 8/16	4 8/16	7 14/16
	DIFF.	9/16	3 5/16	2 8/16	5 4/16	2 13/16	2 14/16

"A" rate

SITE INFORMATION

Site Address: ~~Next~~ East of 6375 Pescadero Rd APN: 088-090-030

Size Of Parcel: 1.7 acres M.O.R. Subdivision Number:

Soil Log: Sandy/silt - Brown soil Water Source: Well

Depth To Ground Water: 11 ft. - dry

Wet Weather Testing Required? ☐ YES ☒ NO

Tested By: Janice Moody Janice Moody Tester #:

Observed in Field By: Date: 7/5/06

G:\FORMS\Perc2.doc rev. 09/18/97

ENVIRONMENTAL HEALTH SAN MATEO COUNTY

LAND USE FIELD & DATA REPORT

455 County Center, Redwood City, CA 94063 • (650) 363-4305 • Fax (650) 363-7882
www.smhealth.org/environ

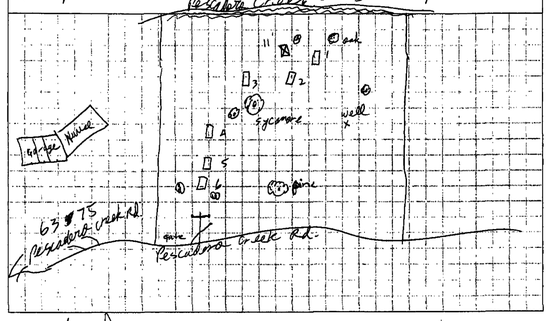
APN #	088-090-030 Record ID	Date	7/5/06
Site Address	Next to 6375 Pescadero Creek Rd	Owner	" "
City	Pescadero ZIP	Contractor	Janice Moody

Perc/Site exam -

Observed (6) holes dug approx. 5' in depth. Instructed and Okd Mrs. Moody to perc/soak holes on 7/4/06.

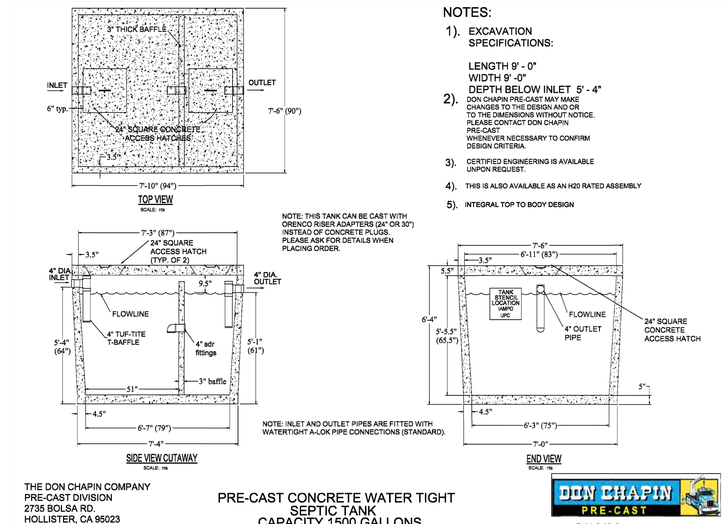
Site exam: Maintain 100' setback from well on property and from creek. 50' setback from property lines required. Slope relatively flat.

Soil profile - 11' deep hole, deep 1-11' light brown to red clay sandy (silt) soil w/ river rock bottom.



REHS

RECEIVED BY owner



THE DON CHAPIN COMPANY
PRE-CAST DIVISION
2735 BOLSA RD.
HOLLISTER, CA 95023
831-630-1042
831-630-5763 FAX

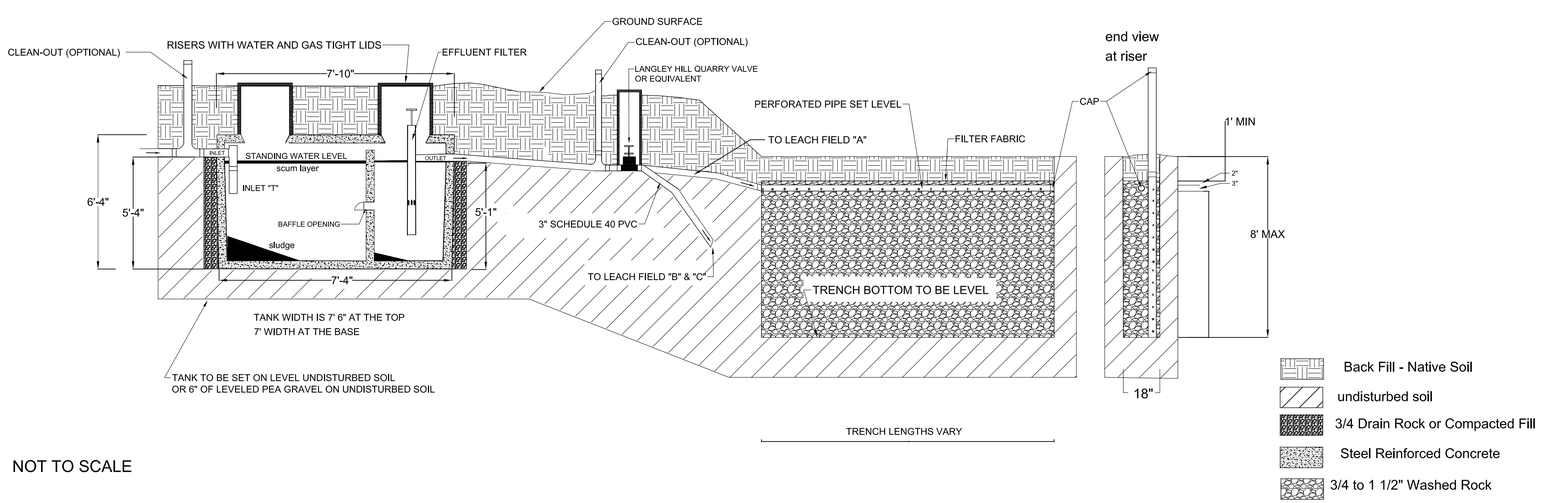
PRE-CAST CONCRETE WATER TIGHT
SEPTIC TANK
CAPACITY 1500 GALLONS
MODEL IPS1500

DON CHAPIN PRE-CAST

2/12/09

PROFESSIONAL GEOLOGIST
ABBIE L. GOLDSTEIN
GEO 7192
7-31-25
EXPIRES
STATE OF CALIFORNIA

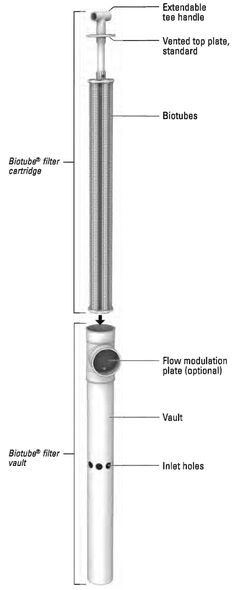
1500 GALLON SEPTIC TANK AND STANDARD LEACH FIELD DETAILS



NOT TO SCALE

Orenco® Technical Data Sheet

4-inch (100-mm) Biotube® Effluent Filters



Applications

Orenco® 4-inch Biotube® Effluent Filters are designed to remove solids from effluent leaving residential septic tanks. They can be used in new and existing tanks at flows of up to 1200 gpd.

General

Orenco 4-inch Biotube Effluent Filters (U.S. Patents No. 4,439,323 and 5,492,635) are used to improve the quality of effluent exiting a septic tank in a residential septic system. Increased effluent quality improves system performance and extends drainfield life.

The Biotube cartridge fits tightly in the vault and is removable for maintenance, and the tee handle can be extended for easy removal of the cartridge.

Standard Models

FTS0444-36, FTS0444-36M, FTW0436-28, FTW0436-28M
FTW0444-36, FTW0444-36M

Nomenclature

FT ☐ ☐ 04 ☐ - ☐ - ☐

- Flow modulator and float switch bracket options: Blank = no options selected; M = flow modulation plate installed; A = float switch bracket installed
- Cartridge height, in. (mm): 28 = 28 (711), standard; 36 = 36 (914), standard
- Filter housing height, in. (mm): 36 = 36 (914), standard; 44 = 44 (1118), standard
- 4-in. (100-mm) filter diameter
- Outlet tee: W = Fits Type 3034 outlet tee; S = Fits Schedule 40 outlet tee
- Filter mesh option: Blank = ⅛-in. (3-mm) filter mesh; P = 1/16-in. (1.6-mm) filter mesh
- Biotube® effluent filter

Materials of Construction

Vault	PVC
Biotube® cartridge	Polypropylene and polyethylene
Handle components	PVC, polyethylene, stainless steel

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332 PRINCETON AVENUE
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SEPTIC SYSTEM DETAILS

STEVAUX PROPERTY
PESCADERO CREEK ROAD
PESCADERO, CALIFORNIA
APN 088-090-030

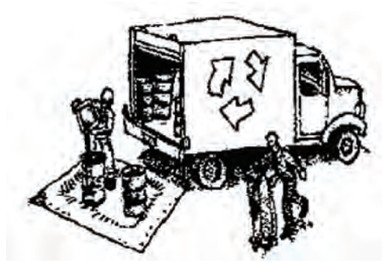
SHEET
OWTS-2

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ☒ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☒ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☒ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☒ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☒ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

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

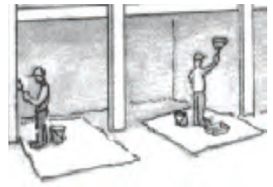
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

INSIDEOUT architecture | interiors | landscape

23 May 2025

ARBORIST REPORT

Nolan-Stevaux Residence
Pescadero Creek Road, CA

APN 080-090-030

PREPARED BY:
INSIDEOUT DESIGN
6000 Harwood Avenue
Oakland, CA 94618
510.655.7674
aboutinsideout.com

May 23, 2025
June 19, 2024
May 17, 2024

Abby Wittman
Project Manager
Toby Long Design
6114 La Salle Avenue #552
Oakland CA 94611

Tree Inventory & Recommended Tree Protection Measures at Pescadero Creek Road, County of San Mateo (APN 080-090-030)

Abby,
Per your request, the following report and plan gas been amended to address the new Site Plan, dated May 12, 2025 and the Grading Plan, dated May 2, 2025. Revisions to the report are shown in orange text.

Per your request, we are furnishing this Tree Inventory Report for the vacant lot (APN 080-090-030) at Pescadero Creek Road. Existing trees on-site, or just outside the subject property, which warrant documentation, are those that fall within 30 feet of any proposed site disturbances and/or improvements. For reference, the Tree Inventory is based on the survey prepared by Alpha Land Surveys, Inc., dated January 10, 2024; and the proposed Septic System Plan by Sigma Prime Geosciences, dated April 18, 2024 (with Toby Long Design's Site Plan).

Nineteen (19) trees were identified requiring documentation.

We have prepared the following report evaluating the health of each tree within the vicinity of the proposed site improvements, the potential impacts on each tree, preservation or removal recommendations, and recommended tree protection measures. Our work included the following:

1. Trees with diameters equal to or greater than 4" numerically tagged on site.
2. Identification of each tree species.
3. Identification of Heritage trees.
4. Measuring approximate dripline location for each tree.
5. Notation of structural deficiencies (decay, cavities, disease, dieback, etc.)
6. Preparation of a Tree Inventory Plan: Proposed Tree Removals / Tree Preservation & Tree Protection Details.

SITE SUMMARY

The rectangular 1.99-acre (86,622 SF) lot is located west of Pescadero Creek Road, between 6375 and 6545 Pescadero Creek Road; the nearest cross street is Dearborn Park Road.

Pescadero Creek is located near the western end of the lot and runs roughly parallel to the western property line.

There is a 20' wide road easement along the northern property line, and a narrow triangular non-exclusive easement from the southeast corner extending north into the property. A previous driveway extends from the triangular easement northwest into the property, and curves west and downhill around an existing grove of oaks.

From Pescadero Road, the property slopes down towards the central area at approximately 9%, and then slopes down to the creek corridor at an approximate 4% grade.

Existing Trees

Existing native tree species on site, or just outside the property line, include Coast Live Oak, *(Quercus agrifolia),* Canyon Live Oak *(Quercus chrysolepis),* Monterey Cypress *(Hesperocyparis macrocarpa)* and possibly Northern California Black Walnut *(Juglans hindsii),* though a commercial Walnut species could be more likely given arrangement in a row. Non-natives include: an unidentified fruit tree (Prunus spp.) and likely English Walnut or hybrid *(Juglans regia or J. hindsii x J. regia).*

Heritage Trees

County of San Mateo Regulations for the Removal and Trimming of Heritage Trees on Public and Private Property (Ordinance No. 2427 - April 5, 1977) defines a "Heritage Tree" as any of the following:

Class 1 shall include any tree or grove of trees so designated after Board inspection, advertised public hearing and resolution by the Board of Supervisors. The affected property owners shall be given proper written notice between 14 and 30 days prior to inspection and/or hearing by the Board.

Class 2 shall include any of the following trees, healthy and generally free from disease, with diameter equal to or greater than the sizes listed:

(1) *Acer macrophyllum* - Bigleaf Maple of more than 36 inches in d.b.h. west of Skyline Boulevard or 28 inches east of Skyline Boulevard.

(2) *Arbutus menziesii* - Madrone with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area greater than 20 square feet measured 4 1/2 feet above average ground level.

(3) *Chrysolepis chrysophylla* - Golden Chinquapin of more than 20 inches in d.b.h.

(4) *Cupressus abramsiana* - All Santa Cruz Cypress trees.

(5) *Fraxinus latifolia* - Oregon Ash of more than 12 inches in d.b.h.

(6) *Lithocarpus densiflorus* - Tan Oak of more than 48 inches in d.b.h.

(7) *Pseudotsuga menziesii* - Douglas Fir of more than 60 inches in d.b.h. east of Skyline Boulevard and north of Highway 92.

(8) *Quercus agrifolia* - Coast Live Oak of more than 48 inches in d.b.h.

(9) *Quercus chrysolepis* - Canyon Live Oak of more than 40 inches in d.b.h.

(10) *Quercus garryana* - All Oregon White Oak trees.

(11) *Quercus kelloggii* - Black Oak of more than 32 inches in d.b.h.

(12) *Quercus wislizenii* - Interior Live Oak of more than 40 inches in d.b.h.

(13) *Quercus lobata* - Valley Oak of more than 48 inches in d.b.h.

(14) *Quercus douglasii* - Blue Oak of more than 30 inches in d.b.h.

(15) *Umbellularia californica* - California Bay or Laurel with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area of 20 square feet measured 4 1/2 feet above average ground level.

(16) *Torreya californica* - California Nutmeg of more than 30 inches in d.b.h.

(17) *Sequoia sempervirens* - Redwood of more than 84 inches in d.b.h. west of Skyline Boulevard or 72 inches d.b.h. east of Skyline Boulevard

No trees on site within the vicinity of the proposed site improvements qualify as Heritage trees.

TREE INVENTORY & ASSESSMENT

A site visit was conducted on May 10, 2024. Documented trees on site have been numerically tagged from 74 to 88. Trees 89 to 92 are located offsite and were not tagged.

Each tree was evaluated on a scale from 1-5 based on the following criteria:

- Structure (S) & Health (H) (1-5)
  - 1 = Poorest rating
  - 5 = Best rating
- Retention Value (RV) (1-5)
  - 1 = Dead
  - 2 = Poor condition: extreme problems, or tree in severe decline (removal usually recommended based on poor health and potential hazard)
  - 3 = Fair condition: minor problems that can be usually remedied through basic arboriculture procedures, i.e., pruning, fertilization; (tree retention optional)

- 4 = Good condition: no apparent problems (tree preservation recommended)
- 5 = Tree exhibits balanced structure, vigor and exceptional health (tree preservation strongly encouraged)

While trees that receive a rating from 3-5 are deemed as worthy of preservation, it does not preclude them from being removed. The parameters of the site conditions, construction layout, cost of development, and other unforeseen factors must all be considered in the preservation of any particular tree.

Diameters (DIA) were measured at 54” above grade with a diameter tape.

Tree Inventory and Observations for Pescadero Creek Road

Key

DIA	Diameter (in inches)
S	Structure
H	Health
RV	Retention Value
C	Approximate canopy spread (in feet)
H	Heritage or Street Tree

#	SPECIES	DIA	H	S	RV	C	OBSERVATIONS / **RECOMMENDATIONS**	H	IMPACT	SAVE / REMOVE
74	Walnut spp.	~22"	2	2	2	15'	Located at northeast corner of lot in a row of three trees, approximately 22' from proposed driveway and contours. Tri-dominant branch union with included bark[4] at 5' above grade. Topped at overhead wire(s). Limited foliage. **Given condition of tree, removal is recommended.**		None	Remove
75	Walnut spp.	15.7"	2.5	2.5	2.5	20'	Located along eastern property line along Pescadero Road, directly south of #74, in a row of three trees. Located in proposed driveway. Topped at overhead wire(s). Limited foliage. **Removal is required.**		Extreme	Remove
76	Walnut spp.	16.7"	3	2.5	2.5	20'	Located along eastern property line 4' from proposed driveway and less than 2' from proposed driveway contours. Topped: missing outer bark 6' above grade. Exposed cambium. **Species notorious for being sensitive to *any* site disturbances. Given deformation of tree, efforts are not warranted to save tree.**		Significant	Remove
77	Coast Live Oak	19.5", 12.2"	3	3	4	30'	Located along eastern property line, and approximately 18 1/2' from proposed driveway; approximately 13' from proposed grading. Included bark[4] below 3' branch union. Sapsucker evidence. Codominant at 6' above grade with included bark[4]. Under overhead wire. Major canopy growth to south, under and through overhead wire. Limbs extend over Pescadero Creek Rd – some showing damage due to vehicular conflicts. **Prune limbs that show previous vehicular damage.** **Prune intertwined limbs (which are significant) to provide clearance.**		Minor	Save

#	SPECIES	DIA	H	S	RV	C	OBSERVATIONS / **RECOMMENDATIONS**	H	IMPACT	SAVE / REMOVE
78	Walnut spp.	15.2”	1.5	2	1	12’	Located along eastern property line, ~40’ from southeastern corner of lot. Topped, in severe decline. **Removal recommended.**		None	Remove
79	Coast Live Oak	14”	3.5	3	4	20’	Part of central grove. Located approximately 25’ from proposed driveway and 23’ from proposed driveway contours. Crowded canopy grows north. Presence of Spanish moss[5] and sapsucker activity.		None	Save
80	Coast Live Oak	21.5”	3.5	3	4	30’	Part of central grove at eastern end of lot. Located approximately 40’ from proposed driveway and 38’ from proposed driveway contours. Majority of canopy grows to the south.		None	Save
81	Coast Live Oak	13.5”	3	2.5	3	15’	Part of central grove at eastern end of lot. Located approximately 34’ from proposed driveway and proposed driveway contours. Crowded; central leader grows parallel to grade, southwest. Checkered bark along lower central leader.		None	Save
82	Coast Live Oak	25”	3.5	3	4	30’	Part of central grove at eastern end of lot. Located approximately 31’ from proposed driveway and 28’ from proposed driveway contours. Crowded. Grows and twists south, interesting structure. Historic sapsucker damage (healed).		None	Save
83	Coast Live Oak	36”	4	3	4	40’	Part of central grove at eastern end of lot. Located approximately 23’ from proposed driveway and 20’ from proposed driveway contours. Dominant tree in grove. Majority of canopy grows west and north. Interesting structure. 17” leader extends perpendicular to central leader.		None	Save
84	Fruit tree	24”	3	2.5	3	25’	Located along the northern property line, ~85’ from northeast corner of lot. Located approximately 25’ from proposed driveway and 21’ from proposed driveway contours. Grows through perimeter fence – part of fence parts nailed into trunk. Poor branch union with narrow crotches and included bark[4]. Spanish moss[5].		Minor	Save
85	Coast Live Oak	16”	3	3	3	25’	Located at southern property line. Ivy along lower central leader. Sapsucker damage. Epicormic shoots[6]. Minor to moderate deadwood. Wire fence may soon become embedded into trunk. **Remove ivy, prune deadwood.**		None	Save
86	Coast Live Oak	~16”	3	3	5	35’	Located at southern property line. Off site at neighboring property to the south. Codominant branch union at 4’ above grade. 14” leader extends into subject property 22’.		None	Save
87	Coast Live Oak	11.4”	3	3	3	20’	Located along southern property line at southwest corner of lot. Crowded by #86. Grows to the east. Ivy at base. **Remove ivy.**		None	Save

#	SPECIES	DIA	H	S	RV	C	OBSERVATIONS / **RECOMMENDATIONS**	H	IMPACT	SAVE / REMOVE
88	Canyon Live Oak	28”	4	3	4.5	40’	Located approximately 58’ from proposed residence, and 17’ from septic lines. Significant deadwood. Tri-dominant branch union 9’ above grade with included bark[4]. Balanced structure. **Retain Project Arborist to be on-site at the time of excavation required for leach fields. Prune deadwood.**		Moderate	Save
89[NT]	Coast Live Oak	~20”	3	3	5	40’	Located offsite. Spanish moss[5]. Canopy extends 22’ into subject lot.			Save
90 [NT]	Monterey Cypress	~42”	3	3	5	45’	Located offsite. Canopy extends 8’ into subject lot.			Save
91 [NT]	Monterey Cypress	~40”	3	3	5	45’	Located offsite. Canopy extends 14’ into subject lot.			Save
92 [NT]	Monterey Cypress	~40”	3	3	5	45’	Located offsite. Canopy extends 20’ into subject lot.			Save

[4] Included bark: bark that becomes embedded in crotch between branch and trunk or between co-dominant stems or leaders, which causes a weak structure. Such conditions may increase the likelihood of failure.
[5] Spanish moss, yellow/green moss fungus: algae, lichen or moss forming green, yellow or grey, powdery, mossy, and/or crusty growths on the stems, branches and trunks of tree. These growths are typically harmless, although they may indicate a lack of vigor in the affected plant.
[6]Epicormic shoots: arise from dormant buds that lie under the bark. They become active shoots when growth is triggered – at times due to stress.

General Tree Protection and Preservation Guidelines

The objective of the tree protection and preservation guidelines is to provide the necessary information to ensure the continued health of existing trees in proximity to construction and grading activities. Trees selected for preservation should be structurally sound and healthy so that they may survive any adverse impacts due to construction activity. Tree removal recommendations are based on conflicts with the proposed buildable areas, noted deformities and potential failures related to such, and trees that present a hazard.

Due to the number of existing trees and their proximity to proposed site improvements, strict adherence to the Tree Protection Guidelines is paramount.

As the project progresses, the following Tree Protection procedures must be exercised:

1.0 Tree Documentation

1.1 Indicate removal or preservation of all existing trees on an appropriately sized plan. Trees shall be identified and numbered as tagged on site. Accurate dripline locations for each tree to remain should be shown on all relevant plans (as shown on the Tree Protection Plan). See attached.

2.0 Tree Protection

2.1 The majority of the sensitive root structure of a tree is located within the top 6 to 12 inches of soil. This leaves them vulnerable to soil compaction, often due to construction activity, which limits available oxygen, leading to stress and potential demise. This upper region of a tree is known as the critical root zone.

2.2 In an effort to protect the critical root zone, Tree Protective Fencing shall be erected. This temporary fencing will designate the Tree Protection Zone (TPZ). The fencing is a critical component to the preservation of existing trees.

2.3 Tree Protective Fencing (see Attachment 1) should ideally be placed at the dripline of the tree to be protected, or beyond. The following Tree Protective Fence criteria shall be employed:

2.3.1 All protective fencing shall be located under the direction of the project arborist. The fencing is to remain in place until the end of construction activity.

2.3.2 We recommend the fence be aligned with any proposed retaining walls or structural walls at the minimum distance which allows for the necessary excavation for wall installation (see Item 5.0).

2.3.3 Protective fencing shall be continuous and be comprised of chain link fabric mounted to steel posts driven firmly 24” into ground (not mounted into concrete bases and set at grade). The spacing of the posts shall not exceed 10 feet in distance. See Tree Protection Fencing detail.

2.3.4 Protective fencing shall be clearly indicated with a laminated sign reading ‘DO NOT ENTER’. The sign shall also indicate that the project arborist is the only

designated individual who may open, move, or modify the location of the protective fencing.

2.3.5 No excavated fill, chemicals, debris, equipment, or any other materials shall be dumped or stored within the TPZ.

2.3.6 A minimum 3” layer of mulch shall be applied to all areas within the Tree Protection Zone. The mulch will help alleviate soil compaction and moderate temperatures. Keep a 6” clear mulch-free zone around the base of the tree (do not place mulch against root crown).

2.3.7 The use of hydrated lime or quick lime shall not be permitted within the vicinity of any existing trees.

3.0 Grading

3.1 The project arborist shall be on site for all disturbances of grades within the dripline of existing trees to remain.

3.2 The existing grade shall be maintained within the Tree Protection Zone. Any changes in grade (cut or fill) shall be minimized, unless otherwise noted within the tree table, and if undertaken shall be supervised by the project arborist.

3.3 Root pruning shall be determined on an individual basis for each tree.

3.4 Supplemental water must be readily available during excavation activities if done during the summer months. Occasional spraying of the foliage with water to wash off dust will also be required.

3.5 If any cuts are made within the dripline of trees, roots shall be cut cleanly back to the excavated cut and covered with burlap or straw matting. This material shall be kept damp until the finished grade has been established.

4.0 Pruning

4.1 Trees to be pruned for clearance shall be done prior to construction activities to avoid damage.

4.2 All pruning shall be conducted by the project arborist or by certified tree workers or under the supervision of the project arborist. All pruning shall be done in accordance with ISA procedures.

5.0 Retaining Walls and Architectural Foundations

5.1 Given that the proposed building envelope is outside the dripline of any existing trees and no proposed walls are shown on plan, there are no concerns regarding tree impacts.

6.0 Construction Access/Staging

6.1 It appears the open area north of the proposed building location is an appropriate, generous area for staging/storage. See Tree Inventory Plan.

7.0 Project Coordination

7.1 Prior to the commencement of construction activities, the general contractor shall meet with the Project Arborist to review Tree Protection Measures as they relate to the County of San Mateo's Tree Protection Ordinance and the procedures mentioned within this report.

7.2 Beyond any on-site inspections of grading operations that may occur within the Tree Protection Zone (at this time none are anticipated), the Project Arborist may make periodic site visits during construction to ensure Tree Protection Measures remain in place (the County may require documentation of such).

Conclusion and Continuing Maintenance

We believe that if the proper Tree Protection Measures and guidelines are addressed, the trees on the subject property shall continue to thrive or remain stable. As noted, mitigation measures shall ensue if any trees are significantly impacted. Regardless, site improvements will impact the existing trees; time will tell to what extent. Often signs of decline show months and even years later. Vigilant monitoring is the most effective course of action to ensure continued health and failure prevention.

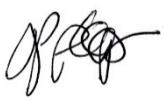
Assumptions and Limitations

The survey produced by Alpha Land Surveys, Inc. is assumed to be accurate. The purpose of this inventory and review is based on the County of San Mateo's Tree Protection Ordinance.

All observations and recommendations made within this review are objective and to the best of the author's ability. The findings in this report are dependent on the condition of the trees evaluated at the time of the site inspections. This assessment was limited to the visual examination of the trees listed within the report with no dissection, excavation, probing or coring. There is no guarantee, warranty, expressed or implied, that problems, deficiencies, or failure will not occur in the future. To live near trees, one must accept some degree of risk.

Please contact us with any questions you may have or if additional information is warranted.

Sincerely,
INSIDEOUT DESIGN, INC



Pennell Phillips
ISA Certified Arborist, WE-6608A

PHOTOGRAPHS

Oak grouping at the front portion of the lot

Tree #77, Coast Live Oak along Pescadero Creek Rd

PHOTOGRAPHS

Tree #74, Walnut - Removal recommended due to poor health and structure

Tree #75, Walnut - Removal required due to conflict with driveway

PHOTOGRAPHS

Tree #84, fruit tree at northern property line.

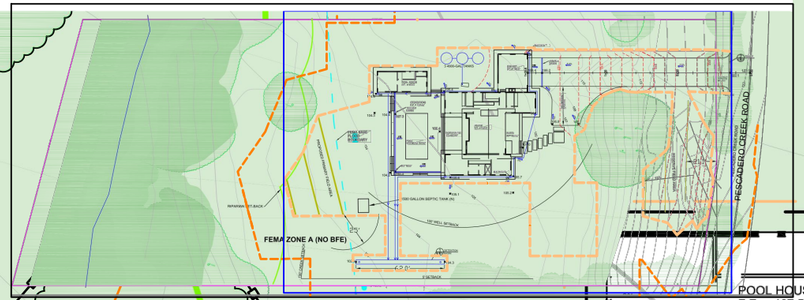
Trees along southern property line - canopies extend into subject property

PHOTOGRAPHS

Tree #78, a walnut proposed for removal

Tree #88, Canyon Oak with nearly symmetrical structure

KEY MAP NTS



SECURE TPF TO
(E) FENCE, TYP.

#84 #74 #75 #76 #77 #78 #79 #80 #81 #82 #83 #85 #86 #87 #88 #89 #90 #91 #92

TPF, TYP.

3 4900-GAL TANKS

POOL HOUSE
F.F. = 107.5'

STONE PATIO
F.F. = 107.42'

TRENCH
DRAIN

POOL
COPING @ 107.42'

WOOD DECK
FF=108.12'

HOUSE
F.F. = 108.2'

PROPOSED
RESIDENCE

PATIO
FF=108.12'

GARAGE
F.F. = 106.5'

INV 105.8'

INV 105.8'

INV 105.2'

TRENCH
DRAIN

PERMEABLE
PAVERS

PROPOSED
DRIVEWAY

2" ASPHALT
OVER 6" AB
IN R.O.W.

ARBORIST TO
BE ON SITE
TO ADJUST
TPF FOR
GRADING

FEMA BASE
FLOOD
BOUNDARY

PROPOSED PRIMARY FIE

1500 GALLON SEPTIC TANK (N)

100' WELL SETBACK

RECOMMENDED
STAGING AREA

1 C1C1 DETENTION BASIN

5' SETBACK

62.0'

25'

211'

12%

RESERVE FIELD AREA

PESCADERO CREEK ROAD

SECURE TPF TO
(E) FENCE, TYP.

LEGEND

#79	Tree to remain and be protected
#74	Tree to be removed
	30' from proposed site improvements and demolition
	Limit of proposed site improvements and demolition
	Tree protection fencing (TPF), typ., see detail

INSIDEOUT

23 MAY 2025

SEE TREE INVENTORY REPORT
FOR ADDITIONAL INFORMATION

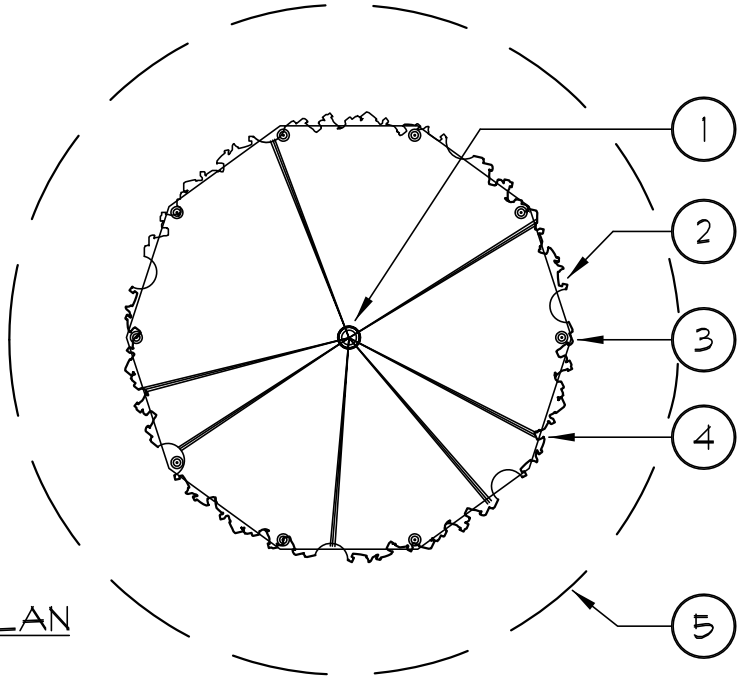
Tree Inventory + Protection Plan

PESCADERO CREEK ROAD, PESCADERO, CA 94022

North

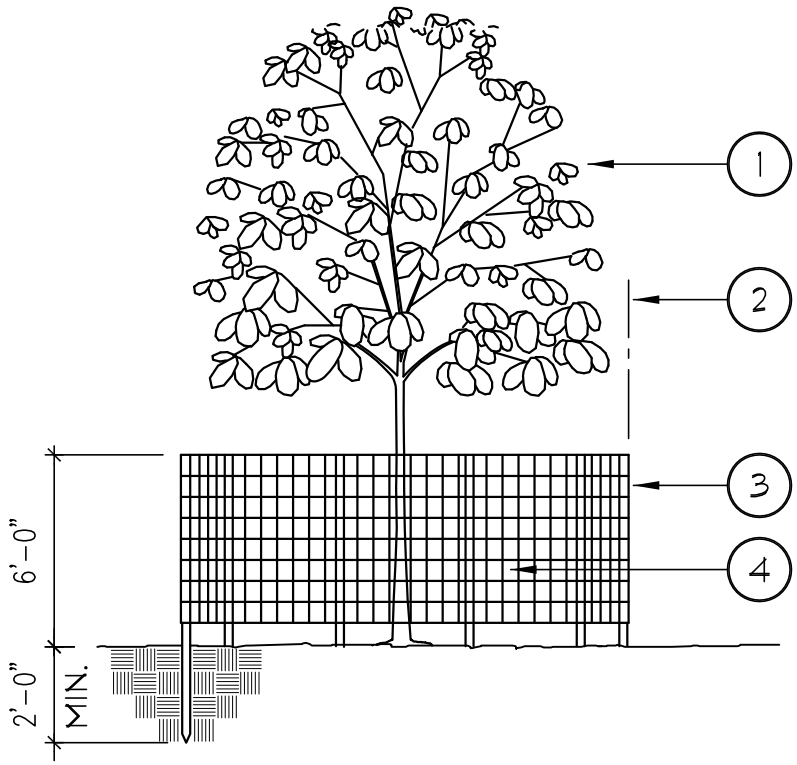
1"=20'

0 10 20



PLAN

1. EXISTING TREE TO REMAIN.
2. DRIPLINE.
3. STEEL STAKE, 6'-0" O.C. MAX.
4. CHAINLINK FENCING.
5. FENCING SHALL BE REVIEWED & APPROVED BY PROJECT ARBORIST PRIOR TO THE COMMENCEMENT OF ANY SITE DISTURBANCES



ELEVATION

TREE PROTECTION FENCING

NTS

Sigma Prime Geosciences, Inc.
Effective Solutions

332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
650-728-3590
sigmaprm@gmail.com

DRAINAGE REPORT

Stevaux Property
0 Pescadero Creek Road
Pescadero, CA
APN 088-090-030
Sigma Prime Job #: 23-238

May 2, 2025

Project Description

The proposed project is new house, pool house, and pool on an undeveloped lot. The lot covers an area of 88,621 square feet (2.03 acres). Project existing and proposed impervious surfaces are summarized in the table:

	Existing Impervious Area (sq. ft.)	Proposed Impervious Area (sq. ft.)
Roofs	0	4833
Driveway	0	2781
Patio, Pool	0	1953
TOTAL	**0**	**9567**

Project Site Drainage Considerations

The average slope across the property is about 5 percent.

The site drains as sheet-flow down a slope to the west, across meadowland and forest for a distance of about 200 feet to Pescadero Creek.

The house site is in FEMA designation X. This is an area that is outside the flood area with a 0.2% probability of occurring. The west side of the property, an area that won't be developed, is in the 100-year FEMA flood zone.

Groundwater was not encountered in the soil borings, drilled to a depth of as much as 18 feet. The soil borings encountered mostly sandy soil. The average percolation rate for sandy soil is 5.75 in/hr, based on percolation tests for the septic system.

Project Drainage Calculations – Flow and Volume Control

The rational method was selected as the calculation method for this project because of the relatively simple nature of the project and because the project size is less than 10 acres.

A 10-year design storm was used for calculating the pre-and post-development peak flow and runoff volumes for this project per the County's minimum guidelines.

A factor of safety of 1.2 was selected to account for currently unplanned minor changes in impervious area on-site, low maintenance periods, and potential construction errors.

Time of concentration was determined using the equation for the NRCS watershed lag method. As these values were less than the County minimum Time of Concentration, a 10 minute time of concentration was used.

Rainfall intensity for the project site was obtained from NOAA's Precipitation Frequency Data Server. As can be seen in the attached NOAA spreadsheet, the intensity for a 10-minute duration, 10-year design storm, is 2.79 inches per hour.

Pre-Development Peak Flow

Topographic site survey shows that under existing conditions, the property sheet flows to the south, so there is only one point of discharge and one tributary area for calculations. Pre-development peak flow is calculated using the rational method, using the attached spreadsheet called "Runoff comparison". The pre-development peak flow is estimated to be 1.664 cfs.

Post-Development Site Runoff

Post-development site runoff also flows generally to the east. Post-development as shown on the attached spread sheet, is estimated to be 2.032 cfs, for an increase of 0.368 cfs.

Project Site Drainage Considerations

The following procedure was performed for the roof and driveway only. San Mateo County requires that project runoff from a 10-year, 1-hour duration design storm be retained onsite. For a 10-year storm, the intensity for a 1-hour duration is 1.110 in/hr.

The attached spreadsheet, called "Detention Basin Sizing", shows the steps in estimating the volume of runoff and the required lengths of different sizes of detention basins. The runoff volume is estimated to be 527 cf. 632 cf of runoff needs to be retained, based on a factor of safety of 1.2.

Proposed Mitigation Features

In order to contain this volume of runoff, it is proposed to route stormwater to a new infiltration-based retention feature that consists of a 62' long, 36" diameter perforated pipe surrounded by 6' of gravel on all sides. The system overflows through 12" diameter grates at the top. The detention storage calculations are outlined on the attached spreadsheet, "Detention Basin Sizing".

As determined above, it is appropriate to use infiltration in this area. However, the following checks need to be completed to verify that infiltration will adequately address runoff from the site (All checks are included in the attached spreadsheet for detention basin sizing.):

- 3-day percolation check: With a percolation rate of 1.1 in/hr, (the lowest percolation rate from the septic perc tests was used, to be conservative.) a 4 foot wide trench is adequate.

Should the system experience a greater than 10-year storm, the system will overflow through the grate at the top and sheet flow safely away.

Culvert Sizing

The attached spreadsheet called "Culvert Sizing" shows the calculations to check on the size of the downspout pipes. Based on a 10-year storm with a 5-minute duration, a rainfall intensity of 3.89 in/hr was applied. The calculations show that a minimum pipe diameter of 3.4 inches is required for the larger portion of the roof. Three entry points to the rain garden are proposed so

that 4-inch pipes will be adequate. We have specified pipe diameters of 4 inches.

Operations & Maintenance

Recommended operations and maintenance for the proposed drainage system onsite includes:
» Clear debris from inlets as needed.
» Monitor for ponding around the house.
» Maintain appropriate vegetation for infiltration measures per the C.3 Technical Guidance.

As a C.3 Regulated Project, an Operations and Maintenance (O&M) Agreement will need to be recorded for the property prior to the Building Permit final. A draft O&M agreement has been prepared separately.

Attachments

NOAA Atlas 14 Spreadsheet

Runoff Comparison

Rational Method/Detention Basin Sizing

Culvert Sizing

C.3 and C.6 Development Review Checklist

NOAA Atlas 14, Volume 6, Version 2
Location name: Pescadero, California, USA*
Latitude: 37.265°, Longitude: -122.3223°
Elevation: 117 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**2.09** (1.84-2.41)	**2.62** (2.30-3.02)	**3.32** (2.90-3.84)	**3.89** (3.36-4.54)	**4.67** (3.88-5.69)	**5.28** (4.26-6.59)	**5.89** (4.62-7.60)	**6.54** (4.96-8.71)	**7.42** (5.34-10.4)	**8.10** (5.60-11.8)
10-min	**1.50** (1.32-1.73)	**1.88** (1.65-2.17)	**2.38** (2.08-2.75)	**2.79** (2.41-3.25)	**3.35** (2.78-4.07)	**3.78** (3.06-4.72)	**4.22** (3.31-5.44)	**4.69** (3.55-6.25)	**5.32** (3.83-7.45)	**5.81** (4.01-8.48)
15-min	**1.21** (1.06-1.39)	**1.52** (1.33-1.74)	**1.92** (1.68-2.22)	**2.25** (1.94-2.62)	**2.70** (2.24-3.28)	**3.05** (2.46-3.81)	**3.41** (2.67-4.39)	**3.78** (2.86-5.04)	**4.28** (3.09-6.01)	**4.68** (3.24-6.84)
30-min	**0.842** (0.740-0.970)	**1.06** (0.926-1.22)	**1.34** (1.17-1.54)	**1.57** (1.36-1.83)	**1.88** (1.56-2.29)	**2.13** (1.72-2.66)	**2.37** (1.86-3.06)	**2.63** (2.00-3.51)	**2.99** (2.15-4.19)	**3.26** (2.26-4.77)
60-min	**0.597** (0.524-0.687)	**0.748** (0.656-0.861)	**0.946** (0.827-1.09)	**1.11** (0.960-1.30)	**1.33** (1.10-1.62)	**1.50** (1.22-1.88)	**1.68** (1.32-2.16)	**1.86** (1.41-2.48)	**2.12** (1.52-2.96)	**2.31** (1.60-3.38)
2-hr	**0.439** (0.385-0.504)	**0.548** (0.480-0.631)	**0.692** (0.605-0.800)	**0.811** (0.701-0.946)	**0.973** (0.807-1.18)	**1.10** (0.888-1.37)	**1.23** (0.963-1.58)	**1.36** (1.03-1.81)	**1.54** (1.11-2.16)	**1.69** (1.16-2.46)
3-hr	**0.368** (0.323-0.423)	**0.460** (0.403-0.530)	**0.581** (0.508-0.671)	**0.680** (0.588-0.794)	**0.817** (0.677-0.994)	**0.922** (0.745-1.15)	**1.03** (0.808-1.33)	**1.14** (0.866-1.52)	**1.30** (0.934-1.82)	**1.42** (0.979-2.07)
6-hr	**0.263** (0.231-0.303)	**0.329** (0.288-0.379)	**0.416** (0.364-0.481)	**0.488** (0.422-0.570)	**0.586** (0.486-0.713)	**0.662** (0.535-0.827)	**0.740** (0.580-0.953)	**0.821** (0.622-1.09)	**0.932** (0.671-1.31)	**1.02** (0.704-1.49)
12-hr	**0.175** (0.153-0.201)	**0.220** (0.193-0.253)	**0.279** (0.244-0.323)	**0.328** (0.284-0.383)	**0.395** (0.328-0.481)	**0.447** (0.361-0.559)	**0.500** (0.392-0.644)	**0.555** (0.420-0.740)	**0.630** (0.454-0.883)	**0.688** (0.476-1.01)
24-hr	**0.112** (0.102-0.126)	**0.142** (0.129-0.160)	**0.182** (0.165-0.205)	**0.215** (0.193-0.244)	**0.259** (0.227-0.303)	**0.294** (0.252-0.349)	**0.329** (0.276-0.399)	**0.365** (0.299-0.454)	**0.414** (0.327-0.534)	**0.452** (0.347-0.602)
2-day	**0.072** (0.065-0.081)	**0.092** (0.084-0.104)	**0.119** (0.108-0.134)	**0.141** (0.127-0.159)	**0.170** (0.149-0.198)	**0.193** (0.165-0.229)	**0.215** (0.181-0.261)	**0.239** (0.196-0.297)	**0.271** (0.214-0.349)	**0.295** (0.227-0.393)
3-day	**0.055** (0.050-0.061)	**0.071** (0.064-0.079)	**0.091** (0.083-0.103)	**0.108** (0.097-0.123)	**0.131** (0.114-0.153)	**0.148** (0.127-0.176)	**0.166** (0.139-0.201)	**0.183** (0.150-0.228)	**0.208** (0.164-0.268)	**0.226** (0.174-0.301)
4-day	**0.045** (0.041-0.051)	**0.059** (0.053-0.066)	**0.076** (0.069-0.086)	**0.090** (0.081-0.102)	**0.109** (0.095-0.128)	**0.124** (0.106-0.147)	**0.138** (0.116-0.168)	**0.153** (0.126-0.191)	**0.173** (0.137-0.224)	**0.189** (0.145-0.251)
7-day	**0.033** (0.030-0.037)	**0.042** (0.038-0.047)	**0.055** (0.049-0.061)	**0.065** (0.058-0.073)	**0.078** (0.068-0.091)	**0.088** (0.076-0.105)	**0.098** (0.083-0.119)	**0.109** (0.089-0.135)	**0.123** (0.097-0.158)	**0.133** (0.102-0.177)
10-day	**0.025** (0.023-0.029)	**0.033** (0.030-0.037)	**0.043** (0.039-0.048)	**0.051** (0.045-0.057)	**0.061** (0.053-0.071)	**0.069** (0.059-0.082)	**0.077** (0.064-0.093)	**0.085** (0.069-0.105)	**0.095** (0.075-0.123)	**0.103** (0.079-0.138)
20-day	**0.016** (0.015-0.018)	**0.021** (0.019-0.024)	**0.028** (0.025-0.031)	**0.033** (0.029-0.037)	**0.039** (0.034-0.046)	**0.044** (0.038-0.053)	**0.049** (0.041-0.060)	**0.054** (0.044-0.067)	**0.061** (0.048-0.078)	**0.066** (0.050-0.087)
30-day	**0.013** (0.012-0.015)	**0.017** (0.015-0.019)	**0.022** (0.020-0.025)	**0.026** (0.024-0.030)	**0.031** (0.027-0.037)	**0.035** (0.030-0.042)	**0.039** (0.033-0.047)	**0.043** (0.035-0.053)	**0.048** (0.038-0.062)	**0.051** (0.039-0.068)
45-day	**0.011** (0.010-0.012)	**0.014** (0.013-0.016)	**0.018** (0.016-0.021)	**0.021** (0.019-0.024)	**0.026** (0.022-0.030)	**0.029** (0.024-0.034)	**0.031** (0.026-0.038)	**0.034** (0.028-0.043)	**0.038** (0.030-0.049)	**0.041** (0.031-0.054)
60-day	**0.010** (0.009-0.011)	**0.013** (0.011-0.014)	**0.016** (0.015-0.018)	**0.019** (0.017-0.022)	**0.023** (0.020-0.026)	**0.025** (0.022-0.030)	**0.028** (0.023-0.034)	**0.030** (0.025-0.037)	**0.033** (0.026-0.043)	**0.035** (0.027-0.047)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Sigma Prime Geosciences, Inc.

Runoff Comparison

Job: Stevaux
No.: 23-238
Date 5/2/2025
by: CMK

Rational Method to Estimate Storm Runoff

$Q_p=CIA_d$

Lot Area (sf):	86621	
Pre-Construction:		
Pervious Area (sf):	86621	
Impervious Area (sf):	0	
Total Area, A_d (sf):	86621	
Area, A_d (acres):	1.989	
Pervious C_{10}:	0.3	
Impervious C_{10}:	0.9	
Weighted C_{10}:	0.3	
Time of Concentration, t_c:	10	minutes
I (rainfall intensity):	From NOAA Atlas 14	
I_{10}=	2.79	in/hr
Q=CIA:	1.664	CFS

Post-Construction:

Pervious Area (sf):	77054	
Impervious Area (sf):	9567	
Total Area, A_d (sf):	86621	
Area, A_d (acres):	1.989	
Pervious C_{10}:	0.3	
Impervious C_{10}:	0.9	
Weighted C_{10}:	0.37	
Time of Concentration, t_c:	10	minutes
I (rainfall intensity):	From NOAA Atlas 14	
I_{10}=	2.79	in/hr
Q=CIA:	2.032	CFS
Difference:	**0.368**	**CFS**
% Increase:	**22.1**	

Detention Basin Sizing

Job: Stevaux
No.: 23-238
Date 5/2/2025
by: CMK

Rational Method to Estimate Storm Runoff

$Q_p=CIA_d$

Area, A_d (sf):	9567
Area, A_d (acres):	0.21963
C:	0.9

Duration=1 hour
I (rainfall intensity): from NOAA Atlas 14 Dataset
I_{60}= 1.110 in/hr

Q= **0.146** CFS

Detention Size (for 1-hour duration):

10-yr Storm:	**527**	CF
FS = 1.2:	**632**	CF

Areas:	Pipe Diam-ft	Trench Width -ft	Trench Depth -ft	Trench Area-sf	Pipe Area -sf	Gravel Area-sf	w/Void Ratio 35%	Total Area-sf
	1	2	2	4	0.79	3.21	1.13	1.91
	1.5	2.5	2.82	7.05	1.77	5.28	1.85	3.62
	2	3	3	9	3.14	5.86	2.05	5.19
	3	4	4	16	7.07	8.93	3.13	10.19

Size Pipes for 10-year event:

1' diam. Pipe:	**330.7**	LF Required
1.5' diam. Pipe:	**174.7**	LF Required
2' diam. Pipe:	**121.7**	LF Required
3' diam. Pipe:	**62.0**	LF Required

3-day percolation check:

Pipe Diameter:	3	feet (side by side 1.5' pipes)
Estimated percolation rate:	1.1	in/hr (lowest perc rate)
Estimated percolation rate:	0.0917	ft/hr
	2.20	ft/day
	3	days
	6.60	ft/sf (perc rate)
	96	sf (needed sf)
Trench Length:	63.0	feet
Trench Width:	1.52	feet
Width of Gravel:	-8.9	inches

Width <6" indicate adeqaute percolation rate.

Culvert Sizing

Job: Stevaux
No.: 23-238
Date 4/9/2025
by: CMK

Rational Method to Estimate Storm Runoff (page 20-13)

$Q_p=CIA_d$ Reference: Civil Engineering Reference Manual

Area (SF):	3353	
Area, A_d (acres):	0.0770	
C (Appendix 20.A):	0.9	
I (rainfall intensity):	NOAA Atlas 14	
Storm Frequency:	10	years
Time of Concentration, t_c	5	minutes
I=	**3.89**	in/hr

Q_p= **0.27** **ft^3/sec** = 120.6 **gal/min**

Culvert Size (page 19-6)

$D=1.335(nQp/sqrt(S))^{3/8}$ Eq. 19.16b, page 19-6, full flow

n:	0.009	Manning roughness coefficient, from Appendix 19.A
S:	0.022	Slope of pipe

D=	**0.29**	**feet**
=	**3.4**	**inches**

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

C.3 and C.6 Development Review Checklist

Municipal Regional Stormwater Permit (MRP 3.0)
Stormwater Controls for Development Projects

COUNTY OF SAN MATEO
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
BLD: 650-599-7311/PLN: 650-363-1825
http://planning.smcgov.org

Project Information (Enter information only into blue-highlighted cells - other cells are locked.)

I.A Enter Project Data (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name:	Stevaux	Case Number:	PLN2024-00210
Project Address:	0 Pescadero Creek Road	Cross Street:	Dearborn Park Road
Project APN:	088-090-030	Project Watershed:	Pescadero Creek
Applicant Name:	Olivier Nolan-Stevaux	Project Phase No.	
Applicant Phone:	650-288-5139	Applicant Email Address:	ostevaux@gmail.com

Development Type: (check all that apply)

- ☐ Small Single-Family Home Project (<10,000 sq. ft. of created and/or replaced impervious surface[1])
- ☑ Large Single-Family Home Project (≥10,000 sq. ft. of created and/or replaced impervious surface[1])
- ☐ Subdivision - Residential: Two or more lot development[2] # of units:
- ☐ Multi-Family Residential # of units:
- ☐ Commercial
- ☐ Industrial, Manufacturing
- ☐ Mixed-Use # of units:
- ☐ New, widened or reconstructed roads related to parcel-based projects[3]
- ☐ Stand-alone pavement maintenance or construction work, or similar work related to parcel-based projects[3]
- ☐ Other redevelopment project as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
- ☐ Institutional: schools, libraries, jails, etc.
- ☐ Parks and trails, camp grounds, other recreational
- ☐ Kennels, Ranches
- ☐ Other, Please specify

Project Description (Don't include past or future phases)[4]: New house on undevoped lot.

I.A.1 Total Project Area: 88,833 square feet (on and off-site)
I.A.2 Total Area on-site: 88,621 square feet (on the private property)
I.A.3 Total Area off-site: 212 square feet (frontage or area in Public Right of Way being improved)
I.A.4 Total Area of land disturbed during construction: 20,000 square feet
(Include all project on-site and off-site areas of clearing, grading, excavating and stockpiling)
I.A.5 Site slope: 5 %

I.A.6 Certification:

I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.

☐ Preliminary Calculations Attached ☐ Final Calculations Attached ☑ Stormwater Control Plan Attached

Name of person completing the form:	Charles Kissick	Title:	Engineer
Signature:		Date:	5/2/2025
Phone Number:	650-728-3590	E-mail:	sigmaprm@gmail.com

[1] Small and Large Detached Single-Family Homes that are not part of a common plan of development[2].

[2] Common Plans of Development (subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other), and/or constructed with shared utilities, are not considered single family home projects by the MRP.

[3] Stand-alone roadway or pavement projects, or pavement work that is part of a project, creating or replacing 5,000 sq. ft. or more of impervious surface may be subject to C.3 requirements - both in public and private areas. See the Roads Factsheet at: www.flowstobay.org/newdevelopment

[4] Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

I.B Is the project a "C.3 Regulated Project" per MRP Provision C.3.b? (Use table below to make determination.)

I.B.1 Enter the amount of Impervious surface Retained, Replaced or Created[5] by the project (use DMA Table in Worksheet D):

Table I.B.1 Impervious[6] and Pervious[6] Surfaces (Match DMA Summary Table in Worksheet D, if applicable)

	Pre-Project	Post-Project			
	I.B.1.a	**I.B.1.b**	**I.B.1.c**	**I.B.1.d**	**I.B.1.e**
Impervious Surfaces (IS) (e.g., sidewalks, driveways, parking areas, patios, roads, rooftops, pools, pathways, etc.)	Existing (Pre-Project) Impervious Surface (sq.ft.)	Existing Impervious Surface to be Retained[5] (sq.ft.)	Existing Impervious Surface to be Replaced[5] (sq.ft.)	New Impervious Surface to be Created[5] (sq.ft.)	Post-Project Impervious Surface (sq.ft.) (=b+c+d)
On-site area (within the parcel/private site boundaries)	-	-	-	9,355	9,355
Off-site area (e.g., frontage/other area in Public Right of Way)	-	-	-	212	212
Subtotal:	-	-	-	9,567	9,567
Total Impervious Surface Replaced and Created: ***(sum of totals for columns I.B.1.c and I.B.1.d):***		**I.B.1.f**	**9,567 sq. ft.**		
Pervious Surfaces (PS) (e.g., landscaping, pervious pavement, bioretention areas, parking strips, street trees, etc. - both on-site and off-site)	Existing (Pre-Project) Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
All pervious off-site area (e.g., frontage/Public Right of Way)[6]	212				-
Landscaping area on-site	88,621				79,266
Pervious Pavement area on-site	-			**I.B.1.g**	783
Green Roof area on-site					
Subtotal:	88,833	**50% Rule Calculation**			80,049
Total Project Area (should be equal to **I.A.1**)	88,833	**I.B.1.h**	**0** %		88,833

I.B.2 Please review and attach additional worksheets as required below using the Total Impervious Surface (IS) Replaced or Created in cell **I.B.1.f** from Table **I.B.1** above and other factors:

	Review Steps	Check One Yes	Check One No	Attach Worksheet
I.B.2.a	Does this project involve any earthwork and/or stockpiling of soil, aggregates etc? If YES, then Check Yes, and Complete Worksheet A. If NO, then Check No, and go to I.B.2.b	☑	☐	A
I.B.2.b	Is **I.B.1.f** greater than or equal to 2,500 sq.ft? If YES, then the Project is subject to Provision C.3.i. - complete Worksheets B, C and go to I.B.2.c. If NO, go to I.B.2.i - or ask municipal staff for Small Project Checklist.	☑	☐	B, C
I.B.2.c	Does the 50% rule apply to the project? Is **I.B.1.h** 50% or more? If YES, site design, source control and treatment requirements apply to the entire on-site area. Continue to I.B.2.d If NO, these requirements apply only to the impervious surface created and/or replaced. Continue to I.B.2.d	☑	☐	
I.B.2.d	Is this project a Roadway Project and is **I.B.1.f** greater than or equal to 5,000 sq.ft? If YES, project may be C.3 Regulated Project. See the Roadways Fact Sheet at: www.flowstobay.org/newdevelopment If NO, go to I.B.2.e	☑	☐	
I.B.2.e	Is **I.B.1.f** greater than or equal to 5,000 sq.ft? Or 10,000 sq.ft. for a Large Single-Family Home? (Small Single-Family Homes are exempt) If YES, project is a C.3 Regulated Project - complete Worksheet D. Then continue to I.B.2.f. If NO, then skip to I.B.2.g.	☑	☐	D
I.B.2.f	Is **I.B.1.f** greater than or equal to 43,560 sq.ft, (i.e., one acre)? If YES, project may be subject to Hydromodification Management requirements - complete Worksheet E then go to I.B.2.g. If NO, then go to I.B.2.g.	☐	☑	E
I.B.2.g	Is **I.A.4** greater than or equal to 43,560 sq.ft., (i.e., one acre)? [**SWRS Site**: Subject to monthly inspections from Oct 1 to April 30; weekly inspections if located in ASBS Watershed] For more information see: www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml If YES, check box, obtain coverage under CA Construction General Permit & submit Notice of Intent to municipality- go to I.B.2.h. If NO, then go to I.B.2.h.	☐	☑	
I.B.2.h	Is this a Special Project or does it have the potential to be a Special Project? If YES, complete Worksheet F - then continue to I.B.2.i. If NO, go to I.B.2.i.	☐	☑	F
I.B.2.i	Is this project a **Hillside Site**? Or a **High Priority Site**? Hillside Sites include those with ≥ 20% slope (see **I.A.5**) disturbing greater than or equal to 5,000 square feet. High Priority Sites include: 1) Project that involve grading in excess of 250 c.y. or requiring a Grading or Land Clearing Permit; or 2) Project with land disturbance of: a.) 1 sq. ft. or greater within the Fitzgerald Marine Reserve ASBS Watershed, b.) 1,000 sq. ft. or greater for areas within 100 feet of a creek, wetland, or coastline; or 3) Any public project involving work within a waterway or any private project involving work within a waterway that requires a permit issued by the Planning and Building Department. [**SWRS Site:** Subject to monthly inspections from Oct 1 to April 30; weekly inspections if located in ASBS Watershed] If YES, complete section G-2 on Worksheet G - then continue to I.B.2.j. and complete the Certification in Section **I.A.6**	☐	☑	G
I.B.2.j	**For Municipal Staff Use Only**: Are you using Alternative Certification for the project review? If YES, then fill out section G-1 on Worksheet G. Fill out other sections of Worksheet G as appropriate. See cell **I.B.1.g** above - Is the project installing 3,000 square feet or more of pervious pavement? If YES, then fill out section G-3 on Worksheet G. Add to Municipal Inspection Lists (C.3 and C.3.h)	☐ ☐	☐ ☐	G

[5] "Retained" means to leave existing impervious surfaces in place; "Replaced" means to install new impervious surface where existing impervious surface is removed anywhere on the same site; and "Created" means the amount of new impervious surface being proposed which exceeds the total amount of existing impervious surface at the site.

[6] Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface: pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3. Gravel pavement is not pervious unless it is constructed using pervious pavement system designs or runoff flows to adjacent landscaping. Pervious off-site areas include landscaped areas such as parking strips and street trees; off-site pervious pavement includes pervious concrete gutters and interlocking permeable concrete paver sidewalks, etc. 7/1/23

Worksheet A

C.6 – Construction Stormwater BMPs

Identify Plan sheet showing the appropriate construction Best Management Practices (BMPs) used on this project:
(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP)
☒	BMP Sheet	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
☒	BMP Sheet	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☒	BMP Sheet	Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
☒	BMP Sheet	Train and provide instruction to all employees/subcontractors re: construction BMPs.
☐		Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
☒	BMP Sheet	Limit construction access routes and stabilize designated access points.
☒	BMP Sheet	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
☒	BMP Sheet	Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☐		Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
☐		Provide notes, specifications, or attachments describing the following: ■ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ■ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ■ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ■ Provisions for temporary and/or permanent irrigation.
☒	C-2	Perform clearing and earth moving activities only during dry weather.
☒	C-2	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☐		Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
☐		Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☒	C-2	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

Worksheet B

C.3 – Source Controls

Select appropriate source controls and identify the detail/plan sheet where these elements are shown.

Yes	Detail/Plan Sheet No.	Features that require source control	Source Control Measures (Refer to Local Source Control List for detailed requirements)
☐		Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.
☐		Floor Drains	Plumb interior floor drains to sanitary sewer [or prohibit].
☐		Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[8]
☐		Landscaping	■ Retain existing vegetation as practicable. ■ Follow ReScape (www.rescapeca.org) principles. Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ■ Minimize use of pesticides and quick-release fertilizers. ■ Use efficient irrigation system; design to minimize runoff.
☐		Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.[8]
☐		Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ■ Connected to a grease interceptor prior to sanitary sewer discharge.[8] ■ Large enough for the largest mat or piece of equipment to be cleaned. ■ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.
☐		Refuse Areas	■ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ■ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[8] ■ For more information, see the New Development Projects Litter Reduction Fact Sheet at: https://www.flowstobay.org/wp-content/uploads/2021/06/New-Dev-Litter-Reduction-Fact-Sheet-
☐		Outdoor Process Activities[9]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[8]
☐		Outdoor Equipment/ Materials Storage	■ Cover the area or design to avoid pollutant contact with stormwater runoff. ■ Locate area only on paved and contained areas. ■ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[8], and contain by berms or similar.
☐		Vehicle/ Equipment Cleaning	■ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[8], and sign as a designated wash area. ■ Commercial car wash facilities shall discharge to the sanitary sewer.[8]
☐		Vehicle/ Equipment Repair and Maintenance	■ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ■ No floor drains unless pretreated prior to discharge to the sanitary sewer.[8] ■ Connect containers or sinks used for parts cleaning to the sanitary sewer.[8]
☐		Fuel Dispensing Areas	■ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ■ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.
☐		Loading Docks	■ Cover and/or grade to minimize run-on to and runoff from the loading area. ■ Position downspouts to direct stormwater away from the loading area. ■ Drain water from loading dock areas to the sanitary sewer.[8] ■ Install door skirts between the trailers and the building.
☐		Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[8]
☐		Miscellaneous Drain or Wash Water	■ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[8] ■ Roof drains from equipment drain to landscaped area where practicable. ■ Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.[8]
☐		Architectural Copper Rinse Water	■ Drain rinse water to landscaping, discharge to sanitary sewer[8], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."[10]

8 Any connection to the sanitary sewer system is subject to sanitary district approval.
9 Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.
10 See the Flowstobay website: https://flowstobay.org/wp-content/uploads/2020/04/ArchitecturalcopperBMPs.pdf

Worksheet C

Low Impact Development – Site Design Measures

Select Appropriate Site Design Measures *(Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion.) Projects that create and/or replace between 2,500 and 5,000 sq.ft. of impervious surface, and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface, must include* ***one of Site Design Measures a through f*** *(Provision C.3.i requirements).*[10] *Larger (>=5,000 sq.ft) projects must also include applicable Site Design Measures g through i. Consult with municipal staff about requirements for your project.*

Select appropriate site design measures and Identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet No.	Site Design Measures
☐		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-1	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the C.3 Regulated Projects Guide downloadable at www.flowstobay.org/newdevelopment
☐		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C.3 Regulated Projects Guide downloadable at www.flowstobay.org/newdevelopment
☐		g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies;
☐		h. Conserve natural areas, including existing trees, other vegetation and soils.
☒	C-1	i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet No.	Site Design Measures
☐		j. Self-treating area (see Section 4.2 of the C.3 Regulated Projects Guide)
☒	C-1	k. Self-retaining area (see Section 4.3 of the C.3 Regulated Projects Guide)

[10] See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.i for projects that create/replace between 2,500 and 5,000 sq.ft. of impervious surface and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface.

Worksheet D

C.3 Regulated Projects and Non-Regulated GI Projects

Stormwater Treatment Measures and Site Design Measures by Drainage Management Area (DMA)

Check all applicable boxes, answer questions and fill in cells related to the site design and treatment measure(s) included in the project.

Drainage Management Area Summary Table

Complete the information below at the Entitlement, Building Permit and Certificate of Occupancy stages for Regulated C.3 Projects and Non-Regulated Green Infrastructure Projects. (The first four cells are automatically filled in from the Project Info sheet.)

Project Name:	Stevaux		
Project Address:	0 Pescadero Creek Road		
Cross Streets:	Dearborn Park Road		
APN:	088-090-030		
Special Project[11]?	No		**of C.3.d amount of runoff treated by Non-LID Systems on the Special Project site.**
C.3 Regulated?	Yes		
Public or Private Project?	Private	Public projects are those on public property or ROW; private projects are on privately-owned property but can include improvements in the public ROW required as part of the project.	

DMA Identification Number	Impervious Area[12] (ft^2)	Pervious Area[13] (ft^2)	Type of Site Design Measure or Treatment Measure[14]	Sizing Criteria Used[15]	Size Required[16]	Size Provided
DMA 1	9567		Detention Basin	Other	62 LF	62 LF
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
add rows, if needed						
TOTALS	-	-	N/A	N/A	N/A	N/A
Totals from Project Info Sheet Cells	-	-				

Is the project harvesting and using rainwater? Yes ☐	Rainwater Harvesting/Use Measures: ☐ Rainwater Harvesting for indoor non-potable water use ☐ Rainwater Harvesting for landscape irrigation use

A long term Operations and Maintenance (O&M) Agreement and Plan for this project will be required. Please contact the municipality for an agreement template and/or consult the C.3 Regulated Projects Guide and table of contents at www.flowstobay.org/newdevelopment for maintenance plan templates for specific facility types.

11 Special Projects are smart growth, high density, transit-oriented or affordable housing developments with the criteria defined in Provision C.3.e.ii.(2), (3) or (4) (see Worksheet F).

12 The sq.ft. of impervious area within the Drainage Management Area

13 The sq.ft. of pervious area within the Drainage Management Area

14 "Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

15 Select from the menu which of the following Provision C.3.d.i hydraulic sizing methods was used, if any. Volume based approaches: 1(a) Urban Runoff Quality Management approach, or 1(b) 80% capture approach (recommended volume-based approach). Flow-based approaches: 2(a) 10% of 50-year peak flow approach, 2(b) 2 times the 85th percentile rainfall intensity approach, 2(c) 0.2-Inch-per-hour intensity approach (recommended flow-based approach - also known as the 4% rule for bioretention), or 3 Combination flow and volume-based approach. "Other" is used for Site Design Measures such as Self-Retaining or Self-Treating Areas.

16 Each DMA should drain to one treatment area (unless it is self-treating or self-retaining). If multiple DMAs are draining to one treatment area, they should be combined into one DMA. If one DMA drains to multiple treatment areas, that DMA should be split up so there is one DMA per treatment area (which allows the treatment area to be properly sized).

SAN MATEO COUNTY HEALTH
ENVIRONMENTAL HEALTH SERVICES

Environmental Health Services
Land Use Program
2000 Alameda de las Pulgas, Suite #100
San Mateo, CA 94403
Phone:(650) 372-6200 Fax: (650) 627-8244
smcheal!th.org/landuse

WATER WELL APPLICATION

Domestic, Agricultural, Cathodic, Exploratory, Geothermal Heat Exchange

ALL WORK MUST BE SCHEDULED WITH ENVIRONMENTAL HEALTH STAFF AT LEAST 2 WORKING DAYS IN ADVANCE

(Check one or more)

D PE 4666 Well Drilling Permit
D PE 4667 Abandonment/Destruction
D PE 4670 Permit Extension
O PE 4678 ExceptionNariance

Fees must be submitted with application (See land use fee guide)

X PE 4668 Certification (Pump Test)
D PE 4672 Permit to Operate as Domestic Source
D PE 4210 Resubmttal: _____
☐ PE 4699 Other: _____

Ground Source Heat Exchange Bores: (check one)

D PE 4686 from 1 to 3 bores
D PE 4687 from 4 to 8 bores
D PE 4688 from 9 to 13 bores
D PE 4689 from 14 to 19 bores
D PE 4690 from 20 to 29 bores
D PE 4691 from 30 to 39 bores

SITE INFORMATION:

SITE ADDRESS: Pescadero Creek Rd (no number yet) City: Pescadero Zip: 94060

APN (9 digit number required): **088-090-030** CDX or CDP: _____

Type of well: _____ Depth to be drilled: _____

Depth of proposed annular seal: _____ Size of outer casing: ____ Type of casing: ____

WELL OWNER INFORMATION:

WELL OWNER: Olivier Nolan-Stevaux Phone: 650-288-5139 Cell Phone: 650-288-5139

PROPERTY OWNER INFORMATION:

PROPERTY OWNER: Olivier Nolan-Stevaux

Mailing Address: 340 Hazel Ave City: Millbrae Zip: 94030

Phone: 650-288-5139 Cell Phone: 650-288-5139 Email: ostevaux@gmail.com

CONTRACTOR INFORMATION:

CONTRACTOR: SIMMS PLUMBING & WATER Inc. C-57 License Number: 725194

Mailing Address: PO BOX 9 City: PESCADERO Zip: 94060

Phone: 650-879-1823 Email: N/A

Contractor Signature: fM_,_ Date: 10/11/2023

Property Owner/Agent Signatu : Date: 10/14/2023

(Attach a letter from the property owner providing authorization if signed by an agent)

*APN (Assessor Parcel Number) or as CATHODIC for cathodic protection wells in public right-of-way
*Applicant/Agent's Signature (Attach a letter from the Property Owner providing authorization if signed by an Agent.)
*Contractor's information and signature (except for Pump Test and Permit to Operate)
•3 Plot plans submitted (for Well Drilling Permit or ExceptionNariance)
*Method of Abandonment/Destruction on separate sheet (required for Well Abandonment/Destruction only)

see next page for important notes.

ALL FEES ARE NON-REFUNDABLE

APPLICATION WILL BE VOID AFTER 1 YEAR FROM DATE OF SUBMITTAL IF UNABLE TO PERMIT
PERMITS ARE NONTRANSFERABLE AND MUST BE POSTED ON-SITE IN A CONSPICUOUS PLACE

SIMMS PLUMBING & WATER EQUIPMENT, INC.

P.O. BOX 738
PESCADERO, CA 94060
(650) 879-1823

WELL REPORT INFORMATION

OWNERS NAME	OLIVIER NOLAN-STEVAUX
ADDRESS	088-090-030 PESCADERO CREEK RD
TEST DATE	DECEMBER 12, 2023
WELL DEPTH	38'-0
STANDING WATER LEVEL	25'-0
STABILIZED WATER LEVEL	31'-2
PUMP SETTING	33'-0
TIME TEST BEGAN	9:45 AM

TIME	DRAWDOWN	G.P.M.
9:45	25'-0	11.0
10:00	27'-0	10.0
10:15	28'-0	9.5
10:30	30'-0	9.0
10:45	31'-2	4.2
11:00	31'-2	4.2
11:15	31'-2	4.2
11:30	31'-2	4.2
11:45	31'-2	4.2
12:00	31'-2	4.2
12:15	31'-2	4.2
12:30	31'-2	4.2
12:45	31'-2	4.2
1:00	31'-2	4.2
1:15	31'-2	4.2
1:30	31'-2	4.2
1:45	31'-2	4.2
2:00	31'-2	4.2
2:15	31'-2	4.2
2:30	31'-2	4.2
2:45	31'-2	4.2
3:00	31'-2	4.2

ANALYTICAL CHEMISTS
and
BACTERIOLOGISTS
Approved by State of California

SOIL CONTROL LAB

42 HANGAR WAY
WATSONVILLE
CALIFORNIA
95076
USA

TEL: 831-724-5422
FAX: 831-724-3188

Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 3120264
Reporting Date: December 14, 2023

Bacteriological Examination of Water for Coliform Organisms

Date Received: Water sample(s) received December 13, 2023
Project # / Name: None / Pescadero Rd- 088-090-030
Water System #/Name: NA
Sampling Type: Routine Sampling Period: Dec 2023
Sampler's Name: Jose Macias / Simms Plumbing
Matrix: Drinking Water

Sample Identification	Sampling Date	Sampling Time	Total Coliforms	E. coli
Pescadero Rd -080-090-030	12/12/23	13:00	Present	Absent

Date/Time Analyzed: 12/13/23 17:46
Method of Analysis: SM 9223 B

CA ELAP Certificate #1494 (This identifies our Laboratory to the Health Department)

Mike Galloway

ANALYTICAL CHEMISTS
and
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SOIL CONTROL LAB

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95076
USA

TEL: 831-724-5422
FAX: 831-724-3188

Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 3120264
Reporting Date: December 23, 2023

Date Received: December 13, 2023
Project # / Name: None / Pescadero Rd- 088-090-030
Water System #: NA
Sample Identification: Pescadero Rd -080-090-030, sampled 12/12/2023 1:00:00PM
Sampler Name / Co.: Jose Macias / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 3120264-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
General Mineral							
Nitrate as N	ND	mg/L	0.4	10	EPA 300.0	12/14/23	
pH	7.0	pH Units	0.1	-	SM4500-H+ B	12/13/23	
Specific Conductance (EC)	700	uS/cm	1.0	1600	SM 2510 B-1997	12/13/23	
Hydroxide as OH	ND	mg/L	2.0	-	SM 2320 B-1997	12/13/23	
Carbonate as CO3	ND	mg/L	2.0	-	SM 2320 B-1997	12/13/23	
Bicarbonate as HCO3	270	mg/L	2.0	-	SM 2320 B-1997	12/13/23	
Total Alkalinity as CaCO3	220	mg/L	14	-	SM 2320 B-1997	12/13/23	
Hardness	220	mg/L	5.0	-	SM 2340 B	12/14/23	
Total Dissolved Solids	460	mg/L	10	1000	SM2540C	12/14/23	
Chloride	53	mg/L	1.0	500	EPA 300.0	12/14/23	
Sulfate as SO4	78	mg/L	0.50	500	EPA 300.0	12/14/23	
Fluoride	0.25	mg/L	0.10	2	EPA 300.0	12/14/23	
Calcium	47	mg/L	0.50	-	EPA 200.7	12/14/23	
Magnesium	24	mg/L	0.50	-	EPA 200.7	12/14/23	
Potassium	2.7	mg/L	0.50	-	EPA 200.7	12/14/23	
Sodium	66	mg/L	0.50	-	EPA 200.7	12/14/23	
* Iron	22000	ug/L	50	300	EPA 200.7	12/14/23	
* Manganese	590	ug/L	20	50	EPA 200.7	12/14/23	
Copper	ND	ug/L	50	1000	EPA 200.7	12/14/23	
Zinc	53	ug/L	50	5000	EPA 200.7	12/14/23	
Inorganics							
Nitrate+Nitrite as N	ND	mg/L	0.4	10	EPA 300.0	12/14/23	
Arsenic	ND	ug/L	2.0	10	EPA 200.8	12/14/23	
Barium	ND	ug/L	100	1000	EPA 200.8	12/14/23	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.
State Drinking Water Limits[1] - as listed by California Administrative Code, Title 22.
* - a * in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.

Mike Galloway

ANALYTICAL CHEMISTS
and
BACTERIOLOGISTS
Approved by State of California

SOIL CONTROL LAB

42 HANGAR WAY
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TEL: 831-724-5422
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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 3120264
Reporting Date: December 23, 2023

Date Received: December 13, 2023
Project # / Name: None / Pescadero Rd- 088-090-030
Water System #: NA
Sample Identification: Pescadero Rd -080-090-030, sampled 12/12/2023 1:00:00PM
Sampler Name / Co.: Jose Macias / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 3120264-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
Inorganics							
Boron	200	ug/L	100	-	EPA 200.7	12/14/23	
Cadmium	ND	ug/L	1.0	5	EPA 200.8	12/14/23	
Chromium	2.0	ug/L	1.0	50	EPA 200.8	12/14/23	
Cyanide (total)	ND	ug/L	100	200	SM 4500-CN F-1999	12/14/23	
Lead	ND	ug/L	5.0	15	EPA 200.8	12/14/23	
Mercury	ND	ug/L	1.0	2	EPA 245.1	12/21/23	
Selenium	ND	ug/L	5.0	50	EPA 200.8	12/14/23	
Silver	ND	ug/L	10	100	EPA 200.8	12/14/23	
MBAS (Surfactants)	ND	mg/L	0.025	0.5	SM 5540 C-2000	12/14/23	
Aluminum	340	ug/L	50	1000	EPA 200.8	12/14/23	
Antimony	ND	ug/L	6.0	6	EPA 200.8	12/14/23	
Beryllium	ND	ug/L	1.0	4	EPA 200.8	12/14/23	
Nickel	11	ug/L	10	100	EPA 200.8	12/14/23	
Thallium	ND	ug/L	1.0	2	EPA 200.8	12/14/23	
Nitrite as N	ND	mg/L	0.4	1	EPA 300.0	12/14/23	
General Physical							
Color	24	Color Units	3.0	-	SM 2120B	12/13/23	
Threshold Odor No.	ND	T.O.N.	1.0	-	SM 2150B	12/13/23	
Turbidity	60	NTU	0.10	-	SM 2130 B-2001	12/13/23	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.
State Drinking Water Limits[1] - as listed by California Administrative Code, Title 22.
* - a * in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.

Mike Galloway

SOL ECOLOGY

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

July 10, 2024

Olivier Nolan-Stevaux
c/o Abby Wittman
Clever Homes by Toby Long Design
6114 La Salle Avenue #552
Oakland, CA 94611

Re: Coastal Biological Resources Evaluation for the Nolan-Stevaux Pescadero Creek Road Project, Pesacdero, San Mateo County, California

Dear Ms. Wittman,

The purpose of this letter report is to provide the results of a biological resource evaluation (BRE) of the natural communities, sensitive habitats, and special status species potentially present at the Stevaux property (APN 088-090-030), located on Pescadero Creek Road, in rural San Mateo County, California (Project Study Area; Attachment A, Figure 1). This assessment is required for a new coastal development permit by the San Mateo County Planning Department. The purpose of this project is to build a single-family home with related appurtenances including a new septic system.

The 1.99-acre Project Study Area is located on Pescadero Creek Road, approximately 4.4 miles east of the town of Pescadero. The Project Study Area is on a slope running west from Pescadero Creek Road down to the riparian corridor of Pescadero Creek, which flows on a southern course along the western boundary of the Project Study Area. Surrounding properties are used for agriculture and residences. The creek sustains a thick riparian corridor dominated by willows and alders, with Douglas fir, redwood, and box-elder interspersed. Outside of the riparian corridor, the Project Study Area is primarily ruderal grassland. The entire property is in designated critical habitat for California red-legged frog (*Rana draytonii*).

The purpose of the assessment is to complete an evaluation of potential impacts to sensitive coastal habitats (or ESHA) from development of the proposed Project Study Area, under the guidelines of the San Mateo County Local Coastal Plan (LCP). This report describes the results of the assessment and provides recommendations for avoidance and minimization measures of any ESHA protected by local, state, and/or federal laws and regulations present on or in the immediate vicinity of the Project Study Area.

Methods

On April 5 and April 18, 2024, Sol Ecology, Inc. (Sol Ecology) biologists conducted a biological resources study at the Project Study Area which includes the proposed project footprint and outlying areas that could be affected indirectly by project activities (Attachment A, Figure 1). Prior to the site visit, Sol Ecology biologists reviewed the Google Earth aerial images, USGS topographic quadrangle maps, and the County of San Mateo Mid-Coast Local Coastal Program (LCP) to evaluate whether sensitive biological resources (e.g., wetlands) or special status species could occur in the Project Study Area and vicinity. In addition, the following literature and databases were also reviewed:

- Soil Survey of San Mateo County, California [U.S. Department of Agriculture (USDA) Web Soil Survey;
- California Native Plant Society's (CNPS) *A Manual of California Vegetation, Online Edition*[1]
- CNPS's Inventory of Rare and Endangered Plants of California search for U.S. Geological Survey (USGS) 7.5-minute La Honda quadrangle and eight adjacent quadrangles[2];
- California Natural Diversity Database (CNDDB) records search for USGS 7.5-minute La Honda quadrangle and seven adjacent quadrangles[3];
- U.S. Fish and Wildlife Service (USFWS) list of threatened and endangered species for the Project Study Area[4];
- CDFG (California Department of Fish and Game) publication "California's Wildlife, Volumes I-III"[5];
- CDFG publication California Bird Species of Special Concern[6];
- California Department of Fish and Wildlife (CDFW) and University of California Press publication California Amphibian and Reptile Species of Special Concern[7];
- USFWS National Wetlands Inventory, Wetlands Mapper[8]; and

[1] California Native Plant Society (CNPS). 2024a. A Manual of California Vegetation, Online Edition. Sacramento, California. Online at: http://vegetation.cnps.org/; accessed: May 2024

[2] CNPS, Rare Plant Program. 2024 Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Available at: http://www.rareplants.cnps.org. Most recently accessed: May 2024.

[3] CDFW. 2024. California Natural Diversity Database (CNDDB). Wildlife and Habitat Data Analysis Branch, Sacramento, CA. Most recently accessed: May 2024.

[4] U.S. Fish and Wildlife Service. 2024. Information for Conservation and Planning Database. Available at: https://ecos.fws.gov/ipac/location/index. Most recently accessed: May 2024.

[5] Zeiner, DC, WF Laudenslayer, Jr., KE Juneer, and M White. 1990. California's Wildlife, Volume I-III: Amphibians and Reptiles, Birds, Mammals. California Statewide Wildlife Habitat Relationships System, California Department of Fish and Game, Sacramento, CA.

[6] Shuford, WD, and T Gardali (eds). 2008. California Bird Species of Special Concern: A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and CDFG, Sacramento.

[7] Thomson, R.C., A.N. Wright, and H.B. Shaffer. 2016. California Amphibian and Reptile Species of Special Concern. California Department of Fish and Wildlife University Press.

[8] USFWS. 2020. National Wetlands Inventory, Wetlands Mapper. Available at: https://www.fws.gov/wetlands/data/mapper.html. Most recently accessed: May 2024.

- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey[9].

The site assessment focused on determining whether suitable habitat elements for special status species (including those unique species listed in the LCP) documented to occur in the surrounding vicinity are present on the Project Study Area or not and whether the project would have the potential to result in impacts to any of these species and/or their habitats either on- or off-site.

The Project Study Area was also evaluated to determine if any coastal wetland (one-parameter rule) is present, or if a riparian corridor is present. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be present also. To qualify, a coastal wetland must contain at least a 50 percent cover of some combination of these plants, unless it is a mudflat. Riparian corridors were identified as areas along streams that naturally support native vegetation and wetlands. These areas filter runoff, provide runoff protection, and facilitate groundwater recharge. Setbacks for wetlands per the LCP are 100 feet; setbacks for riparian corridors are 50-feet for perennial streams and 30-feet for intermittent.

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

[9] USDA, NRCS. 2019. Web Soil Survey. Web application. Last updated: April 9, 2019. Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Most recently accessed: May 2024.

Supplement[10] 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.

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)[11] 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 present in combination with an obligate species and clear indicators of hydrology were present.

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

OBL	Obligate (OBL)	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 the Project Study Area were classified based on existing plant community descriptions described in the CNPS Online Manual. However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Sensitive habitats are those habitats defined as sensitive under the Mid-Coast LCP Section 7.1 and are described below if found.

The elevation within the Project Study Area is 29 to 37 meters (96 to 122 feet) above mean sea level. The Project Study Area encompasses two soil map units identified by the USDA, NRCS (USDA 2019):

- **Soquel loam, gently sloping:** moderately well drained; this soil map unit occurs in flood plains and has a parent material of alluvium. Soquel loam is not rated as a hydric soil. Minor components include Corralitos (10%) and Farallon (5%).
- **Corralitos sandy loam, gently sloping:** this soil map unit is somewhat excessively drained and occurs in alluvial fans and flood plains. The soil parent material is alluvium. Corralitos sandy

[10] 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).
[11] USACE. 2020. National Wetland Plant List. Western Mountains, Valleys, and Coast Regional List. Online at: https://wetland-plants.usace.army.mil/nwpl_static/v34/home/home.html; accessed: April 2024

loam is not rated as a hydric soil. Minor components Soquel (5%), Tunitas (5%), and Dublin (5%).

- **Tunitas loam, sloping, eroded:** this soil map unit is moderately well drained and occurs in alluvial fans and flood plains. The soil parent material is alluvium. Tunitas loam is not rated as a hydric soil but is farmland of statewide importance. Minor components Soquel (5%), Corralitos (5%), Botella (5%).

The Project Study Area is comprised of a ruderal field covered in non-native grasses and herbs and riparian woodland adjacent to Pescadero Creek on the west side of the Project Study Area. Within the ruderal field, non-native species include sow thistle (*Sonchus oleraceus*), wild oat (*Aveena barbata*), sheep sorrel (*Rumex crispex*), wild geranium (*Geranium dissectum*), bristly oxtongue (*Helminthotheca echioides*), hairy cats ears (Hypochaeris radicata) and soft wild brome (*Bromus hordeaceus*). A few coast live oaks (*Quercus agrifolia*) and shreve oaks (*Quercus parvula* var. *shrevei*) are scattered throughout the Project Study Area. Species observed during the assessment are provided in Attachment C.

Sensitive Habitats (ESHA)

Based on data available on the site and conditions observed at the time of the site assessment, one ESHA, riparian habitat, was observed outside the Project footprint but within the Project Study Area. This riparian habitat is associated with Pescadero Creek, as shown on Figure 1 (Attachment A). The riverine habitat of the creek itself is outside of the boundaries of the parcel.

Riparian

The riparian corridor associated with Pescadero Creek consists of dense vegetation dominated by a contiguous canopy comprised of a mix of arroyo willow (*Salix lasiolepis*), box elder (*Acer negundo*) and red alder (*Alnus rubra*) surrounded by coast redwood (*Sequoia sempervirens*) and douglas fir (*Pseudotsuga menziesii*) further to the west over Pescadero Creek. The riparian understory is dominated by a mix of native and non-native shrubs and herbs such as poison oak (*Toxicodendron diversilobum*), and many invasive species including cape ivy (*Delairea odorata*), poison hemlock (*Conium maculatum*), and forget-me-nots (*Myosotis* sp.). Bird activity was high in the riparian corridor. Birds observed included song sparrow (*Melospiza melodia*), acorn woodpecker, and Allen's hummingbird (*Selasphorus sasin*). An old San Francisco dusky-footed woodrat (SFDFW; *Neotoma fuscipes annectens*) nest complex was present in the riparian corridor although it may no longer be active. Both Allen's hummingbird and SFDFW are considered special status species.

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. CDFW Species of Special Concern, CDFW California Fully Protected species, USFWS Birds of Conservation Concern, and CDFW Special-status Invertebrates are all considered special-status species. Furthermore, CDFG Fish and Game 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 in this report include all rare or unique species listed in the LCP.

Fourteen (14) special status plants have been documented within 5 miles of the Project Study Area (Attachment A, Figure 2). Of these, none are present or have potential to occur in the Project Study Area due to the disturbed nature of the site, along with soil and habitat type conditions present. One species, San Mateo woolly sunflower, was documented in an approximate location northeast of the Project footprint in 1929. This occurrence is presumed extirpated after multiple surveys could not relocate it following development in the area. No indirect effects to this species are likely due to lack of suitable habitat.

Eighteen (18) special status animals have been documented within 5 miles of the Project Study Area (Attachment A, Figure 3). Given proximity of the site to Pescadero Creek and its associated riparian habitat and creek corridor to the west (outside the Project Study Area), two federal listed wildlife species, and four special status wildlife species along with other migratory bird species protected under the MBTA may be present in the Project Study Area, in surrounding habitats outside the proposed project footprint. These species are described in greater detail in Table 1 below.

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

Scientific Name/ Common Name	Status[1]	Habitat	Potential for Occurrence Within the Project Footprint
Amphibians and Reptiles			
Thamnophis sirtalis tetrataenia San Francisco garter snake	FE, SE, FP	Occur in the vicinity of freshwater marshes, ponds, and slow-moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Upland areas near water are also very important for refuge sites.	**Low Potential:** Four occurrences are found within five miles; the nearest occurrence is about 1.6 miles NNE of the site, where several individuals were detected between 1971-1983 and 1987. Pescadero Creek and the nearby Butano Creek are documented to provide foraging and dispersal habitat for this species. This species is not likely to be present in the proposed footprint due to the lack of available cover and pond habitat, and limited refugia close to water. Given the site is not within any dispersal corridor to nearby ponds, and there may no longer be extant source populations within dispersal distance of the Project Study Area, SFGS is not expected to occur in upland habitats beyond the riparian corridor.
Rana draytonii California red-legged frog	FT, SSC	Lowlands in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation. Requires 11 to 20 weeks of permanent water for larval development. Prefers shorelines with extensive vegetation. Disperses through upland habitats after rains.	**Moderate-High Potential:** The site is within designated critical habitat. Multiple occurrences are found within five miles; the nearest is within one mile of the Project Study Area. Pescadero Creek is documented to provide breeding, foraging, and dispersal habitat for this species. The riparian habitat is an important corridor for dispersal which contains suitable upland refugia such as large woody debris. The steep creek banks adjacent to the Project Study Area may limit their dispersal from the creek into the work footprint. Outside of the riparian habitat, there are limited rodent burrows on the site which only provide marginally suitable refugia for dispersing frogs. There are also no suitable breeding ponds in the direction or vicinity of the Project Study Area which would attract CRLF to use it as a dispersal corridor outside of the riparian habitat. As such, CRLF can be expected to occur within the riparian corridor in the Project Study Area but have a low likelihood of dispersing through the work footprint.
Birds			
Selasphorus sasin Allen's hummingbird	BCC	Resident to the coast of California and Oregon during the breeding season. Nests are constructed in trees or shrubs near shady streams in both understory and tree canopy.	**Presumed Present:** An Allen's hummingbird was observed in the Project Study Area. Suitable nesting and foraging habitat are present in the riparian corridor, which features shade over Pescadero Creek and flowering plants for foraging. Allen's hummingbird is typically present in San Mateo County from late January to early August and may breed between February and July.

Mammals			
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	SSC	Forest, riparian, and chaparral habitats of moderate canopy and moderate to dense understory. Constructs nests of shredded grass, leaves, and other material.	**High Potential**: An old, possibly abandoned SFDFW house was observed in the riparian corridor. SFDFW is prevalent in coastal riparian habitat and is highly likely to use the shaded understory of the riparian corridor in the Project Study Area, which provides adequate canopy and understory cover for nest construction and foraging. However, they are unlikely construct nests in the work footprint outside of the riparian corridor.

[1] FE/FT – Federal Endangered/Threatened SE/ST – State Endangered/Threatened FC/SC – Federal or State Candidate
SSC – CDFW Species of Special Concern FP – CDFW Fully Protected Species BCC – Bird of Conservation Concern

Other species identified in the database review or LCP are not likely to occur on the Project Study Area due to the absence of suitable habitat elements or vegetation communities including coastal prairie, or dune habitat, pond habitat, refugia (downed logs, rock outcrops, large burrows, etc.), suitable bat roosts, friable soils, appropriate elevations, etc. Generally, the Project Study Area's overall disturbed nature and regular tilling likely precludes most native flora and fauna.

Discussion and Recommendations

Based on the results of this assessment, riparian habitat is present on the western side of the Project Study Area. This riparian habitat is considered ESHA and the avoidance of impacts within a 50-foot buffer of this riparian habitat is required.

All Project activities are proposed to occur outside the 50-foot riparian setback associated with Pescadero Creek. This habitat is likely to support at least three (3) special status wildlife species described in Table 1, including the federally listed CRLF. While CRLF movements are likely to be restricted to the riparian corridor, CRLF may make overland movements during periods of wet weather. As such, best management practices are provided below to ensure avoidance of any dispersing individuals. Similarly, Allen's hummingbird, and other migratory birds may nest in surrounding habitats, and if present, could be adversely affected during the nesting season.

Incorporation of the following avoidance and minimization measures will ensure that take of these species is completely avoided:

1. **Environmental Awareness Training**: Prior to the start of work, environmental awareness training should be provided to all construction crew. Training will include a description of all biological resources that may be found on or near the Project Study Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project Study Area.

2. **Wildlife Exclusion Fencing** (WEF): At least 14 days prior to the commencement of construction-related activities, CRLF exclusion fencing with exit funnels shall be installed between the riparian corridor and the Project footprint under the direction of a qualified biologist. Following installation, the fence should be inspected weekly by trained construction personnel to monitor and maintain the fence throughout the duration of the Project's ground-disturbing activities.

3. **Erosion control Materials**: 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 mono-filament netting (erosion control matting) rolled erosion control products, or similar material shall not be used.

4. **Pre-Construction Wildlife Surveys**: Pre-construction surveys for CRLF shall be conducted prior to initiation of project activities within 48 hours of the start of ground disturbance activities. After the Wildlife Exclusion Fence has been properly erected, scoping of any burrows on the site to ascertain the absence of CRLF is recommended in lieu of daily biological monitoring. Surveys are to be conducted by a qualified biologist. If CRLF is detected during the survey, the animal should be allowed to leave the area on its own accord before work commences.

5. **Nesting Bird Seasonal Work Window or Surveys:** Construction-related activities (including grubbing or ground disturbance) should be initiated during the non-nesting season from September 1 to January 31 to the extent feasible. If work cannot be initiated during this period, then nesting bird surveys should be performed in suitable nesting habitat within 250 feet of the project footprint prior to the start of activities.

   If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 feet for songbirds and up to 250 feet for nesting raptors. Surveys are generally valid for 7 to 10 days and should be repeated if there is a lapse in construction-related activities for greater than 7 days during the nesting season.

Please do not hesitate to contact me with any questions.

Sincerely,

Dana Riggs,
Principal Biologist

Attachments (3): (A) Project Figures; (B) Site Photographs; (C) Observed Species Tables; (D) Database Search Results

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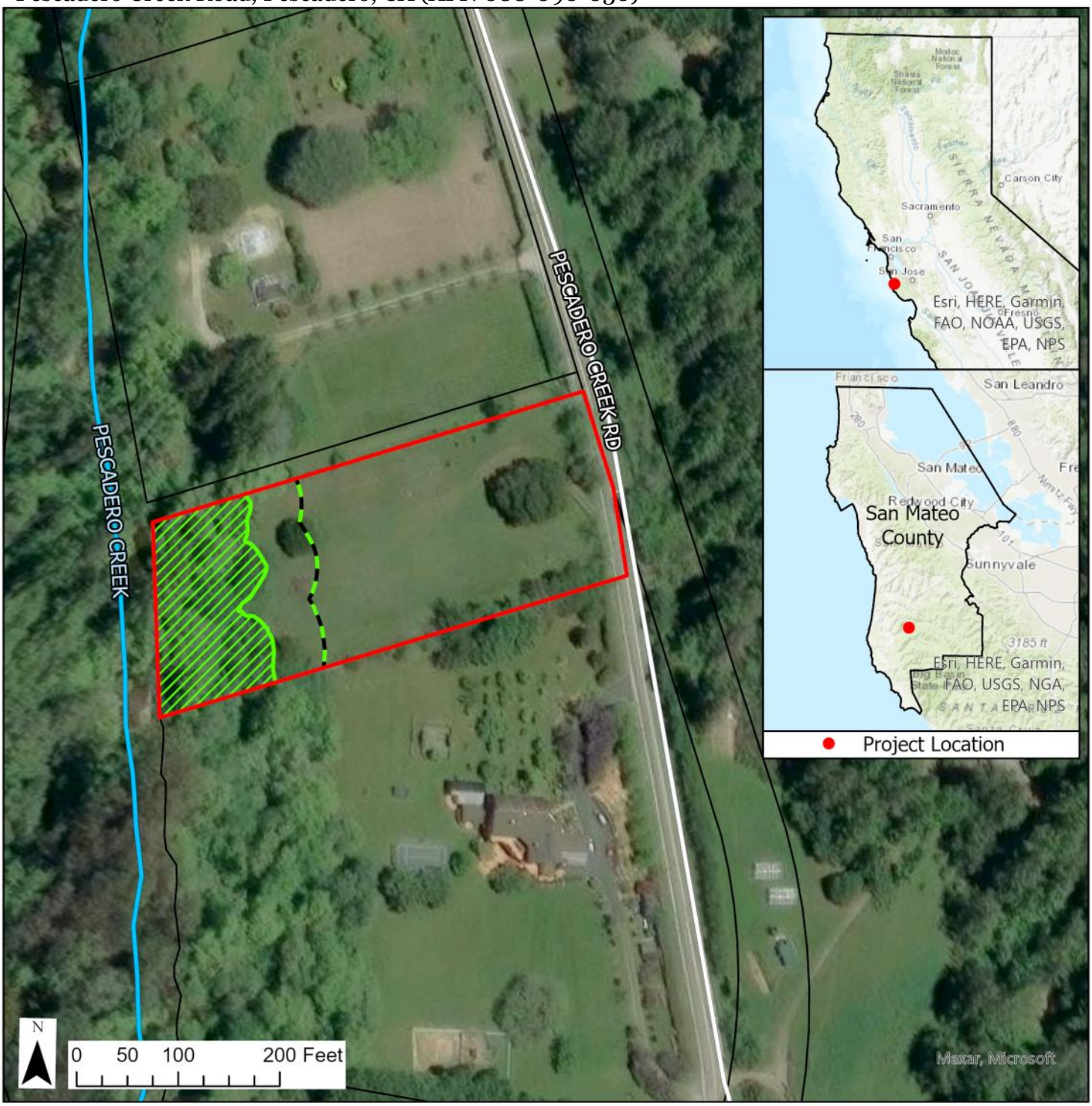
Attachment A. Project Figures

Figure 1: Location of Project

Pescadero Creek Road, Pescadero, CA (APN 088-090-030)



Study Area | Riparian Habitat | Roads

Parcels | 50-foot Riparian Buffer | Streams

Date: 4-23-2024
Data: Sol Ecology Inc., San Mateo Co.

Base: ESRI
GIS: JC2412

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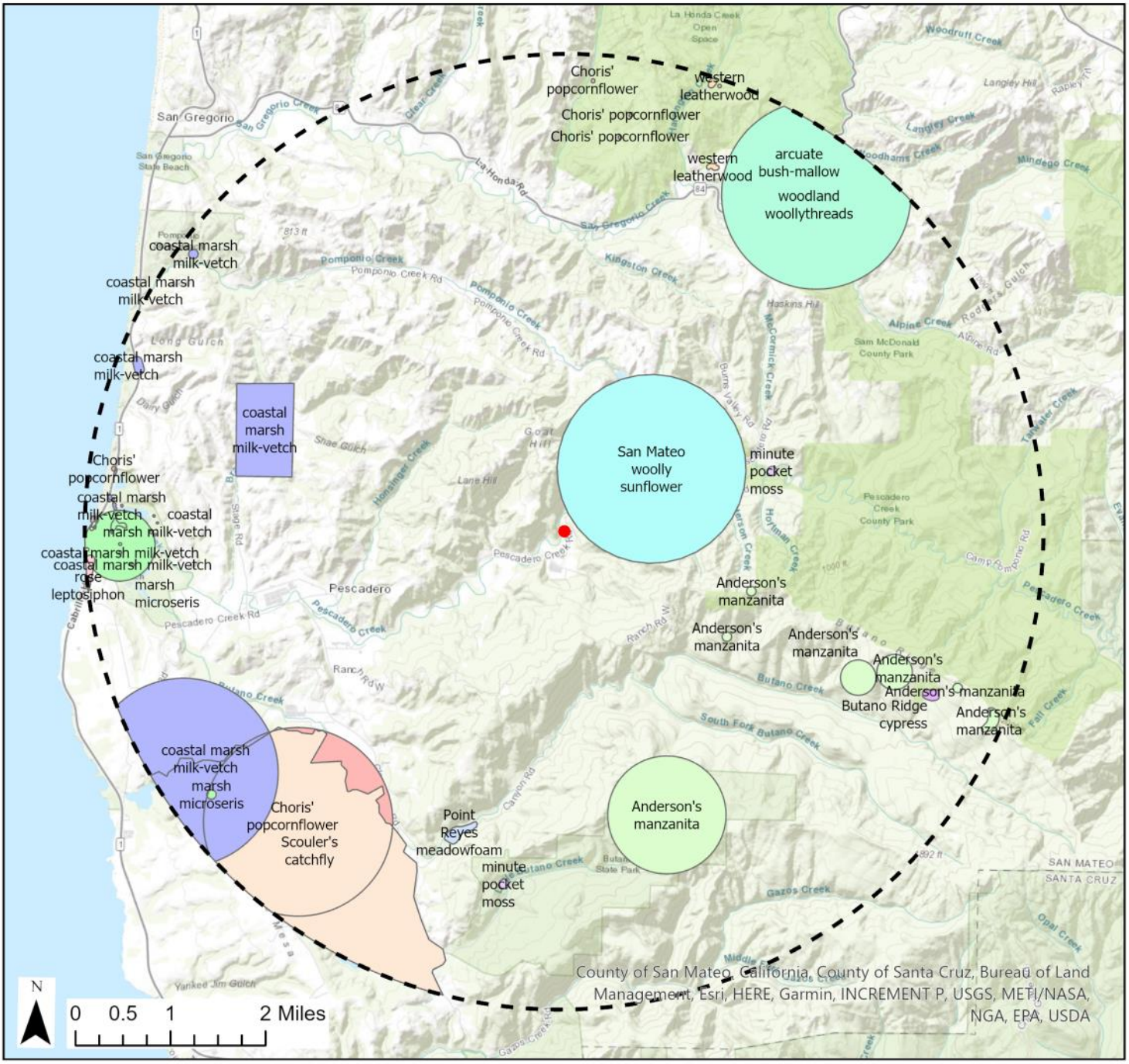
solecology.com

Figure 2: Special Status Plant Species within Five Miles of the Project Site
Pescadero Creek Road, Pescadero, CA (APN 088-090-030)

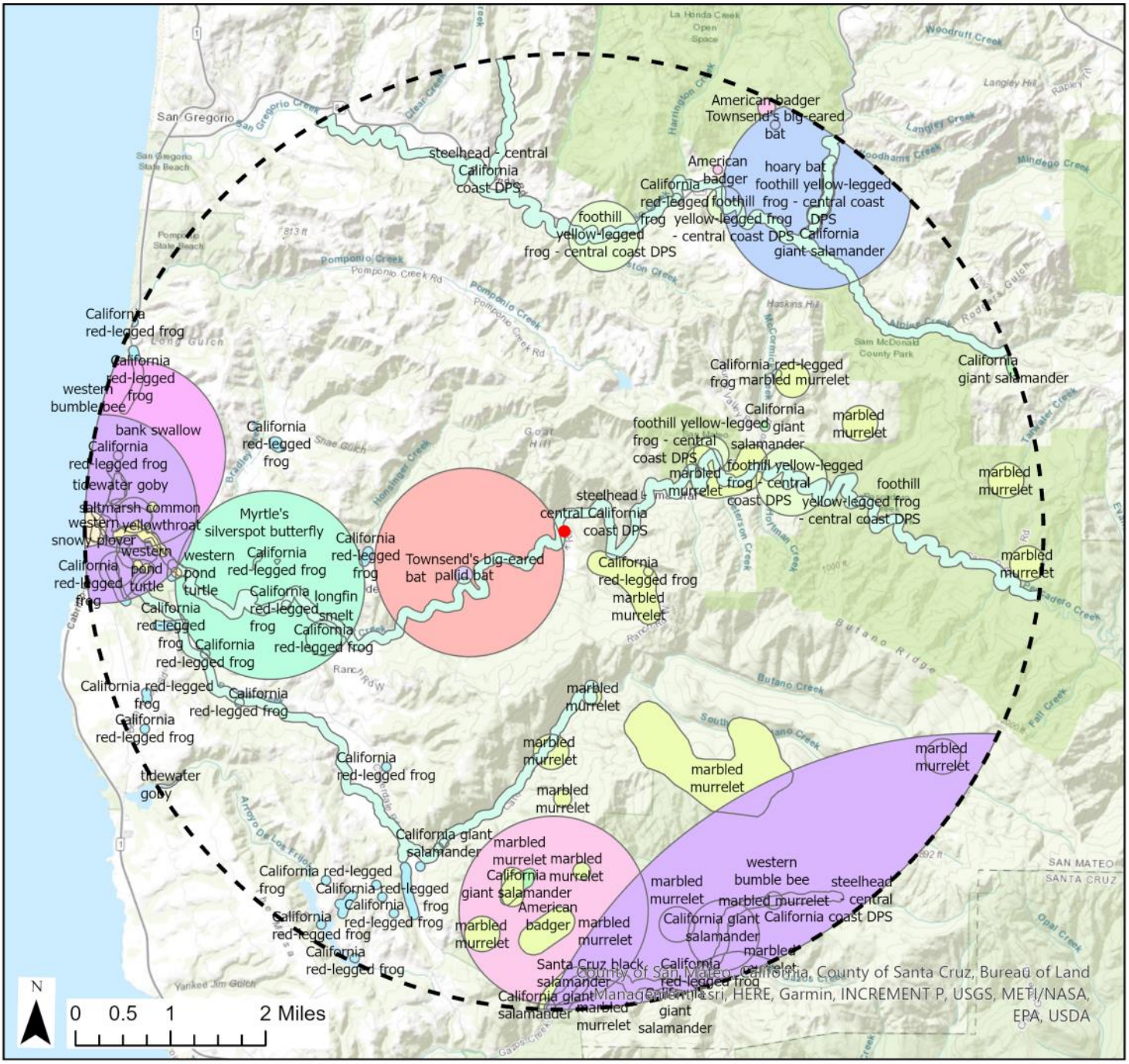


- Study Area
- 5 Miles
- Anderson's manzanita (6)
- Butano Ridge cypress (1)
- Choris' popcornflower (5)
- Point Reyes meadowfoam (1)
- San Mateo woolly sunflower (1)
- Scouler's catchfly (1)
- arcuate bush-mallow (1)
- coastal marsh milk-vetch (6)
- marsh microseris (2)
- minute pocket moss (2)
- perennial goldfields (1)
- rose leptosiphon (1)
- western leatherwood (2)
- woodland woollythreads (1)

Date: 4-23-2024
Data: Sol Ecology Inc., San Mateo Co., CDFW
Base: ESRI
GIS: JC2412

SOL ECOLOGY
solecology.com

Figure 3: Special Status Wildlife Species within Five Miles of the Project Site
Pescadero Creek Road, Pescadero, CA (APN 088-090-030)



- Study Area
- 5 Miles
- American badger (3)
- California giant salamander (8)
- California red-legged frog (30)
- Myrtle's silverspot butterfly (1)
- Santa Cruz black salamander (1)
- Townsend's big-eared bat (2)
- bank swallow (1)
- foothill yellow-legged frog - central coast DPS (6)
- hoary bat (1)
- longfin smelt (1)
- marbled murrelet (19)
- pallid bat (1)
- saltmarsh common yellowthroat (2)
- steelhead - central California coast DPS (3)
- tidewater goby (2)
- western bumble bee (2)
- western pond turtle (1)
- western snowy plover (1)

Date: 4-23-2024
Data: Sol Ecology Inc., San Mateo Co., CDFW
Base: ESRI
GIS: JC2412

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Appendix B: Site Photographs

Photo 1: The riparian corridor of Pescadero Creek within the Project Study Area. Looking south.

Photo 2: The riparian corridor of Pescadero Creek within the Project Study Area. Looking north.

Photo 3: The Project Study Area facing Pescadero Creek. Looking northwest.

Photo 4: The Project Study Area facing Pescadero Creek Road. Looking southeast.

Photo 5: Ruderal grassland in the Project Study Area. Looking northeast.

Attachment C. Observed Species Tables

Table 2. Observed Plant Species

Common name	Scientific name	Origin
Species Name	**Common name**	**Origin**
Acer negundo	Box elder	Native
Allium triquetrum	Three-cornered garlic	Non-native
Alnus rubra	Red alder	Native
Avena barbata	Wild oat	Invasive
Bromus sp.	Brome	-
Cerastium sp.	Chickweed	-
Conium maculatum	Poison hemlock	Invasive
Cotoneaster sp.	Cotoneaster	Invasive
Delairea odorata	Cape ivy	Invasive
Equisetum telmateia	Giant horsetail	Native
Erigeron karvinskianus	Santa Barbara daisy	Non-native
Eschscholzia californica	California poppy	Native
Euonymus sp.	Spindle	Non-native
Fragaria vesca	Wild strawberry	Native
Festuca bromoides	Brome fescue	Non-native
Galium aparine	Cleavers	Native
Geranium dissectum	Wild geranium	Invasive
Helminthotheca echioides	Bristly oxtongue	Invasive
Hypochaeris radicata	Hairy cats ears	Invasive
Juncus sp.	Rushes	Native
Lamium sp.	Dead nettle	Non-native
Lysimachia arvensis	Scarlet pimpernel	Non-native
Marah fabacean	Wild cucumber	Native
Medicago polymorpha	Burr clover	Invasive
Myosotis sp.	Forget-me-not	Invasive
Pseudotsuga menziesii	Douglas fir	Native
Quercus agrifolia	Coast live oak	Native
Quercus parvula var. *shrevei*	Shreve oak	Native
Raphanus sativus	Wild radish	Invasive
Rubus parviflorus	Thimbleberry	Native
Rubus ursinus	California blackberry	Native
Rumex acetosella	Sheep sorrel	Invasive
Salix lasiolepis	Arroyo willow	Native
Sambucus racemose	Red elderberry	Native
Sanicula crassicaulis	Pacific sanicle	Native
Senecio vulgaris	Common groundsel	Invasive

Sequoia sempervirens	Coast redwood	Native
Sherardia arvensis	field madder	Non-native
Solanum sp.	Nightshade	-
Sonchus oleraceus	sow thistle	Non-native
Toxicodendron diversilobum	Poison oak	Native

Table 3. Observed Wildlife Species

Common name	Scientific name
Amphibians	
Pacific tree frog	*Pseudacris regilla*
Birds	
California quail	*Callipepla californica*
Wild turkey	*Meleagris gallopavo*
Allen's hummingbird	*Selasphorus sasin*
California scrub-jay	*Aphelocoma californica*
Common raven	*Corvus corax*
American crow	*Corvus brachyrhynchos*
Song sparrow	*Melospiza melodia*
Dark-eyed junco	*Junco hyemalis*
House finch	*Haemorhous mexicanus*
Mammals	
Brush rabbit	*Sylvilagus bachmani*
Black-tailed deer	*Odocoileus hemionus*
Invertebrates	
Banana slug	*Ariolimax* sp.

Attachment D. Database Search Results

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (La Honda (3712233) OR Franklin Point (3712223) OR Big Basin (3712222) OR Mindego Hill (3712232) OR Palo Alto (3712242) OR Woodside (3712243) OR Half Moon Bay (3712244) OR San Gregorio (3712234) OR Pigeon Point (3712224))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Acanthomintha duttonii San Mateo thorn-mint	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	170 600	5 S:3	0	1	0	1	1	0	2	1	2	0	1
Agrostis blasdalei Blasdale's bent grass	G2G3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	25 35	62 S:3	0	0	0	0	0	3	1	2	3	0	0
Allium peninsulare var. franciscanum Franciscan onion	G4G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	170 670	25 S:11	2	2	1	0	0	6	2	9	11	0	0
Amsinckia lunaris bent-flowered fiddleneck	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley SB_UCSC-UC Santa Cruz		93 S:1	0	0	0	0	0	1	1	0	1	0	0
Anomobryum julaceum slender silver moss	G5? S2	None None	Rare Plant Rank - 4.2		13 S:1	0	0	0	0	0	1	1	0	1	0	0
Aphyllon robbinsii Robbins' broomrape	G1 S1	None None	Rare Plant Rank - 1B.1	43 43	13 S:1	0	0	1	0	0	0	0	1	1	0	0
Arctostaphylos andersonii Anderson's manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	525 2,400	64 S:26	2	8	4	3	0	9	12	14	26	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Arctostaphylos glutinosa Schreiber's manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz SB_USDA-US Dept of Agriculture	1,800 2,230	7 S:2	1	0	0	1	0	0	1	1	2	0	0
Arctostaphylos ohloneana Ohlone manzanita	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	1,700 1,700	4 S:1	0	0	0	0	0	1	0	1	1	0	0
Arctostaphylos regismontana Kings Mountain manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	586 2,300	17 S:15	1	3	3	3	0	5	7	8	15	0	0
Arctostaphylos silvicola Bonny Doon manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	900 900	16 S:1	1	0	0	0	0	0	0	1	1	0	0
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	G2T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	10 500	24 S:10	0	5	1	0	1	3	5	5	9	1	0
Calyptridium parryi var. hesseae Santa Cruz Mountains pussypaws	G3G4T2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley	2,127 2,300	12 S:2	0	0	1	0	0	1	1	1	2	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Centromadia parryi ssp. congdonii Congdon's tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	2 2	96 S:1	0	0	1	0	0	0	1	0	1	0	0
Chorizanthe pungens var. hartwegiana Ben Lomond spineflower	G2T1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	800 1,160	18 S:3	0	1	0	0	0	2	2	1	3	0	0
Cirsium andrewsii Franciscan thistle	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	80 80	31 S:1	0	0	0	0	1	0	1	0	0	1	0
Cirsium fontinale var. fontinale fountain thistle	G2T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	150 600	5 S:4	0	0	3	0	1	0	2	2	3	1	0
Cirsium praeteriens lost thistle	GX SX	None None	Rare Plant Rank - 1A	50 50	1 S:1	0	0	0	0	1	0	1	0	0	0	1
Clarkia concinna ssp. automixa Santa Clara red ribbons	G5?T3 S3	None None	Rare Plant Rank - 4.3 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,500 2,750	20 S:2	0	0	0	0	0	2	2	0	2	0	0
Collinsia corymbosa round-headed collinsia	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		13 S:1	0	0	0	0	1	0	1	0	0	0	1
Collinsia multicolor San Francisco collinsia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	100 560	36 S:3	0	2	0	0	0	1	1	2	3	0	0
Dirca occidentalis western leatherwood	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	150 2,165	90 S:26	6	7	1	0	0	12	3	23	26	0	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Eriophyllum latilobum San Mateo woolly sunflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	2,000 2,000	8 S:2	0	0	0	0	1	1	2	0	1	1	0
Eryngium aristulatum var. hooveri Hoover's button-celery	G5T1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	80 80	16 S:1	0	0	0	0	1	0	1	0	0	1	0
Eryngium jepsonii Jepson's coyote-thistle	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	525 625	19 S:2	0	0	0	0	0	2	1	1	2	0	0
Erysimum ammophilum sand-loving wallflower	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG-Santa Barbara Botanic Garden	100 100	58 S:1	0	0	0	0	0	1	1	0	1	0	0
Fissidens pauperculus minute pocket moss	G3? S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	250 300	22 S:3	0	0	0	0	0	3	1	2	3	0	0
Fritillaria liliacea fragrant fritillary	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	33 720	82 S:5	0	4	0	0	0	1	2	3	5	0	0
Grimmia torenii Toren's grimmia	G2 S2	None None	Rare Plant Rank - 1B.3 BLM_S-Sensitive	1,970 2,325	13 S:4	0	0	0	0	0	4	1	3	4	0	0
Grimmia vaginulata vaginulate grimmia	G3 S1	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive	2,250 2,250	2 S:1	0	0	0	0	0	1	0	1	1	0	0
Hesperevax sparsiflora var. brevifolia short-leaved evax	G4T3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	850 850	72 S:1	0	0	0	0	0	1	1	0	1	0	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Hesperocyparis abramsiana var. abramsiana Santa Cruz cypress	G1T1 S1	Threatened Endangered	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	1,000 2,000	7 S:2	0	1	0	0	0	1	0	2	2	0	0
Hesperocyparis abramsiana var. butanoensis Butano Ridge cypress	G1T1 S1	Threatened Endangered	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,400 1,400	1 S:1	0	0	0	0	0	1	0	1	1	0	0
Hesperolinon congestum Marin western flax	G1 S1	Threatened Threatened	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	200 700	27 S:5	0	3	1	0	1	0	2	3	4	1	0
Horkelia cuneata var. sericea Kellogg's horkelia	G4T1? S1?	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz USFS_S-Sensitive	600 600	58 S:1	0	0	0	0	0	1	1	0	1	0	0
Lasthenia californica ssp. macrantha perennial goldfields	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	25 50	59 S:5	0	2	1	2	0	0	0	5	5	0	0
Legenere limosa legenere	G2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley	1,200 1,200	83 S:1	0	0	0	0	0	1	1	0	1	0	0
Leptosiphon rosaceus rose leptosiphon	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	70 70	31 S:3	0	1	0	0	2	0	2	1	1	2	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Lessingia arachnoidea Crystal Springs lessingia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	440 550	11 S:2	0	0	1	0	0	1	1	1	2	0	0
Limnanthes douglasii ssp. sulphurea Point Reyes meadowfoam	G4T1 S1	None Endangered	Rare Plant Rank - 1B.2 SB_UCBG-UC Botanical Garden at Berkeley	240 240	12 S:1	0	0	1	0	0	0	1	0	1	0	0
Malacothamnus arcuatus arcuate bush-mallow	G2Q S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 2,400	34 S:14	1	2	1	1	0	9	3	11	14	0	0
Microseris paludosa marsh microseris	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden SB_UCSC-UC Santa Cruz	40 300	38 S:3	1	0	0	0	2	0	2	1	1	1	1
Monolopia gracilens woodland woollythreads	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	250 2,500	94 S:16	0	3	1	0	1	11	6	10	15	1	0
Orthotrichum kellmanii Kellman's bristle moss	G1 S1	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	2,133 2,247	4 S:2	0	0	0	0	0	2	0	2	2	0	0
Pedicularis dudleyi Dudley's lousewort	G2 S2	None Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz USFS_S-Sensitive	500 500	7 S:2	0	1	0	0	0	1	1	1	2	0	0
Penstemon rattanii var. kleei Santa Cruz Mountains beardtongue	G4T2 S2	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	2,000 2,000	6 S:1	0	0	0	0	0	1	1	0	1	0	0
Pentachaeta bellidiflora white-rayed pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBG-UC Botanical Garden at Berkeley	520 2,000	14 S:5	1	0	0	0	2	2	5	0	3	2	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Pinus radiata Monterey pine	G1 S1	None None	Rare Plant Rank - 1B.1 IUCN_EN-Endangered SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	400 400	5 S:1	1	0	0	0	0	0	0	1	1	0	0
Piperia candida white-flowered rein orchid	G3? S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	500 1,300	222 S:4	0	0	0	0	0	4	2	2	4	0	0
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	G3T1Q S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	25 2,300	42 S:25	2	7	4	0	0	12	10	15	25	0	0
Plagiobothrys diffusus San Francisco popcornflower	G1Q S1	None Endangered	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	160 160	17 S:1	0	0	1	0	0	0	1	0	1	0	0
Sagittaria sanfordii Sanford's arrowhead	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	185 185	143 S:1	0	0	0	0	0	1	0	1	1	0	0
Senecio aphanactis chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	640 1,200	98 S:2	0	0	0	0	0	2	2	0	2	0	0
Silene scouleri ssp. scouleri Scouler's catchfly	G5T4T5 S2S3	None None	Rare Plant Rank - 2B.2		23 S:1	0	0	0	0	0	1	1	0	1	0	0
Silene verecunda ssp. verecunda San Francisco campion	G5T1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	600 600	20 S:1	0	0	0	0	1	0	1	0	0	1	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Stebbinsoseris decipiens Santa Cruz microseris	G2 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	875 875	19 S:2	0	0	0	0	0	2	2	0	2	0	0
Stuckenia filiformis ssp. alpina northern slender pondweed	G5T5 S2S3	None None	Rare Plant Rank - 2B.2	50 50	21 S:2	0	0	0	0	0	2	2	0	2	0	0
Trifolium amoenum two-fork clover	G1 S1	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_USDA-US Dept of Agriculture		26 S:1	0	0	0	0	0	1	1	0	1	0	0
Trifolium buckwestiorum Santa Cruz clover	G2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden SB_UCSC-UC Santa Cruz SB_USDA-US Dept of Agriculture		64 S:1	0	0	0	0	0	1	1	0	1	0	0
Trifolium polyodon Pacific Grove clover	G1 S1	None Rare	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_USDA-US Dept of Agriculture	870 870	21 S:1	0	0	0	0	0	1	1	0	1	0	0
Usnea longissima Methuselah's beard lichen	G4 S4	None None	Rare Plant Rank - 4.2 BLM_S-Sensitive	590 2,040	206 S:2	0	0	0	0	2	0	2	0	0	1	1

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Query Criteria: Quad IS (La Honda (3712233) OR Franklin Point (3712223) OR Big Basin (3712222) OR Mindego Hill (3712232) OR Palo Alto (3712242) OR Woodside (3712243) OR Half Moon Bay (3712244) OR San Gregorio (3712234) OR Pigeon Point (3712224))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Acipenser medirostris pop. 1 green sturgeon - southern DPS	G2T1 S1	Threatened None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern IUCN_EN-Endangered	0 0	14 S:1	0	1	0	0	0	0	0	1	1	0	0
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	G2G3T3 S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	40 561	1328 S:5	0	1	0	0	3	1	4	1	2	3	0
Aneides niger Santa Cruz black salamander	G3 S3	None None	CDFW_SSC-Species of Special Concern	49 2,300	78 S:16	0	0	0	0	0	16	11	5	16	0	0
Antrozous pallidus pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	70 420	420 S:3	0	0	0	0	0	3	3	0	3	0	0
Ardea herodias great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	5 5	156 S:1	0	0	0	0	0	1	1	0	1	0	0
Asio otus long-eared owl	G5 S3?	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	2,000 2,000	56 S:1	0	0	0	0	0	1	1	0	1	0	0
Athene cunicularia burrowing owl	G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	713 2,253	2057 S:3	0	0	0	0	0	3	0	3	3	0	0
Bombus caliginosus obscure bumble bee	G2G3 S1S2	None None	IUCN_VU-Vulnerable	40 500	181 S:5	0	0	0	0	0	5	5	0	5	0	0

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Bombus crotchii Crotch's bumble bee	G2 S2	None Candidate Endangered	IUCN_EN-Endangered	100 100	437 S:1	0	0	0	0	0	1	1	0	1	0	0
Bombus occidentalis western bumble bee	G3 S1	None Candidate Endangered	IUCN_VU-Vulnerable USFS_S-Sensitive	15 400	306 S:8	0	0	0	0	0	8	8	0	8	0	0
Brachyramphus marmoratus marbled murrelet	G3 S2	Threatened Endangered	CDF_S-Sensitive IUCN_EN-Endangered	200 1,800	110 S:36	0	1	0	0	0	35	22	14	36	0	0
Calicina minor Edgewood blind harvestman	G1 S1	None None		560 560	2 S:1	0	0	0	0	0	1	1	0	1	0	0
Charadrius nivosus nivosus western snowy plover	G3T3 S3	Threatened None	CDFW_SSC-Species of Special Concern	0 17	140 S:5	1	1	0	0	2	1	3	2	3	1	1
Corynorhinus townsendii Townsend's big-eared bat	G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	30 2,250	635 S:12	0	1	1	0	0	10	7	5	12	0	0
Coturnicops noveboracensis yellow rail	G4 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	8 18	45 S:3	0	0	0	0	0	3	3	0	3	0	0
Cypseloides niger black swift	G4 S3	None None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFWS_BCC-Birds of Conservation Concern	540 540	46 S:1	0	0	0	0	0	1	1	0	1	0	0
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	G4T1T2Q S2	Candidate None	IUCN_EN-Endangered USFS_S-Sensitive	40 200	400 S:9	0	4	2	0	1	2	8	1	8	1	0
Dicamptodon ensatus California giant salamander	G2G3 S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	80 2,400	234 S:30	1	1	0	0	0	28	17	13	30	0	0
Dipodomys venustus venustus Santa Cruz kangaroo rat	G4T1 S1	None None		20 600	29 S:3	0	0	0	0	3	0	3	0	0	3	0

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Emys marmorata western pond turtle	G3G4 S3	Proposed Threatened None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	21 949	1559 S:12	1	5	2	0	1	3	3	9	11	1	0
Eucyclogobius newberryi tidewater goby	G3 S3	Endangered None	AFS_EN-Endangered CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	15 20	127 S:3	0	2	0	0	0	1	3	0	3	0	0
Eumetopias jubatus Steller sea lion	G3 S2	Delisted None	IUCN_NT-Near Threatened MMC_SSC-Species of Special Concern	15 15	38 S:1	0	0	0	0	0	1	1	0	1	0	0
Euphydryas editha bayensis Bay checkerspot butterfly	G5T1 S3	Threatened None		500 640	30 S:3	0	1	0	0	2	0	2	1	1	1	1
Falco peregrinus anatum American peregrine falcon	G4T4 S3S4	Delisted Delisted	CDF_S-Sensitive	1,871 1,871	75 S:1	0	0	0	0	0	1	0	1	1	0	0
Geothlypis trichas sinuosa saltmarsh common yellowthroat	G5T3 S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	4 360	114 S:11	1	2	2	0	0	6	10	1	11	0	0
Haliaeetus leucocephalus bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive	430 430	333 S:1	0	0	1	0	0	0	0	1	1	0	0
Hydrochara rickseckeri Ricksecker's water scavenger beetle	G2? S2?	None None		280 280	13 S:1	0	0	0	0	0	1	1	0	1	0	0
Lasiurus cinereus hoary bat	G3G4 S4	None None	IUCN_LC-Least Concern		238 S:6	0	0	0	0	0	6	6	0	6	0	0
Laterallus jamaicensis coturniculus California black rail	G3T1 S2	None Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_EN-Endangered	5 5	304 S:1	0	1	0	0	0	0	0	1	1	0	0
Linderiella occidentalis California linderiella	G2G3 S2S3	None None	IUCN_NT-Near Threatened	110 110	508 S:1	0	0	0	0	0	1	1	0	1	0	0

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Margaritifera falcata western pearlshell	G5 S1S2	None None	IUCN_NT-Near Threatened	50 50	78 S:1	0	0	0	0	0	1	1	0	1	0	0
Melospiza melodia pusillula Alameda song sparrow	G5T2T3 S2	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	4 70	38 S:6	0	3	0	0	0	3	3	3	6	0	0
Microcina edgewoodensis Edgewood Park micro-blind harvestman	G1 S1	None None		600 600	1 S:1	0	0	0	0	0	1	1	0	1	0	0
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	G5T2T3 S2S3	None None	CDFW_SSC-Species of Special Concern	215 460	42 S:5	0	2	2	0	0	1	1	4	5	0	0
Oncorhynchus kisutch pop. 4 coho salmon - central California coast ESU	G5T2Q S2	Endangered Endangered	AFS_EN-Endangered	40 400	23 S:2	0	0	1	1	0	0	2	0	2	0	0
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	G5T3Q S3	Threatened None	AFS_TH-Threatened CDFW_SSC-Species of Special Concern	40 1,200	44 S:9	0	2	0	0	0	7	7	2	9	0	0
Rallus obsoletus obsoletus California Ridgway's rail	G3T1 S2	Endangered Endangered	CDFW_FP-Fully Protected	1 4	99 S:3	1	1	1	0	0	0	0	3	3	0	0
Rana boylii pop. 4 foothill yellow-legged frog - central coast DPS	G3T2 S2	Threatened Endangered	BLM_S-Sensitive USFS_S-Sensitive	80 1,654	181 S:15	0	1	0	0	6	8	15	0	9	2	4
Rana draytonii California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	10 2,347	1768 S:124	14	35	13	21	2	39	36	88	122	1	1
Reithrodontomys raviventris salt-marsh harvest mouse	G1G2 S3	Endangered Endangered	CDFW_FP-Fully Protected IUCN_EN-Endangered	0 0	151 S:3	0	1	2	0	0	0	3	0	3	0	0
Riparia riparia bank swallow	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern		299 S:1	0	0	0	0	0	1	1	0	1	0	0
Sorex vagrans halicoetes salt-marsh wandering shrew	G5T1 S1	None None	CDFW_SSC-Species of Special Concern	2 2	12 S:1	0	0	0	0	0	1	1	0	1	0	0
Speyeria adiaste adiaste unsilvered fritillary	G1G2T1 S1S2	None None		1,600 2,300	2 S:2	0	1	0	0	0	1	2	0	2	0	0
Speyeria zerene myrtleae Myrtle's silverspot butterfly	G5T1 S1	Endangered None		28 28	17 S:1	0	0	0	0	1	0	1	0	0	0	1

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Spirinchus thaleichthys longfin smelt	G5 S1	Proposed Endangered Threatened	IUCN_LC-Least Concern	0 20	46 S:2	0	0	0	0	0	2	2	0	2	0	0
Sternula antillarum browni California least tern	G4T2T3Q S2	Endangered Endangered	CDFW_FP-Fully Protected	1 1	76 S:1	0	0	0	0	1	0	1	0	0	0	1
Taricha rivularis red-bellied newt	G2 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	1,800 2,000	136 S:2	0	0	0	0	0	2	0	2	2	0	0
Taxidea taxus American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	30 2,786	647 S:30	0	1	0	0	1	28	6	24	29	1	0
Thamnophis sirtalis tetrataenia San Francisco gartersnake	G5T2Q S2	Endangered Endangered	CDFW_FP-Fully Protected	5 2,030	66 S:41	6	10	8	0	0	17	31	10	41	0	0
Tryonia imitator mimic tryonia (=California brackishwater snail)	G2 S2	None None	IUCN_DD-Data Deficient	3 40	39 S:2	0	1	0	0	0	1	1	1	2	0	0

CALIFORNIA NATIVE PLANT SOCIETY

CNPS Rare Plant Inventory

Search Results

91 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3712233:3712223:3712222:3712232:3712242:3712243:3712244:3712234:3712224**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK
Acanthomintha duttonii	San Mateo thorn-mint	Lamiaceae	annual herb	Apr-Jun	FE	CE	G1	S1	1B.1
Agrostis blasdalei	Blasdale's bent grass	Poaceae	perennial rhizomatous herb	May-Jul	None	None	G2G3	S2	1B.2
Allium peninsulare var. *franciscanum*	Franciscan onion	Alliaceae	perennial bulbiferous herb	(Apr)May-Jun	None	None	G4G5T2	S2	1B.2
Amsinckia lunaris	bent-flowered fiddleneck	Boraginaceae	annual herb	Mar-Jun	None	None	G3	S3	1B.2
Androsace elongata ssp. *acuta*	California androsace	Primulaceae	annual herb	Mar-Jun	None	None	G5?T3T4	S3S4	4.2
Anomobryum julaceum	slender silver moss	Bryaceae	moss		None	None	G5?	S2	4.2
Aphyllon robbinsii	Robbins' broomrape	Orobanchaceae	annual herb (achlorophyllous)	Apr-Jul	None	None	G1	S1	1B.1
Arabis blepharophylla	coast rockcress	Brassicaceae	perennial herb	Feb-May	None	None	G4	S4	4.3
Arctostaphylos andersonii	Anderson's manzanita	Ericaceae	perennial evergreen shrub	Nov-May	None	None	G2	S2	1B.2
Arctostaphylos glutinosa	Schreiber's manzanita	Ericaceae	perennial evergreen shrub	Mar-Apr(Nov)	None	None	G1	S1	1B.2
Arctostaphylos ohloneana	Ohlone manzanita	Ericaceae	evergreen shrub	Feb-Mar	None	None	G1	S1	1B.1
Arctostaphylos regismontana	Kings Mountain manzanita	Ericaceae	perennial evergreen shrub	Dec-Apr	None	None	G2	S2	1B.2
Arctostaphylos silvicola	Bonny Doon manzanita	Ericaceae	perennial evergreen shrub	Jan-Mar	None	None	G1	S1	1B.2
Astragalus agnicidus	Humboldt County milk-vetch	Fabaceae	perennial herb	(Mar)Apr-Sep	None	CE	G2	S2	1B.1
Astragalus nuttallii var. *nuttallii*	ocean bluff milk-vetch	Fabaceae	perennial herb	Jan-Nov	None	None	G4T4	S4	4.2
Astragalus pycnostachyus var. *pycnostachyus*	coastal marsh milk-vetch	Fabaceae	perennial herb	(Apr-May)Jun-Oct	None	None	G2T2	S2	1B.2

Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2
Calochortus umbellatus	Oakland star-tulip	Liliaceae	perennial bulbiferous herb	Mar-May	None	None	G3?	S3?	4.2
Calyptridium parryi var. *hesseae*	Santa Cruz Mountains pussypaws	Montiaceae	annual herb	May-Aug	None	None	G3G4T2	S2	1B.1
Castilleja ambigua var. *ambigua*	johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	Mar-Aug	None	None	G4T4	S3S4	4.2
Castilleja latifolia	Monterey Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Feb-Sep	None	None	G4	S4	4.3
Centromadia parryi ssp. *congdonii*	Congdon's tarplant	Asteraceae	annual herb	(Apr)May-Oct(Nov)	None	None	G3T2	S2	1B.1
Chorizanthe pungens var. *hartwegiana*	Ben Lomond spineflower	Polygonaceae	annual herb	Apr-Jul	FE	None	G2T1	S1	1B.1
Cirsium andrewsii	Franciscan thistle	Asteraceae	perennial herb	Mar-Jul	None	None	G3	S3	1B.2
Cirsium fontinale var. *fontinale*	fountain thistle	Asteraceae	perennial herb	(Apr)May-Oct	FE	CE	G2T1	S1	1B.1
Cirsium praeteriens	lost thistle	Asteraceae	perennial herb	Jun-Jul	None	None	GX	SX	1A
Clarkia concinna ssp. *automixa*	Santa Clara red ribbons	Onagraceae	annual herb	(Apr)May-Jun(Jul)	None	None	G5?T3	S3	4.3
Collinsia corymbosa	round-headed collinsia	Plantaginaceae	annual herb	Apr-Jun	None	None	G1	S1	1B.2
Collinsia multicolor	San Francisco collinsia	Plantaginaceae	annual herb	(Feb)Mar-May	None	None	G2	S2	1B.2
Cypripedium fasciculatum	clustered lady's-slipper	Orchidaceae	perennial rhizomatous herb	Mar-Aug	None	None	G4	S4	4.2
Cypripedium montanum	mountain lady's-slipper	Orchidaceae	perennial rhizomatous herb	Mar-Aug	None	None	G4G5	S4	4.2
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	G4	S4	4.2
Dirca occidentalis	western leatherwood	Thymelaeaceae	perennial deciduous shrub	Jan-Mar(Apr)	None	None	G2	S2	1B.2
Elymus californicus	California bottle-brush grass	Poaceae	perennial herb	May-Aug(Nov)	None	None	G4	S4	4.3
Eriophyllum latilobum	San Mateo woolly sunflower	Asteraceae	perennial herb	May-Jun	FE	CE	G1	S1	1B.1
Eryngium aristulatum var. *hooveri*	Hoover's button-celery	Apiaceae	annual/perennial herb	(Jun)Jul(Aug)	None	None	G5T1	S1	1B.1
Eryngium jepsonii	Jepson's coyote-thistle	Apiaceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2
Erysimum ammophilum	sand-loving wallflower	Brassicaceae	perennial herb	Feb-Jun(Jul-Aug)	None	None	G2	S2	1B.2
Erysimum franciscanum	San Francisco wallflower	Brassicaceae	perennial herb	Mar-Jun	None	None	G3	S3	4.2
Fissidens pauperculus	minute pocket moss	Fissidentaceae	moss		None	None	G3?	S2	1B.2

Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	None	None	G3	S3	4.2
Fritillaria liliacea	fragrant fritillary	Liliaceae	perennial bulbiferous herb	Feb-Apr	None	None	G2	S2	1B.2
Grimmia torenii	Toren's grimmia	Grimmiaceae	moss		None	None	G2	S2	1B.3
Grimmia vaginulata	vaginulate grimmia	Grimmiaceae	moss		None	None	G3	S1	1B.1
Grindelia hirsutula var. *maritima*	San Francisco gumplant	Asteraceae	perennial herb	Jun-Sep	None	None	G5T1Q	S1	3.2
Hesperevax sparsiflora var. *brevifolia*	short-leaved evax	Asteraceae	annual herb	Mar-Jun	None	None	G4T3	S3	1B.2
Hesperocyparis abramsiana var. *abramsiana*	Santa Cruz cypress	Cupressaceae	perennial evergreen tree		FT	CE	G1T1	S1	1B.2
Hesperocyparis abramsiana var. *butanoensis*	Butano Ridge cypress	Cupressaceae	perennial evergreen tree	Oct	FT	CE	G1T1	S1	1B.2
Hesperolinon congestum	Marin western flax	Linaceae	annual herb	Apr-Jul	FT	CT	G1	S1	1B.1
Horkelia cuneata var. *sericea*	Kellogg's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	G4T1?	S1?	1B.1
Hosackia gracilis	harlequin lotus	Fabaceae	perennial rhizomatous herb	Mar-Jul	None	None	G3G4	S3	4.2
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2
Lasthenia californica ssp. *macrantha*	perennial goldfields	Asteraceae	perennial herb	Jan-Nov	None	None	G3T2	S2	1B.2
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.1
Leptosiphon ambiguus	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	G4	S4	4.2
Leptosiphon aureus	bristly leptosiphon	Polemoniaceae	annual herb	Apr-Jul	None	None	G4?	S4?	4.2
Leptosiphon grandiflorus	large-flowered leptosiphon	Polemoniaceae	annual herb	Apr-Aug	None	None	G3G4	S3S4	4.2
Leptosiphon latisectus	broad-lobed leptosiphon	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3
Leptosiphon rosaceus	rose leptosiphon	Polemoniaceae	annual herb	Apr-Jul	None	None	G1	S1	1B.1
Lessingia arachnoidea	Crystal Springs lessingia	Asteraceae	annual herb	Jul-Oct	None	None	G2	S2	1B.2
Lessingia hololeuca	woolly-headed lessingia	Asteraceae	annual herb	Jun-Oct	None	None	G2G3	S2S3	3
Lessingia tenuis	spring lessingia	Asteraceae	annual herb	May-Jul	None	None	G4	S4	4.3
Limnanthes douglasii ssp. *sulphurea*	Point Reyes meadowfoam	Limnanthaceae	annual herb	Mar-May	None	CE	G4T1	S1	1B.2
Lupinus arboreus var. *eximius*	San Mateo tree lupine	Fabaceae	perennial evergreen shrub	Apr-Jul	None	None	G2Q	S2	3.2
Malacothamnus arcuatus var. *arcuatus*	arcuate bush-mallow	Malvaceae	perennial deciduous shrub	Apr-Sep	None	None	G2Q	S2	1B.2

Microseris paludosa	marsh microseris	Asteraceae	perennial herb	Apr-Jun(Jul)	None	None	G2	S2	1B.2
Mielichhoferia elongata	elongate copper moss	Mielichhoferiaceae	moss		None	None	G5	S3S4	4.3
Monolopia gracilens	woodland woollythreads	Asteraceae	annual herb	(Feb)Mar-Jul	None	None	G3	S3	1B.2
Orthotrichum kellmanii	Kellman's bristle moss	Orthotrichaceae	moss	Jan-Feb	None	None	G1	S1	1B.2
Pedicularis dudleyi	Dudley's lousewort	Orobanchaceae	perennial herb	Apr-Jun	None	CR	G2	S2	1B.2
Penstemon rattanii var. *kleei*	Santa Cruz Mountains beardtongue	Plantaginaceae	perennial herb	(Mar)May-Jun	None	None	G4T2	S2	1B.2
Pentachaeta bellidiflora	white-rayed pentachaeta	Asteraceae	annual herb	Mar-May	FE	CE	G1	S1	1B.1
Perideridia gairdneri ssp. *gairdneri*	Gairdner's yampah	Apiaceae	perennial herb	Jun-Oct	None	None	G5T3T4	S3S4	4.2
Pinus radiata	Monterey pine	Pinaceae	perennial evergreen tree		None	None	G1	S1	1B.1
Piperia candida	white-flowered rein orchid	Orchidaceae	perennial herb	(Mar-Apr)May-Sep	None	None	G3?	S3	1B.2
Piperia michaelii	Michael's rein orchid	Orchidaceae	perennial herb	Apr-Aug	None	None	G3	S3	4.2
Plagiobothrys chorisianus var. *chorisianus*	Choris' popcornflower	Boraginaceae	annual herb	Mar-Jun	None	None	G3T1Q	S1	1B.2
Plagiobothrys chorisianus var. *hickmanii*	Hickman's popcornflower	Boraginaceae	annual herb	Apr-Jun	None	None	G3T3Q	S3	4.2
Plagiobothrys diffusus	San Francisco popcornflower	Boraginaceae	annual herb	Mar-Jun	None	CE	G1Q	S1	1B.1
Ranunculus lobbii	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	None	None	G4	S3	4.2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2
Sanicula hoffmannii	Hoffmann's sanicle	Apiaceae	perennial herb	Mar-May	None	None	G3	S3	4.3
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	G3	S2	2B.2
Silene scouleri ssp. *scouleri*	Scouler's catchfly	Caryophyllaceae	perennial herb	(Mar-May)Jun-Aug(Sep)	None	None	G5T4T5	S2S3	2B.2
Silene verecunda ssp. *verecunda*	San Francisco campion	Caryophyllaceae	perennial herb	(Feb)Mar-Jul(Aug)	None	None	G5T1	S1	1B.2
Stebbinsoseris decipiens	Santa Cruz microseris	Asteraceae	annual herb	Apr-May	None	None	G2	S2	1B.2
Stuckenia filiformis ssp. *alpina*	northern slender pondweed	Potamogetonaceae	perennial rhizomatous herb (aquatic)	May-Jul	None	None	G5T5	S2S3	2B.2
Trifolium amoenum	two-fork clover	Fabaceae	annual herb	Apr-Jun	FE	None	G1	S1	1B.1

Trifolium buckwestiorum	Santa Cruz clover	Fabaceae	annual herb	Apr-Oct	None	None	G2	S2	1B.1
Trifolium polyodon	Pacific Grove clover	Fabaceae	annual herb	Apr-Jun(Jul)	None	CR	G1	S1	1B.1
Usnea longissima	Methuselah's beard lichen	Parmeliaceae	fruticose lichen (epiphytic)		None	None	G4	S4	4.2

Showing 1 to 91 of 91 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 24 April 2024].

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

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

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

Location

San Mateo County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

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

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

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

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

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

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

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

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

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

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

Birds

NAME	STATUS
California Condor Gymnogyps californianus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8193	Endangered
California Least Tern Sternula antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle Chelonia mydas No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened
Northwestern Pond Turtle Actinemys marmorata Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened
San Francisco Garter Snake Thamnophis sirtalis tetrataenia Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5956	Endangered

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened
Wherever found
There is **final** critical habitat for this species. Your location overlaps the critical habitat.
https://ecos.fws.gov/ecp/species/2891

Foothill Yellow-legged Frog Rana boylii — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5133

Fishes

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

Insects

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

Flowering Plants

NAME	STATUS
San Mateo Woolly Sunflower Eriophyllum latilobum Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7791	Endangered

Critical habitats

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

This location overlaps the critical habitat for the following species:

NAME	TYPE

California Red-legged Frog Rana draytonii https://ecos.fws.gov/ecp/species/2891#crithab	Final

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

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

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

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

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

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

Breeding Season (■)

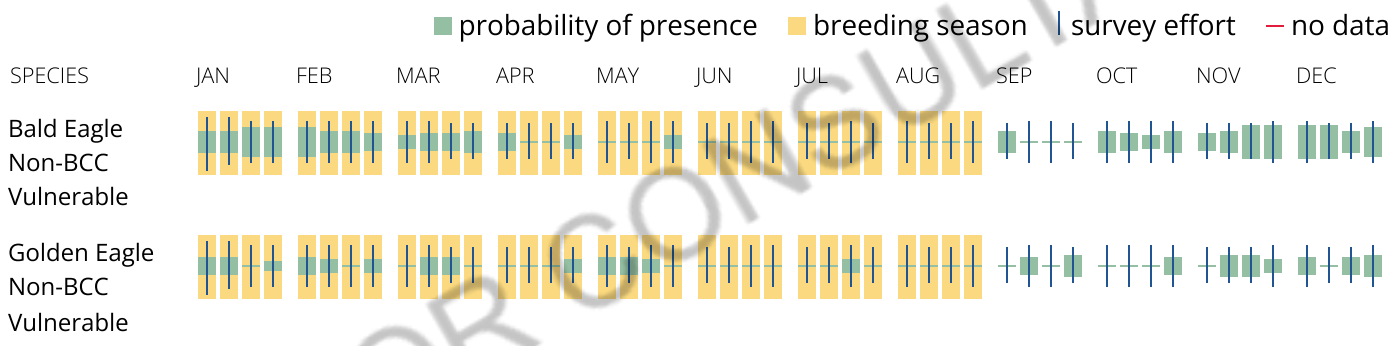
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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

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

No Data (–)
A week is marked as having no data if there were no survey events for that week.

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



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

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

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

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

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

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

What if I have eagles on my list?

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

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

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

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around

your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

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

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Oystercatcher Haematopus bachmani This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591	Breeds Apr 15 to Oct 31
Black Swift Cypseloides niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10
Black Turnstone Arenaria melanocephala This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Elegant Tern Thalasseus elegans — Breeds Apr 5 to Aug 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8561

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

Heermann's Gull Larus heermanni — Breeds Mar 15 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lawrence's Goldfinch Spinus lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Northern Harrier Circus hudsonius — Breeds Apr 1 to Sep 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8350

Nuttall's Woodpecker Dryobates nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Red Knot Calidris canutus roselaari — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8880

Santa Barbara Song Sparrow Melospiza melodia graminea — Breeds Mar 1 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/5513

Scripps's Murrelet Synthliboramphus scrippsi — Breeds Feb 20 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Tricolored Blackbird Agelaius tricolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3910	Breeds Mar 15 to Aug 10
Western Grebe aechmophorus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Western Gull Larus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 21 to Aug 25
Western Screech-owl Megascops kennicottii cardonensis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jun 30
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

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

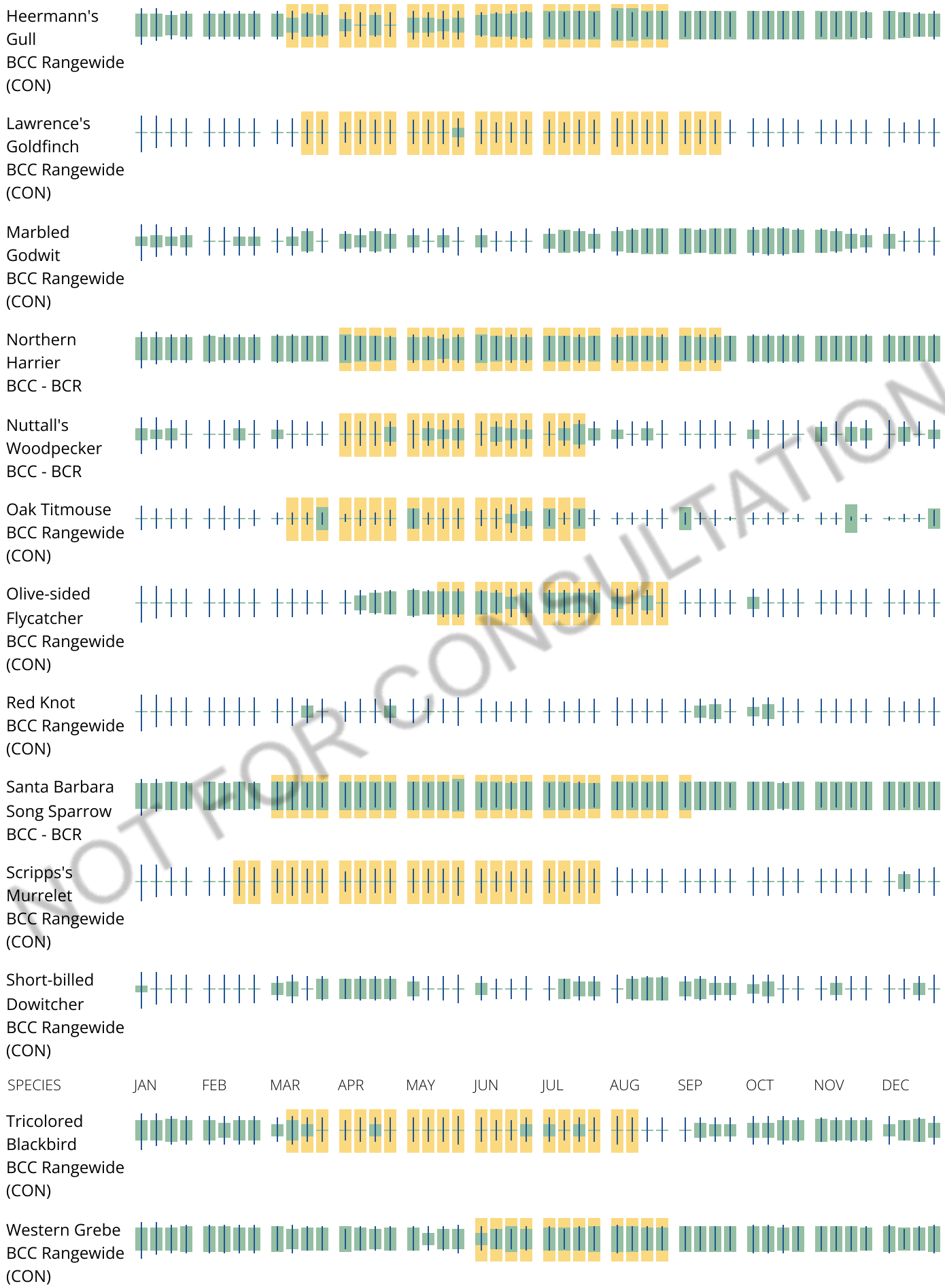
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

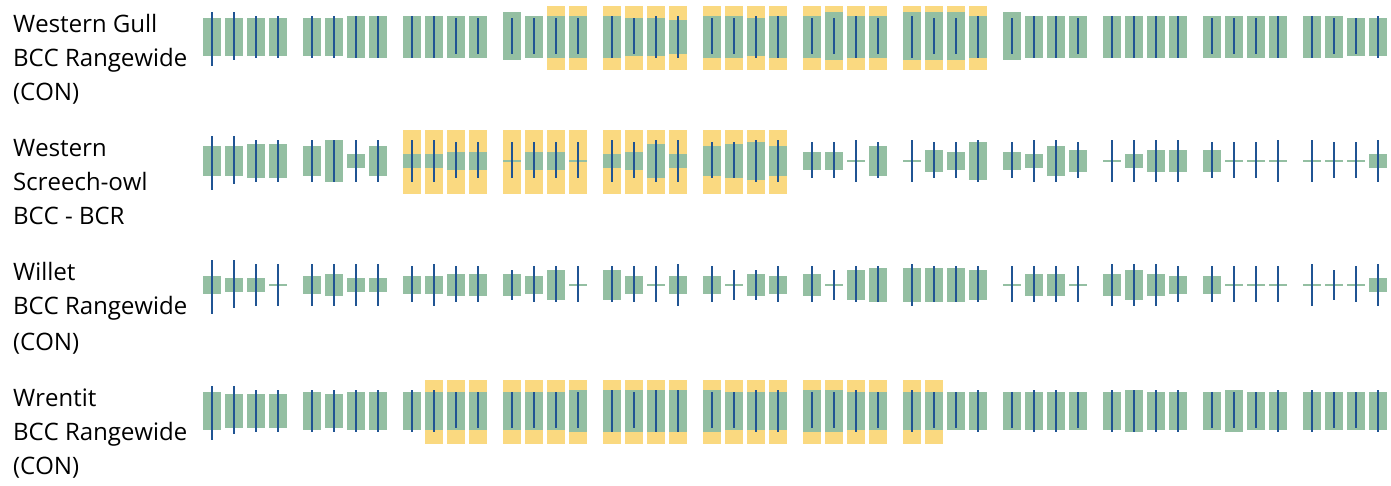
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

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

▪ probability of presence ▪ breeding season | survey effort – no data





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

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

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

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

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

R3UBH

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and

nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

STEVAUX PROPERTY
PESCADERO CREEK ROAD
PESCADERO, CALIFORNIA
APN 088-090-030

PREPARED FOR:
OLIVIER AND KATIE NOLAN-STEVAUX
340 HAZEL AVENUE
MILLBRAE, CA 94030

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

JANUARY 5, 2024

Sigma Prime Geosciences, Inc.
Effective Solutions

January 5, 2024

Olivier and Katie Nolan Stevaux
340 Hazel Avenue
Millbrae, CA 94030

Re: Geotechnical Report for Proposed Residence: Pescadero Creek Road, Pescadero. APN 088-090-030
Sigma Prime Geosciences Job No. 23-238

Dear Mr. and Mrs. Stevaux:

We have performed a geotechnical study for your proposed residence located at Pescadero Creek Road in Pescadero, California. The accompanying report summarizes the results of our field study, laboratory testing, and engineering analyses, and presents geotechnical recommendations for the planned structure.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

332 Princeton Avenue, Half Moon Bay, CA 94019 (650) 728-3590 sigmaprm@gmail.com

GEOTECHNICAL STUDY
STEVAUX PROPERTY
PESCADERO CREEK ROAD
PESCADERO, CALIFORNIA
APN 088-090-030

PREPARED FOR:

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332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

January 5, 2024

TABLE OF CONTENTS

1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed residence located on Pescadero Creek Road in Pescadero, California, at the location shown in Figure 1. The purpose of this study was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed construction.

1.1 PROJECT DESCRIPTION

We understand that you plan to construct a single family home on Pescadero Creek Road in Pescadero. Structural loads are expected to be relatively light as is typical for this type of construction.

1.2 SCOPE OF WORK

In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Subsurface study, including 2 soil borings at the site;
- Laboratory testing of selected soil samples, to establish their engineering properties, and for soil classification purposes;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed structure.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface study were performed on December 19, 2023. The subsurface study consisted of drilling 2 soil borings. The borings were advanced to depths 14 and 18 feet. The approximate locations of the borings, numbered B-1 and B-2, are shown in Figure 2. The boring logs and the results of the laboratory tests on soil samples are attached in Appendices A and B, respectively.

2.2 SITE CONDITIONS

At the time of our study, the site was an undeveloped lot. The project site is vegetated with wild grasses and weeds, and trees at the back and front of the property. The building site is relatively level, with a gently sloping driveway down to the house.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb and Pampeyan (1983), the site vicinity is primarily underlain by Holocene age younger (outer) alluvial fan deposits. The unit is described as unconsolidated fine sand, silt, and clayey silt. The site is also in the vicinity of Holocene age younger (inner) alluvial fan deposits, described as unconsolidated fine to coarse grained sand, silt, and gravel, coarser grained at heads of fans and in narrow canyons

2.4 SITE SUBSURFACE CONDITIONS

Based on the soil borings, the subsurface conditions at the site consist of 8 feet of loose sand and silty sand over stiff clays and medium dense sandy soils. Very dense inner alluvial fan deposits comprised of very dense sandy gravel were encountered at depths of 12.5 to 17 feet.

2.5 GROUNDWATER

Groundwater was not encountered in either boring. Groundwater is not expected to impact the construction.

2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located about 4.5 km to the southwest. Other faults most likely to produce

significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

Date	Magnitude	Fault	Locale
June 10, 1836	6.5[1]	San Andreas	San Juan Bautista
June 1838	7.0[2]	San Andreas	Peninsula
October 8, 1865	6.3[2]	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0[2]	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9[3]	San Andreas	Golden Gate
July 1, 1911	6.6[4]	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1[5]	San Andreas	Loma Prieta, Santa Cruz Mountains

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

2.7 2022 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2022 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition C (very dense soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
1.985	0.725	2.381	1.015	1.588	0.676

Because the S_1 value is less than 0.75, Seismic Design Category D is recommended, per CBC Section 1613.2.5. The values in the table above were obtained from a software program by the Structural Engineers Association of California which provides the values based on the latitude and longitude of the site and the Site Class Definition. The latitude and longitude were measured at 37.2654 and –122.3227, respectively, and were accurately obtained from Google Earth™.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical viewpoint, the site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations are presented in the following sections of this report.

Because subsurface conditions may vary from those encountered at the location of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans and structural calculations for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture - The site is not located in an Alquist-Priolo Earthquake Fault Zone where fault rupture is considered likely (California Division of Mines and Geology, 1976). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered low, in our opinion.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. In our opinion, due to the loose sands, the likelihood of some amount of differential compaction is high. We performed a settlement analysis in dry sands, based on Tokimatsu and Seed (1987). After correcting the blow counts to N160 equivalent blow counts, we arrived at total settlement estimates in the two soil borings of 0.6 inches and 1 inch. We conservatively included clayey sands. Therefore, the maximum extent of differential

settlement is expected to be less than 1 inch across the length of the house.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands below a water table were not encountered at the site. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is low.

- Static Settlement –With the proposed foundation type, we expect very little static settlement. Total static settlement should be less than ½-inch, and differential settlement should be less that ¼-inch.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, etc., should be cleared from building and driveway areas. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction.

After the site has been properly cleared, stripped, and excavated to the required grades, the exposed surface soil in areas to receive a slab-on-grade should be scarified to the depth recommended in Section 3.4.2, moisture conditioned to at least 3-5 percent over optimum moisture content, and compacted to the specifications listed below under the section captioned "compaction."

3.3.2 Compaction

The scarified surface soils should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557-78. All trench backfill should also be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 90 percent of the maximum dry density. The upper 3 feet of trench backfill below foundations or paved areas should be compacted to 95 percent of the maximum dry density in 6-inch loose lifts.

3.3.3 Surface Drainage

The finish grades should be designed to drain surface water away from foundations and slab areas, to suitable discharge points. On pervious surfaces, such as soil, slopes of at least 5 percent within 10 feet of the structures is required

by the building code. The slope can be reduced to 2 percent for impervious surfaces. Ponding of water should not be allowed adjacent to the structure.

3.4 FOUNDATIONS

There is a high potential for seismically-induced settlement, however the extent of differential settlement is expected to be low, as discussed in Section 3.2. However, there is always some uncertainty in settlement analyses based on soil borings. Therefore, we recommend a pier and grade beam foundation with the piers extending down to the very dense gravels.

Piers should be drilled and cast-in-place, and be a minimum of 16 inches in diameter, and should be a minimum of 20 feet deep, as measured from the bottom of the adjacent grade beam. This depth is meant to penetrate the sands that may experience settlement during an earthquake.

The piers may gain support in skin friction acting along the sides of the piers within the lower soils. A skin friction of 350 pounds per square foot (psf) between the piers and the soil should be used in design to calculate the allowable downward capacity. The uplift capacity of the piers may be based on a skin friction value of 250 psf acting below a depth of 2 feet. The skin friction value may be increased by 1/3 for seismic loads and wind loads. Because of the difficulty in cleaning the bottoms of the pier holes, end bearing should be neglected. However, the pier holes should be kept as clean as possible.

Drilled piers should have a center-to-center spacing of not less than three pier diameters. Our representative should be present during pier drilling operations to assure that piers holes are sufficiently deep and that pier holes are kept free of loose soil. Pier excavations should be poured as soon as practical after drilling. If there is water in the pier holes, it should be pumped out prior to pouring concrete, or the concrete should be tremied into the hole, thereby displacing the water. The concrete should not be allowed to free-fall more than 5 feet.

3.4.1 Lateral Loads

Resistance to lateral loads may be provided by passive pressure acting against the piers, neglecting the upper 2 feet of the pier, and acting across two pier diameters. We recommend that an equivalent fluid weight of 250 pcf be used to calculate the passive resistance against the piers.

3.4.2 Slabs-on-Grade

Slabs-on-grade should be constructed as free-standing slabs, structurally isolated from surrounding grade beams. We recommend that the slab-on-grade be underlain by at least 4 inches of non-expansive fill such as class 2 base rock.

Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent may be used.

3.5 CONSTRUCTION OBSERVATIONS AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

4. LIMITATIONS

This report has been prepared for the exclusive use of the owner for specific application in developing geotechnical design criteria for the currently planned residence at Pescadero Creek Road in Pescadero, California. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our study; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during a study of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

5. REFERENCES

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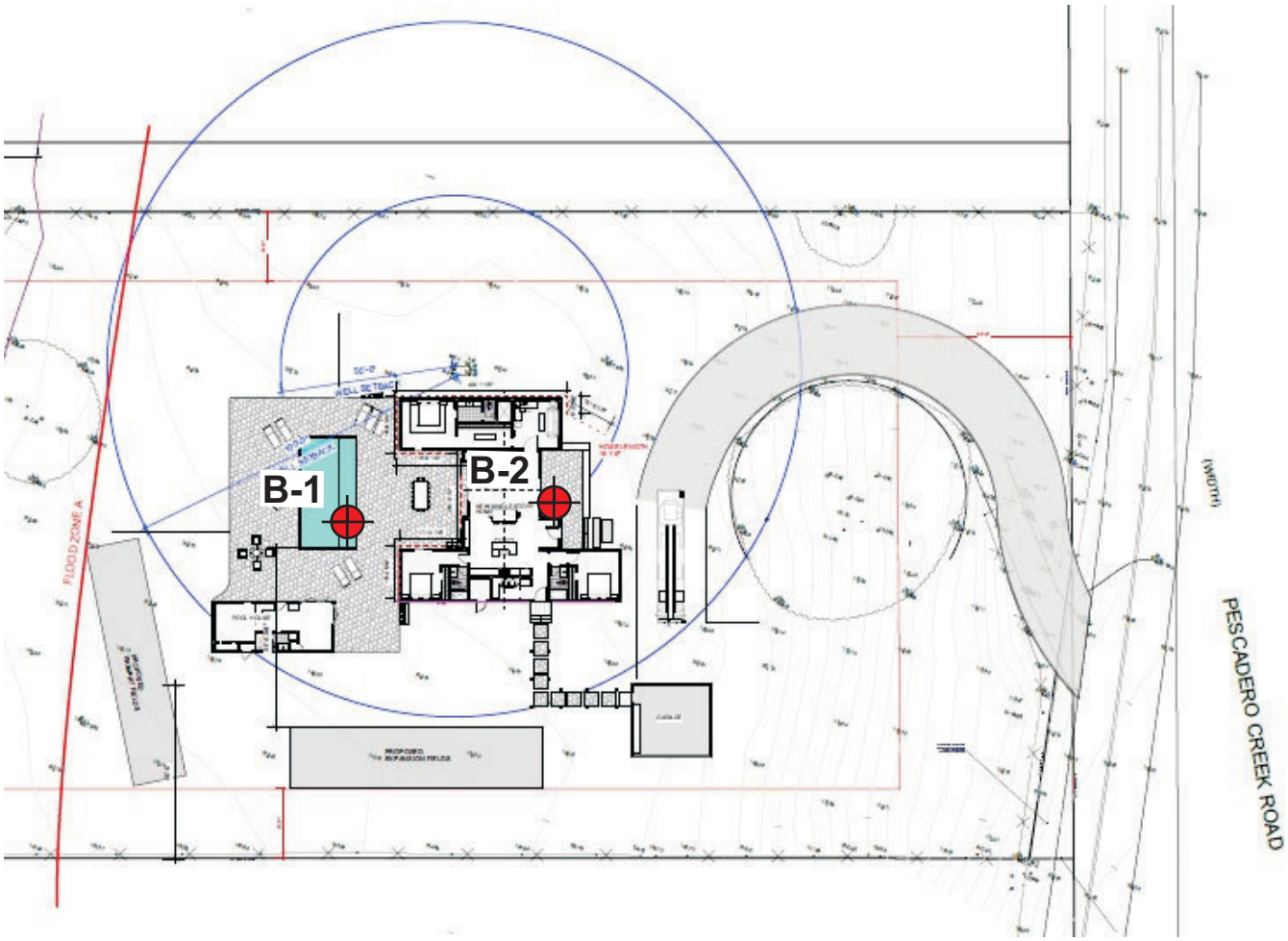
Figure	1
Date:	1/2/24
Job No.:	23-238

Location Map

Stevaux, Pescadero Creek Rd., Pescadero



Note: This is a preliminary design. House, pool, and driveway layout may change.

EXPLANATION

B-1 Soil Boring, Drilled, 12-19-23

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Figure	2
Date:	1/2/24
Job No.:	23-238

Site Plan

Stevaux, Pescadero Creek Rd., Pescadero

APPENDIX A

SUBSURFACE STUDY

The soils encountered during drilling were logged by our representative, and samples were obtained at depths appropriate to the study. The samples were taken to the laboratory where they were carefully observed and classified in accordance with the Unified Soil Classification System. The logs of our borings, as well as a summary of the soil classification system, are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches. The standard penetration resistance is the number of blows required to drive a standard split spoon sampler the last 12 inches. The blow counts are recorded on the boring logs at the appropriate depth. Use of the standard split spoon sampler defines a Standard Penetration Test (SPT), and yields an SPT-equivalent blow count. A modified California (Mod-Cal) sampler was also used, which results in blow counts that are higher than an SPT-equivalent blow count, due to the Mod-Cal sampler's larger diameter. For analyses, it is normal practice to reduce the Mod-Cal blow counts to correspond to an SPT-equivalent blow count. The blow counts from the Mod-Cal sampler are uncorrected on the logs. The results of these field tests are also presented on the boring logs.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and groundwater levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

Project Name	Project Number
Stevaux	23-238

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Continuous	4“	14’	14’	0’	104’	NAVD88

Boring No. B-1

Page 1 of 1

Date(s) 12-19-23

Drilling Company: Access Soil Drilling

Logged By: CMK

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Hammer Weight and Fall: 140 lb, 30“

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 1’: Sandy Clay: moderate brown; soft; moist.		CL	2 2 4 5		MC	
	1’ - 5’: Silty Sand: yellowish brown; loose; moist.		SM	5 5 7 9	1		Lab, Sample #1: Moisture%=20.2% Dry Density=90.3 pcf
					2	MC	
5	5’ - 8’: Sand: tan; loose; moist. Fine sand, poorly sorted.		SP	4 6 5 6	3	2½“	
				5 4 4 5	4	2½“	
	8’ - 10’: Sandy Clay: orange-brown; soft; moist. Very thin laminations.		CL	3 4 4 6	5	SPT	
10	10’ - 12.5’: Sand: tan; loose; moist. Fine sand, poorly sorted.		SP	3 4 5 8	6	SPT	
	12.5’ - 14’: Sandy Gravel: gray; very dense; moist.		GP	7 26 26 26	7	SPT	
15	Bottom of Hole 14’ below ground surface. No groundwater encountered.						
20							

Project Name	Project Number
Stevaux	23-238

Location: See Figure 2

Sigma Prime Geosciences, Inc.

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Continuous	4“	18’	18’	0’	106’	NAVD88

Boring No. B-2

Drilling Company: Access Soil Drilling

Logged By: CMK

Page 1 of 1

Type of Drill Rig:

Type of Sampler(s): Mod Cal, 2½, SPT

Hammer Weight and Fall: 140 lb, 30“

Date(s) 12-19-23

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0’ - 1’: Sandy Clay: moderate brown; soft; moist.		CL	5 8 8 8		MC	
	1’ - 8’: Silty Sand: yellowish brown; loose; moist.				1		
				6 6 7 7		MC	
					2		
5			SM	4 4 3 4	3	2½“	
				4 4 4 4	4	2½“	
	8’ - 11’: Sandy Clay: moderate brown; stiff; moist.		CL	3 4 5 6	5	2½“	
10				3 6 12 13	6	SPT	
	11’ - 12.5’: Sand: moderate brown; medium dense; moist.		SP				
	12.5’ - 17’: Clayey Sand: moderate brown; medium dense; moist.			11 7 7 7	7	SPT	
15			SC	3 5 7 8	7	SPT	
				5 12 14 27	7	SPT	
	17’ - 18’: Sandy Gravel: gray; very dense; moist.		GP				
	Bottom of Hole 18’ below ground surface. No groundwater encountered.						
20							

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-85)

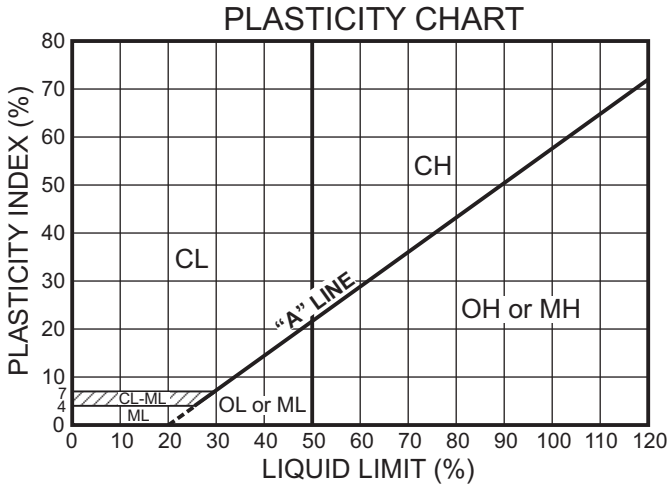
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS > 50% RETAINED ON NO. 4 SIEVE	GRAVELS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS < 5% FINES	Cu > 4 AND 1 < Cc < 3	GW	WELL-GRADED GRAVEL
			Cu < 4 AND/OR 1 > Cc > 3	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS > 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN SANDS < 5% FINES	Cu > 6 AND 1 < Cc < 3	SW	WELL-GRADED SAND
			Cu < 6 AND/OR 1 > Cc > 3	SP	POORLY-GRADED SAND
		SANDS WITH FINES > 12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS > 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT < 50	INORGANIC	PI > 7 AND PLOTS > "A" LINE	CL	LOW-PLASTICITY CLAY
			PI > 4 AND PLOTS < "A" LINE	ML	LOW-PLASTICITY SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT > 50	INORGANIC	PI PLOTS > "A" LINE	CH	HIGH-PLASTICITY CLAY
			PI PLOTS < "A" LINE	MH	HIGH-PLASTICITY SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK COLOR, ORGANIC ODOR		PT	PEAT

NOTE: $Cu=D_{60}/D_{10}$

$Cc=(D_{30})^2/(D_{10}+D_{60})$

BLOW COUNT

THE NUMBER OF BLOWS OF THE HAMMER REQUIRED TO DRIVE THE SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE. THE NOTATION 50/4 INDICATES 4 INCHES OF PENETRATION ACHIEVED IN 50 BLOWS.



SAMPLE TYPES

B	BULK SAMPLE
ST	PUSHED SHELBY TUBE
SPT	STANDARD PENETRATION
MC	MODIFIED CALIFORNIA
P	PITCHER SAMPLE
C	ROCK CORE

ADDITIONAL TESTS

CA - CHEMICAL ANALYSIS
CN - CONSOLIDATION
CP - COMPACTION
DS - DIRECT SHEAR
PM - PERMEABILITY
PP - POCKET PENETROMETER
Cor. - CORROSIVITY
SA - GRAIN SIZE ANALYSIS
(20%) - (PERCENT PASSING #200 SIEVE
SW - SWELL TEST
TC - CYCLIC TRIAXIAL
TU - CONSOLIDATED UNDRAINED TRIAXIAL
TV - TORVANE SHEAR
UC - UNCONFINED COMPRESSION
WA - WASH ANALYSIS
▽ - WATER LEVEL AT TIME OF DRILLING AND DATE MEASURED
▼ - LATER WATER LEVEL AND DATE MEASURED

LEGEND TO SOIL DESCRIPTIONS

Sigma Prime Geosciences, Inc.

FIGURE A-1

APPENDIX B

LABORATORY TESTS

Samples from the subsurface study were selected for tests to establish some of the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density were determined in accordance with ASTM D 2216 on selected samples recovered from the borings. This test determines the moisture content and density, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs, at the appropriate sample depth.