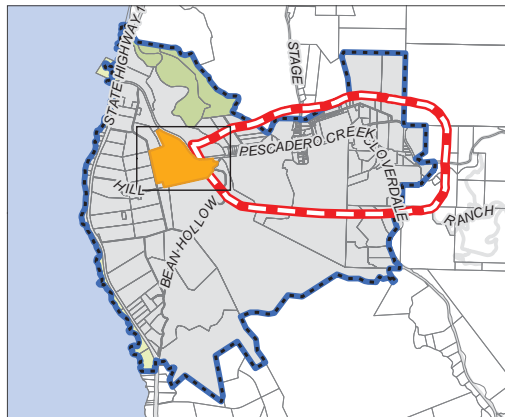
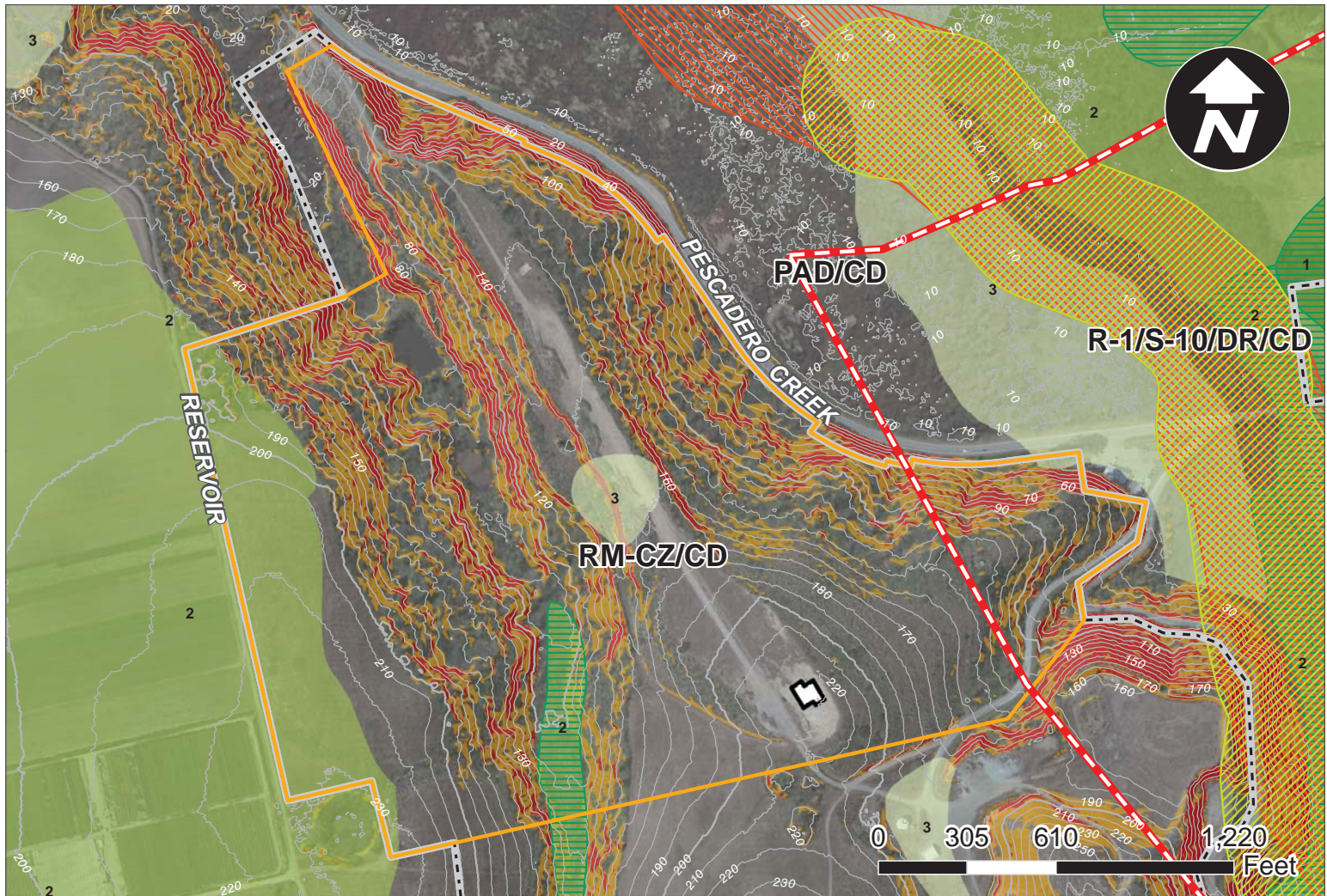




C - Bean Hollow: PESCADERO FIRE STATION SITING ANALYSIS

Prime Agricultural Land and Sensitive Habitats (CNDDDB)



PESCADERO COMMUNITY MAP

Note: Matrix data based on fire station minimum site criteria, San Mateo County Planning Department Geographic Information System data, Local Coastal Program Policy, and site inspections conducted by the Steering Committee.

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Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Site Plan

- Building Footprint
- SUBJECT PARCEL
- ZONING
- PESCADERO
- CALFIRE RESPONSE AREA

California Natural Diversity Database Species (Common Name)

- N. Central Coast Calif. Roach/Stickleback /Steelhead Stream
- steelhead - central California coast DPS

Contours

- 10 ft. Contours
- Index Contours (100 ft.)

Slope (%)

- Land with Slope 30% but less than 50%
- Land with Slope 50% or greater

Prime Agricultural Land

Land Capability Classification (irrigated)

- 1
- 2
- 3
- California Storie Index: 80-100

PROPERTY DETAILS	
Site #	C
Property	510 Bean Hollow Road
Site Identifying Name	Bean Hollow
APN	066-160-000
Gross Parcel Acreage (Assessor's Data)	112.21
Acreage	112.21
Owner	County of San Mateo
Zoning	RM-CZ/CD
Local Coastal Program Land Use Designation	Agriculture
AGENCY CRITERIA / DEVELOPMENT AND LAND USE POLICY ISSUES	
Can property accommodate station footprint?	Yes
Safe Access for Engines	No (unless significant grading proposed)
Within County Fire Response Circle	Yes
Slopes in excess of 20% (County mapped)	Areas exceed 20% (from Bean Hollow Rd)
Mapped Flood Zones ¹	Partial Majority within Zone K, Tip of parcel along Bean Hollow within Zone AE
Tsunami Zone	No
Sensitive Habitat Riparian Corridor	Possible
Mapped Prime Soils ²	Class III soils (portion) but not mapped for agriculture or forested uplands
Soils	No data
PROCESS	
Local Coastal Program amendment (later approval required),	
CSA 11 water service extension (LAF Co approval required),	
Certificate of Compliance, Reopening, Coastal Development	
Permit, CDEA	

LEGEND

Indicates criteria that are not met, have a high probability of occurring on the parcel, or may have significant/unacceptable impacts

Indicates criteria that may be met but require impacts to occur

Indicates criteria that may be met or where impacts may be minimized through siting of development

Note: Areas with a 1% annual chance of flooding and a 20% chance of flooding over the life of a 30 year mortgage. Because detailed analysis are not performed for such areas, no depths or base flood elevations are shown. Mandatory flood insurance is required.

Zone AE: The base floodplain where base flood elevations are provided. Mandatory flood insurance is required.

¹ Mapped Flood Zones based on National Resources Conservation Service (NRCS) Web Soil Survey (v3.2, 9/29/16) and San Mateo County General High-Resolution Flood Hazard Map with Agricultural Capability Map. NRCS data for Land Capability Classification (irrigated) and California Revised Soils Index.

² CDEA - California Environmental Quality Act.

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