

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

DATE: September 10, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Design Review Permit, Grading Permit and certification of a Mitigated Negative Declaration, to construct a three-story 12-unit residential apartment complex. The project includes 1,070 cubic yards of grading and the removal of 26 trees on the unimproved parcel. The project site is located at the southwest corner of Coronado Street and Avenue Portola in the unincorporated El Granada area of San Mateo County. This project is not appealable to the California Coastal Commission.

County File Number: PLN 2014-00126

PROPOSAL

The applicant is proposing to construct a 12-unit apartment complex. The building will contain ten 2-bedroom units, and two 3-bedroom units. The proposed building will have two stories of residences over a partially below grade parking garage. Total elevation as measured from the finished below grade garage slab to the roof peak above is just less than 40 feet. Total residential floor area will be 16,480 sq. ft. with the garage floor area at 7,841 sq. ft. The garage will provide 24 parking stalls (21 resident spaces and 3 guest spaces). Construction of the project as proposed will require the removal of 26 trees of various size and species (pine and black acacia). Construction of the below grade parking garage will require approximately 1,070 cubic yards (combined cut and fill) of grading.

RECOMMENDATION

Approve the Coastal Development Permit, Design Review Permit and Grading Permit, County File Number PLN 2014-00126 and certify the Mitigated Negative Declaration, by adopting the required findings and conditions of approval identified in Attachment A.

SUMMARY

As a requirement for a large scale residential structure, a public workshop was held on March 25, 2014, at the Granada Sanitary District Office in El Granada. Comments

received at the workshop included concerns about the size and scale of the proposed development, adequate parking and drainage. The applicant revised their project based upon this input and the current project, as conditioned, complies with all applicable General Plan and Local Coastal Program (LCP) Policies related to soil resources, urban land use and density, and building design. The project complies with the R-3/S-3 development standards. Conditions of approval include a revised landscape plan utilizing native plant species, a revised erosion and sediment control plan, and all paved areas noted on construction plans to consist of pervious materials. The proposed project will provide needed rental housing in the Midcoast area and will further the LCP's goals of providing a broad spectrum of housing and efficiently utilizing existing urban land in order to prevent conversion of non-urban land to meet housing demand.

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PLANNING AND BUILDING DEPARTMENT**

DATE: September 10, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Design Review Permit and Grading Permit, pursuant to Sections 6328.4 and 6565.3 respectively, of the San Mateo County Zoning Regulations and Section 8602.1 of the San Mateo County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to construct a three-story 12-unit residential apartment complex. The project includes 1,070 cubic yards of grading and the removal of 26 trees on the unimproved parcel. The project site is located at the southwest corner of Coronado Street and Avenue Portola in the unincorporated El Granada area of San Mateo County. This project is not appealable to the California Coastal Commission.

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PROPOSAL

The applicant is proposing to construct a 12-unit apartment complex. The building will contain ten 2-bedroom units, and two 3-bedroom units. The proposed building will have two stories of residences over a partially below grade parking garage. Total elevation as measured from the finished below grade garage slab to the roof peak above is just less than 40 feet. Total residential floor area will be 16,480 sq. ft. with the garage floor area at 7,841 sq. ft. The garage will provide 24 parking stalls (21 resident spaces and 3 guest spaces). Construction of the project as proposed will require the removal of 26 trees of various size and species (pine and black acacia). Construction of the below grade parking garage will require approximately 1,070 cubic yards (combined cut and fill) of grading.

RECOMMENDATION

Approve the Coastal Development Permit, Design Review Permit and Grading Permit, County File Number PLN 2014-00126 and certify the Mitigated Negative Declaration, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Applicant/Owner: Cypress Group, LLC

Location: Southwest Corner of Coronado Street and Avenue Portola

APN(s): 047-206-230 and -110

Size: 16,909 sq. ft. (0.38 acres)

Existing Zoning: Multi-Family Residential/5,000 sq. ft. minimum parcel size/Design Review (R-3/S-3/DR)

General Plan Designation: High Density Residential

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant, undeveloped

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map Zone X (Area of Minimal Flooding); Panel No. 06081C 0138E, effective date October 16, 2012.

Parcel Legality: Parcel legality confirmed via Certificate of Compliance, Type A (PLN 2013-00190). The Certificate was recorded on July 29, 2013.

Environmental Evaluation: Mitigated Negative Declaration issued with public review period from July 30, 2014 to August 20, 2014.

Setting: The project site is approximately 16,909 sq. ft. in size and has a relatively gentle slope (8.3%) from the high point at the Coronado Street/Avenue Portola corner down to the low point at the southwest corner of the project site. Primary vegetation on-site consists of approximately 26 trees, primarily pine and black acacia trees, ranging in size from 12" – 36" in diameter. To the south of the project site is an apartment complex, to the east is the forested median of Avenue Portola, to the north and west are residential duplexes.

Chronology:

<u>Date</u>	<u>Action</u>
March 25, 2014	- Pre-application workshop for original project design (15-unit apartment complex with 3 affordable units). Based upon comments received, the applicant reduced scope of project to 12 market-rate units and reduced the size of the building to match.

- April 17, 2014 - Application for 12-unit apartment complex submitted.
- June 12, 2014 - Coastside Design Review Committee considered the project at their regular meeting. The Committee recommends approval. A discussion of the Committee's findings and recommended conditions is included below.
- September 10, 2014 - Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) – This policy regulates land uses and development activities to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources. As part of their application packet, the applicant submitted a tree inventory, prepared by Ned Patchett, Certified Arborist. In summary, the inventory found the vast majority of trees on the site to be in poor to fair health and in poor to fair structural condition. The arborist recommends that all the trees be removed and replaced with new, younger trees that can grow into maturity as part of the landscaping plan. Staff has visited the site and can attest to the arborist's findings that most, if not all, of the trees contain large amounts of dead limbs within their canopies and in general appear to be nearing the end of their natural life spans. The applicant is proposing an extensive landscaping plan that will include 18 trees (24" and 36" box) to offset the removed trees. The project would not otherwise affect water, fish, or wildlife resources.

b. Soil Resources

Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*). The project site has an approximately 8% cross slope. The applicant is proposing to excavate approximately 1,070 cubic yards of material in order to construct a semi-below grade parking area that will be underneath the apartment building. A condition of approval has been added to require an erosion and sediment control plan, prepared by a professional erosion control consultant or civil engineer, at the building permit stage in order to protect against accelerated erosion and sedimentation (Condition No. 8). The plan must include stabilized construction entrances and materials, and vehicle staging areas.

c. Visual Quality

Policy 4.14 (*Appearance of New Development*). This policy requires the County to regulate development to promote and enhance good design, site relationships, and other aesthetic considerations. The project design was reviewed by the Coastside Design Review Committee at their June 12, 2014 meeting. The Design Review Committee found the proposed building design to be in compliance with the Coastside Design Review Standards, in particular, that the project is designed and situated to ensure adequate space for light and air to adjacent properties and that the projects use of materials and colors blends with the natural setting and surrounding neighborhood. The Design Review Committee's decision letter is included as Attachment E of this staff report.

d. Urban Land Use Policies

Policies 8.29 (*Infilling*) and 8.35 (*Uses*) encourage the infilling of urban areas where infrastructure and services are available and ensure that development is consistent with the specific zoning standards and land use designation. Both water and wastewater services are available to this unimproved parcel. The project is in compliance with the R-3/S-3 development standards (as discussed below) and the multiple-family residence proposal is a consistent use under the R-3 zoning designation.

Policy 8.36 (*Density*) regulates maximum allowable densities in zoning districts in order to ensure a level of development that is consistent with the land use designations. The unimproved parcel is located within an area designated as "High Density Residential" (17.5+ dwelling units per acre). At a proposed 30.91 dwelling units per acre, the project is consistent with this General Plan policy.

Policy 8.38 (*Height, Bulk, and Setbacks*) regulates height, bulk, and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development is compatible with parcel size, (2) provide sufficient light and air in and around structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety. The proposal meets all development standards for the S-3 District, including height, bulk, and setback requirements, which ensures that the development is compatible with the parcel size, provides sufficient air and light around the structure, and is feasible at the proposed density. The Department of Public Works and the Coastside Fire Protection District have reviewed the plans for compliance with their standards. As conditioned, both parties have found the project complies with their regulations, thus ensuring that public health and safety are maintained.

Policy 8.39 (*Parking Requirements*) discusses regulating minimum on-site parking requirements and parking development standards in order to: (1) accommodate the parking needs of the development, (2) provide convenient and safe access, (3) prevent congestion of public streets, and (4) establish orderly development patterns. As discussed below, the proposal includes the required parking spaces, individual parking dimensions, aisle width, and driveway width. The applicant has submitted a building cross section, which shows that the minimum required garage height for the building's parking garage can be achieved. Garage access is proposed along Avenue Portola (200-foot road right-of-way). Due to the large center median, traffic can only access the proposed driveway via the westbound direction of Avenue Portola. No garage access is proposed from Coronado Street (60-foot road right-of-way).

2. Compliance with the Local Coastal Program (LCP)

a. Locating and Planning New Development Component

Policy 1.5 (*Land Uses and Development in Urban Areas*) permits development within density limits based on land use designations. The parcel is within a High Density Residential land use area with a Local Coastal Program density range of 16.1 - 32.0 dwelling units per acre. As discussed previously, the project has a proposed density of 30.91 dwelling units per acre. The project is in compliance with the LCP's land use map and designations.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*). This policy states that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. Both the Coastside County Water District and the Granada Sanitary District reviewed the project proposal and indicated that their respective services could be provided to the project subject to the issuance of specific connection permits from each.

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*). The County's Archaeology/Paleontology Sensitivity Maps indicate that most, if not all of the urban Midcoast has some potential for cultural resources. The project site has been disturbed by previous infrastructure improvements (roads) and adjacent urban development. There are no identified historical, archaeological, or paleontological resources within the project boundaries or in the project vicinity. There is no evidence on the surface to suggest that such resources are on-site. However, there is always the potential to uncover cultural resources hidden below the ground's surface. To address this potential, standard mitigation measures were included as part of the

Mitigated Negative Declaration for this project. Those measures were included as Condition Nos. 5-7 in Attachment A.

Policy 1.35 (*All New Land Use Development and Activities Shall Protect Coastal Water Quality*). This policy requires all new development to implement appropriate site design and source control best management practices (BMPs) as necessary in order to reduce runoff pollution. To address this policy, conditions of approval have been placed upon the project requiring the submittal of a construction phase erosion control plan (Condition No. 10) as well as conditions that address post construction, permanent stormwater management (Condition Nos. 27-29).

b. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development is: (1) least visible from State and County Scenic Roads, (2) least likely to significantly impact views from public viewpoints, and (3) consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. The project is not located within the Highway 1 County Scenic Corridor and will be screened from view (from Highway 1) by intervening urban development. Due to the topography and existing three-story development along Avenue Alhambra, the project will not significantly impact views from public viewpoints and will maintain setbacks, preserving the open space qualities of the parcel.

Policy 8.9 (*Trees*) discusses locating and designing new development to minimize tree removal. As discussed previously, 26 trees of various size and species will be removed to accommodate the proposed development. The vast majority of trees on the site are in poor to fair health and in poor to fair structural condition. The applicant has included a conceptual landscape plan as part of their submittal package. Because of how the existing trees are distributed across the parcel, it is not possible to preserve them and construct a reasonably sized multi-unit apartment complex. Given the health of the existing trees, there is little to be gained by preserving them as opposed to replacing them with new, healthy trees.

3. Compliance with the Zoning Ordinance

The project site is located in a multiple-family residential (R-3/S-3/DR/CD) zoning district. The project complies with all development criteria set forth by the County Zoning Regulations as discussed below.

	Required	Proposed
Minimum Parcel Size	5,000 sq. ft.	16,909 sq. ft.
Minimum Lot Width	50 feet	150.20 feet
Minimum Lot Depth	100 feet	124.95 feet
Maximum Parcel Coverage	50%	48.73%
Maximum Height	3 stories/36 feet*	3 stories/34.92 feet
Minimum Front and Rear Yard Setbacks	20 feet	20.25 feet (front) 26.66 feet (rear)
Minimum Side Yard Setbacks	5 feet/10 feet**	13.33 feet (non-street side) 10.16 feet (street side)
* Averaged finished grade to averaged roof line.		
** Side yard setback on street side of corner lot is 1/2 of the required front yard setback.		

a. Compliance with Parking Requirements

Section 6117 of the Zoning Regulations discusses parking requirements for residences. Parking is calculated based on the number of bedrooms within each unit (1.5 spaces for 2-bedroom units and 2 spaces for 3-bedroom units, plus 1 guest parking space for every 5 units) for a total of 22 required parking spaces. The applicant is proposing a total of 24 spaces, including one van-accessible ADA parking space and 3 guest parking spaces. All tenant parking is provided in the semi-underground parking area and the 3 guest spaces are located at the end of the entry driveway. In compliance with parking area requirements, the proposed parking garage is screened from adjacent land uses by solid walls and planted screens. The areas around the parking garage will be heavily landscaped to provide vegetative screening between the project and adjacent residential uses.

b. Design Review

Section 6565.1 of the Zoning Regulations states that in any district which is combined with the "DR" District, the regulations specified in Chapter 28.1 shall apply. Section 6565.17 of the Zoning Regulations establishes the standards for review for multi-family dwellings within Design Review Districts located in the Coastal Zone. The project was reviewed by the Coastsides Design Review Committee which found that the project was designed and situated to ensure adequate space for light and air by proposing greater setbacks to adjacent residences than are required by the Zoning Regulations. The applicant has proposed contoured grading of the site rather than harsh cutting or terracing of the site. The applicant has proposed an extensive landscaping plan to both offset the loss of existing trees on the site,

and to provide screening from adjacent land uses. The Design Review Committee recommended a condition of approval that requires the applicant to submit a revised landscaping plan that utilizes drought tolerant, native and non-invasive species suitable to the San Mateo County coastal area, as required by the Coastsides Design Review Standards. This recommendation has been included as Condition No. 16 in Attachment A. The project proposes to use materials and colors that blend with the natural setting of the Midcoast, including dry-stack ledger stone and redwood stained exterior siding.

c. Major Development Pre-Application Workshop

Section 6415.4 of the Zoning Regulations requires a public workshop to be held for residential development involving ten (10) or more new dwelling units. The intent of the public workshop is to allow community members and public agency representatives the opportunity to provide the applicant with project input before the preparation of final development plans. The public workshop was held on March 25, 2014, at the Granada Sanitary District Office in El Granada. At that time, the applicant was proposing a 15-unit complex, with 3 affordable units. Through the County's Density Bonus Program, the applicant was requesting relief from setbacks, maximum height, and lot coverage in exchange for the 3 affordable (lower income) units. However, based upon comments received at the workshop, the applicant has scaled back their proposal to the 12-unit market-rate complex currently under consideration. Comments received during this phase of the project are discussed in the Workshop's summary letter, which is included as Attachment F.

4. Compliance with the Grading Ordinance

The applicant is proposing approximately 1,070 cubic yards of grading in order to construct a partially below grade parking garage. This proposed grading has been reviewed by the Department of Public Works and the County Geotechnical Section. Both Departments have approved the plans as proposed. Planning staff reviewed the proposal to determine whether it satisfied the requirements for a grading permit set forth in the County Ordinance Code Section 8604.6. After conducting an environmental review as required by the California Environmental Quality Act (CEQA), staff found that the project will not result in a significant long term adverse effect on the environment. The project conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan. Finally, as outlined above, the project is consistent with the General Plan and the Local Coastal Program. In order to approve this project, the Planning Commission must make the required findings in County Ordinance Code Section 8604.6 (Grading Regulations). The findings and supporting evidence are outlined below:

a. That the project will not have a significant adverse effect on the environment.

As discussed under the project description, the applicant estimates that the entire project will involve the cut and fill of approximately 1,070 cubic yards of material. After conducting an environmental review as required by CEQA, staff found that, with implementation of all mitigation measures, the project will not have a significant long term adverse effect on the environment. With respect to grading impacts, required mitigation measures include:

- (1) Implementation of dust control measures and other air quality best management practices (BMPs) (Condition No. 4).
- (2) Implementation of water quality BMPs, including temporary erosion control measures (Condition No. 8).
- (3) Implementation of a comprehensive stormwater pollution and erosion control plan (Condition No. 10).
- (4) Implementation of a construction management plan to address construction traffic (Condition No. 12).

b. That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.

The project conforms to the criteria contained in the Grading Ordinance, including preparation of an erosion and sediment control plan, dust control measures, and revegetation/landscaping plans. As outlined in Section A.1, above, the project is consistent with the General Plan.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from July 30, 2014 to August 20, 2014. As of the publication of this staff report, no comments were received. All mitigation measures recommended in the Negative Declaration have been included as Condition Nos. 4-12 in Attachment A.

C. REVIEWING AGENCIES

California Coastal Commission
Building Inspection Section
Department of Public Works
Geotechnical Section
Coastside Fire Protection District
Granada Sanitary District

Coastside County Water District
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Initial Study/Mitigated Negative Declaration
- E. Coastside Design Review Committee Decision Letter
- F. March 25, 2014 Pre-Application Workshop Summary

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00126 Hearing Date: September 10, 2014

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received, and testimony presented and considered at the public hearing, there is no substantial evidence that the project if subject to the mitigation measures contained in the Mitigated Negative Declaration will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment and analysis of San Mateo County.
4. That the documents and other material constituting the record for these proceedings are located at the Planning and Building Department for the County of San Mateo, 455 County Center, 2nd Floor, Redwood City, CA 94063, and are available for review.
5. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the applicant and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

6. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as discussed in the staff report under Section A.2, including protection of visual resources.

Regarding the Design Review Permit, Find:

7. That the project has been reviewed by the Coastside Design Review Committee and found to be in compliance with the Design Review Standards pursuant to Section 6565.17 of the San Mateo County Zoning Regulations and the Community Design Manual. The Committee reviewed the proposed project at their June 12, 2014 meeting and recommended that the Planning Commission approve the project, subject to conditions which have been included in this attachment.

Regarding the Grading Permit, Find:

8. That the project will not have a significant adverse effect on the environment. Staff performed an Initial Study, pursuant to the California Environmental Quality Act (CEQA), and determined that the project, if undertaken with appropriate mitigation measures, would not have a significant adverse impact on the environment. The Mitigated Negative Declaration's mitigation measures have been incorporated into the recommended conditions of approval to ensure that the project will have no adverse impacts to the environment.
9. That the project satisfies the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. The project has been reviewed against the applicable policies of the San Mateo County General Plan and found, as proposed and conditioned, to be consistent with its goals and objectives, specifically with regard to Visual Resources. The project, as proposed and conditioned, complies with the standards in the Grading Ordinance, including those relative to preparation of an erosion and sediment control plan, and dust control plan.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

General Conditions

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on September 10, 2014. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. These permits shall be valid for two (2) years from the date of approval in which time a building permit shall be issued. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The California Department of Fish and Wildlife (DFW) has determined that this project is not exempt from DFW California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo

County Clerk/Recorder's Office an amount of \$2,181.25 (plus the \$50.00 administrative fee) at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.

Mitigation Measures

4. The County shall require construction contractors to implement the following Bay Area Air Quality Management District (BAAQMD) Basic Construction Mitigation Measures, listed below:
 - 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 into or 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 miles per hour.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
5. The project applicant shall inform its contractor(s) of the sensitivity of the project area for historical, archaeological, or paleontological resources by including the following directive in contract documents:

If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be stopped and a qualified

archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.

6. The project applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources by including the following directive in contract documents:

The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be stopped and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.

7. If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5. The project applicant shall inform its contractor(s) of the sensitivity of the project area for human remains by including the following directive in contract documents:

If human remains are encountered during project activities, work within 25 feet of the discovery shall be stopped and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

8. The applicant shall implement the following stormwater quality best management practices (BMPs) during project construction:
 - a. Temporary Erosion Controls – Prior to the issuance of a building permit, the applicant shall submit a construction-phase erosion control plan for review and approval. Said plan shall protect downslope drainage courses, streams, and storm drains with hay bales, silt fences, berms or storm drain inlet filters. Temporary silt fences shall be installed on contour at a minimum of 25 feet to the downstream/downhill side of any excavation or backfill. Silt fencing shall be inspected and any necessary repairs made by the applicant daily prior to any excavation or backfill.
 - b. Equipment Storage – A separate area shall be designated for equipment maintenance and fueling, away from any slopes, watercourses or drainage facilities. Where equipment is expected to be stored for more than a few days, cleanup materials and tools shall be kept nearby and available for immediate use. Equipment shall not be stored in areas that would potentially drain to watercourses or drainage facilities. If equipment must be stored in areas with the potential to generate runoff, drip pans, berms, sandbags or absorbent booms shall be employed to contain any leaks or spills. Equipment shall be inspected daily for leaks or damage and promptly repaired.
 - c. Staging Areas – Runoff that may potentially leave any staging area shall be contained to within the staging area by a suitable means, e.g., strawlogs, straw mulch, silt fencing, temporary berms, settling basins or any combination thereof.
 - d. Revegetation – All bare soil surfaces resulting from construction activities shall be hydro-seeded or covered with mulch no later than 7-days following the disturbance.
 - e. Winterization – If project construction extends beyond October 1, the applicant shall winterize the project site and any staging areas. Winterization shall include, at a minimum, removal or securing of any stockpiled materials; removing equipment from the vicinity; covering any vertical excavation faces with plastic sheeting secured with sandbags; mulching all other excavations with rice straw; ensuring positive drainage through any remaining work sites, and revegetation of all bare or disturbed areas.
9. The applicant shall use the following BMPs to minimize potential adverse effects of the project to groundwater and soils from chemicals used during construction activities:
 - a. Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction.

- b. Avoid overtopping construction equipment fuel gas tanks.
 - c. Provide secondary containment for any hazardous materials temporarily stored on-site.
 - d. During routine maintenance of construction equipment, properly contain and remove grease and oils.
 - e. Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials.
10. The applicant shall prepare a comprehensive stormwater pollution and erosion control plan for the project. Erosion control measures shall be in place prior to the start of construction activities and remain in place throughout all phases of project construction. The plan must provide a BMP monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase BMPs. Erosion and water quality control measures identified in the plan must comply with the County of San Mateo Department of Public Work's Contract Requirements for Erosion and Sediment Control and, at a minimum include, but not be limited to, the following measures (County of San Mateo, 2013a; County of San Mateo, 2013b):
- a. Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place. Filtration materials shall be used on all storm drain covers to remove sediment from dewatering effluent.
 - b. Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
 - c. A spill prevention and countermeasure plan shall be developed that will identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan will also require the proper storage, handling, use, and disposal of petroleum products.
 - d. Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. All denuded areas shall be stabilized and erosion control measures maintained continuously between October 1 and April 30.
 - e. Surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water.

Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.

- f. Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
 - g. Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. All removed topsoil shall be reused during construction to the extent feasible. Unused topsoil, if any, shall be broadly redistributed to the surrounding areas in such a manner that topography and vegetation cover would not be adversely impacted.
 - h. Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
 - i. Disturbed areas will be revegetated after completion of construction activities.
 - j. Provide sanitary facilities for construction workers.
 - k. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
11. The construction contractor(s) shall develop a construction management plan for review and approval by the County's Planning and Public Works Departments. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible, any safety hazards and traffic congestion during construction:
- a. A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, signs, and designated construction access routes.
 - b. Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular traffic, and circulation and safety. Impacts to Highway 1 and/or 92 shall be minimized to the greatest extent possible.

- c. Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures, if any, will occur.
 - d. Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.
12. Unless approved in writing by the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion. The applicant shall submit a letter to the Planning and Building Department, a minimum of two (2) weeks prior to the commencement of grading, stating the date when grading will begin and giving an approximate schedule of grading operations.

Coastside Design Review Committee

13. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on June 12, 2014 and the Coastal Development Permit and Grading Permit, once approved. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
14. The design review permit final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
15. The applicant shall include the recommended approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
16. The applicant shall submit the following items and/or indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
- a. A more detailed landscaping plan that includes drought tolerant, native and non-invasive species most suitable to the San Mateo County coastal area.
 - b. A less formal planting layout, with emphasis on the line of trees along Avenue Portola.

- c. A detailed signage plan.
17. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
18. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
19. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the respective Fire Authority.

20. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
21. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Coronado Street and Avenue Portola. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Coronado Street and Avenue Portola. There shall be no storage of construction vehicles in the public right-of-way.
22. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
23. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
24. Installation of the approved landscape plan is required prior to final inspection.
25. Projects subject to Provision C.3 (projects that create and/or replace 2,500 to 10,000 square feet of impervious surface) shall implement the following site design measures as applicable:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

These measures shall be shown on the building permit plans prior to plan approval.

- 26. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered and bermed to ensure that no stormwater enters the covered area. Covered areas shall be sloped to drain to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
- 27. Interior level parking garage floor drains, and any other interior floor drains shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
- 28. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance (or comparable local ordinance).

Department of Public Works

- 29. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works 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 for review and approval.
- 30. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The

driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

31. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
32. The applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved private stormwater facility which ties into the County stormwater facility.
33. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance #3277.
34. For projects exceeding 10,000 square feet of new or reconstructed impervious surface: The applicant shall submit a permanent stormwater treatment plan in compliance with the County’s National Pollution Discharge Elimination System (NPDES) permit for review and approval by the Department of Public Works. The applicant shall submit calculations and a narrative describing the method(s) used in the design of the proposed system and the manner in which proposed facilities achieve compliance with the NPDES permit for review and approval by the Department of Public Works. The applicant shall be required to execute and record an Operations and Maintenance Agreement for the approved facilities, and shall be responsible for ongoing maintenance and reporting. This requirement supplements all other conditions of approval related to storm drainage and stormwater pollution prevention.
35. Prior to the issuance of a building permit, the applicant shall submit a permanent stormwater management plan in compliance with the County’s Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
36. For work within the public right-of-way or private road: “As-Built” plans of all construction required by these conditions shall be prepared and signed by the subdivider’s Engineer upon completion of all work and submitted to the Department of Public Works, prior to the final approval of the Department of Public Works or Building permit. The “As-Built” plans shall be accompanied by a written certification from the Engineer that all private facilities have been completed in conformance with the approved plans. Performance and Labor/Material securities shall not be released by the Department of Public Works until the “As-Built” plans have been submitted and approved by the Department, and until all other outstanding items have been submitted.

37. The applicant is required to remove and replace curb gutter and sidewalk as part of this project. The curb gutter and sidewalks shall be continuous and shall meet the standards set forth by the Department of Public Works.

Granada Sanitary District

38. A sewer permit will be required for this project. Due to the size of the project, additional information and a deposit from the owner may be required. The District Engineer will need to review the plans to provide detailed comments. A sewer variance may also be required.

Coastside County Water District

39. There are three and one-half 5/8" (20 pm) Non-Priority uninstalled water service connections assigned to 047-206-230 from Crystal Springs Water Supply Project. Prior to the issuance of a building permit, the Coastside County Water District will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this site and that the applicant complies with all District Regulations.
40. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on metering and water use efficiency specifications for plumbing fixtures and appliances.

Coastside Fire Protection District

41. Building Classification. Please indicate on the plans the following information:
 - a. Occupancy classification.
 - b. Type of construction.
 - c. Site plan indicating the location of the building in relationship to all property lines.
 - d. Occupant Load Calculations with an exit analysis.
 - e. One hour construction required.
42. Fire Hydrant: An approved fire hydrant (Clow 960) must be located a minimum of 250 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Inspection Section for review and approval. Fire flows required.

43. **Automatic Fire Sprinkler System:** The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Inspection Section. Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section. Residential sprinkler heads in living area.

44. **Unobstructed Fire Sprinkler Coverage:** Shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.

45. **Fire Sprinkler Hardware:** Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed and approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section.

46. **Emergency Building Access:** The proposed project will require the installation of "Knox Boxes." These emergency key boxes are required when access to or within a structure or an area that is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox" key operated emergency entry device. The applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.

47. **Address Numbers:** Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBER SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.

Distance from Road	Address Number Size
0-50 feet	6 inches
50-100 feet	8 inches
100-150 feet	10 inches
150+ feet	12 inches

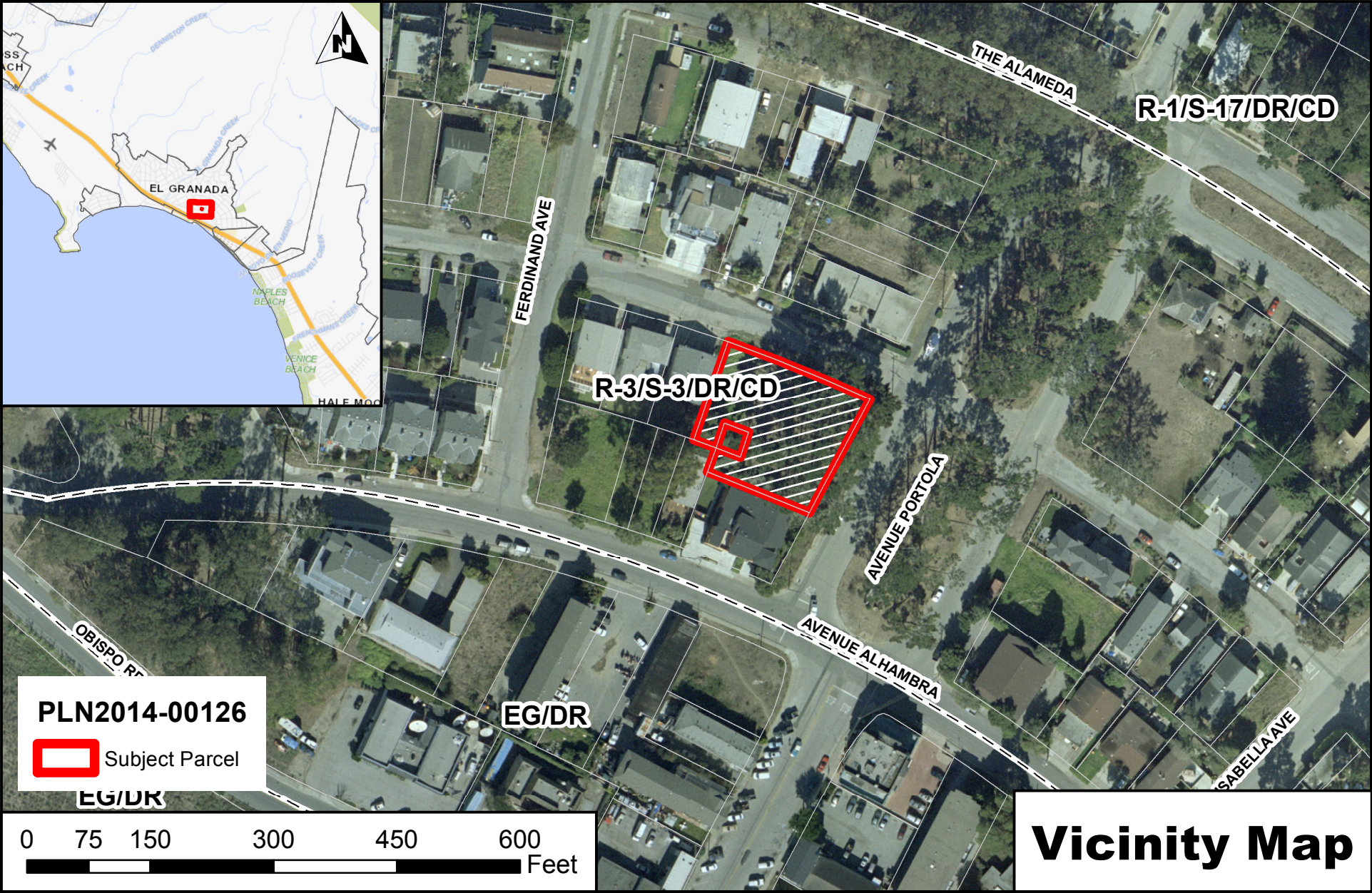
48. Roof Covering: The roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
49. Exit Doors: Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more.
50. Special Doors: Revolving, sliding and overhead doors shall not be used as required exits. Power operated doors complying with CBC Standard No. 10-1 may be used for exit purposes.
51. Additional Doors: When additional doors are provided for egress purposes, they shall conform to all the provisions of CBC Chapter 10.
52. Exit Illumination. Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type. Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Inspection Section for review and approval.
53. Exit Signage: When required: When more exits from a story are required by Section 1003 of the CBC, exit signs shall be installed at stair enclosures, horizontal exits and other required exits from the story. When two or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress. Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door). Show exit plans on plans submitted to the San Mateo County Building Inspection Section for review and approval.
54. When exit signs are required by Section 1013.1 of the CBC, additional approved low-level exit signs, which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 Occupancies, and other occupancies as determined by the code.
55. Fire Alarm System: This project is required to have installed approved NFPA 72 Fire Alarm System throughout. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1-5.6, and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufacturer's specifications and NFPA 72. Battery backup shall meet or exceed

requirements for amp-hour rating and must be tested as per manufacturer's specification and NFPA 72.


56. Vegetation Management: The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291.
57. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.
58. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
59. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stove pipe or is within 5 feet of any structure.
60. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor (Title 19, California Code of Regulations).
61. Community Facilities District: The proposed project will be required to form a Community Facilities District. Please be aware that it takes a minimum of 3 months to go through the CFD process. An occupancy permit will not be issued until all project conditions of the district are completed. Please contact the fire district administration office with questions or to receive detailed information.

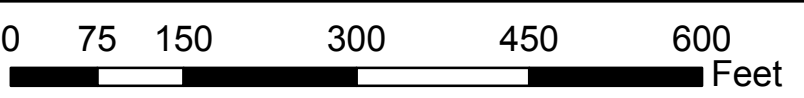
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PLN2014-00126

 Subject Parcel



Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

"MAVERICKS APARTMENTS"

SOUTH WEST CORNER OF CORONADO ST & AVENUE PORTOLA



CONSULTANTS

OWNER: CYPRESS GROUP
TIM HENDERSON
20840 THIRD STREET, SUITE 600
SARATOGA, CA 95070
TEL: (408) 867-8813

ARCHITECT: ANDERSON ARCHITECTS INC.
KURT S. ANDERSON, AIA
120 W. CAMPBELL AVENUE
CAMPBELL, CA 95008
TEL: (408) 371-1289, FAX: (408) 371-1276

CIVIL ENGINEER: CARROLL ENGINEERING
BRYCE CARROLL
1101 S. WINCHESTER BLVD
SUITE H-184
SAN JOSE, CA 95128
TEL: 408-216-8500, FAX: 408-261-0595

LANDSCAPE: DON CRAIG & ASSOCIATES
DON CRAIG
14511 CYPRESS POINT TERRACE
VALLEY CENTER, CA 92082
TEL: 658-922-3075, FAX: 760-913-5109

VICINITY MAP

PROJECT LOCATION

NTS



SHEET INDEX

COVER SHEET

C-0 COVER SHEET

CIVIL

C-0 BOUNDARY AND TOPOGRAPHIC SURVEY
C-1 PRELIMINARY GRADING AND DRAINAGE
C-2 STORM DRAIN PROFILE AND DETAILS
C-3 STORM WATER MANAGEMENT PLAN
C-4 EROSION CONTROL PLAN

ARCHITECTURAL

A-1.0 SITE PLAN
A-2.0 PARKING LEVEL FLOOR PLAN
A-3.0 RESIDENTIAL LEVEL 1 & 2 FLOOR PLAN
A-4.0 EXTERIOR ELEVATIONS
A-4.1 EXTERIOR ELEVATIONS
A-5.0 BUILDING SECTIONS
A-6.0 ROOF PLAN
A-7.0 AVENUE PORTOLA ELEVATION-COLOR BOARD

LANDSCAPE

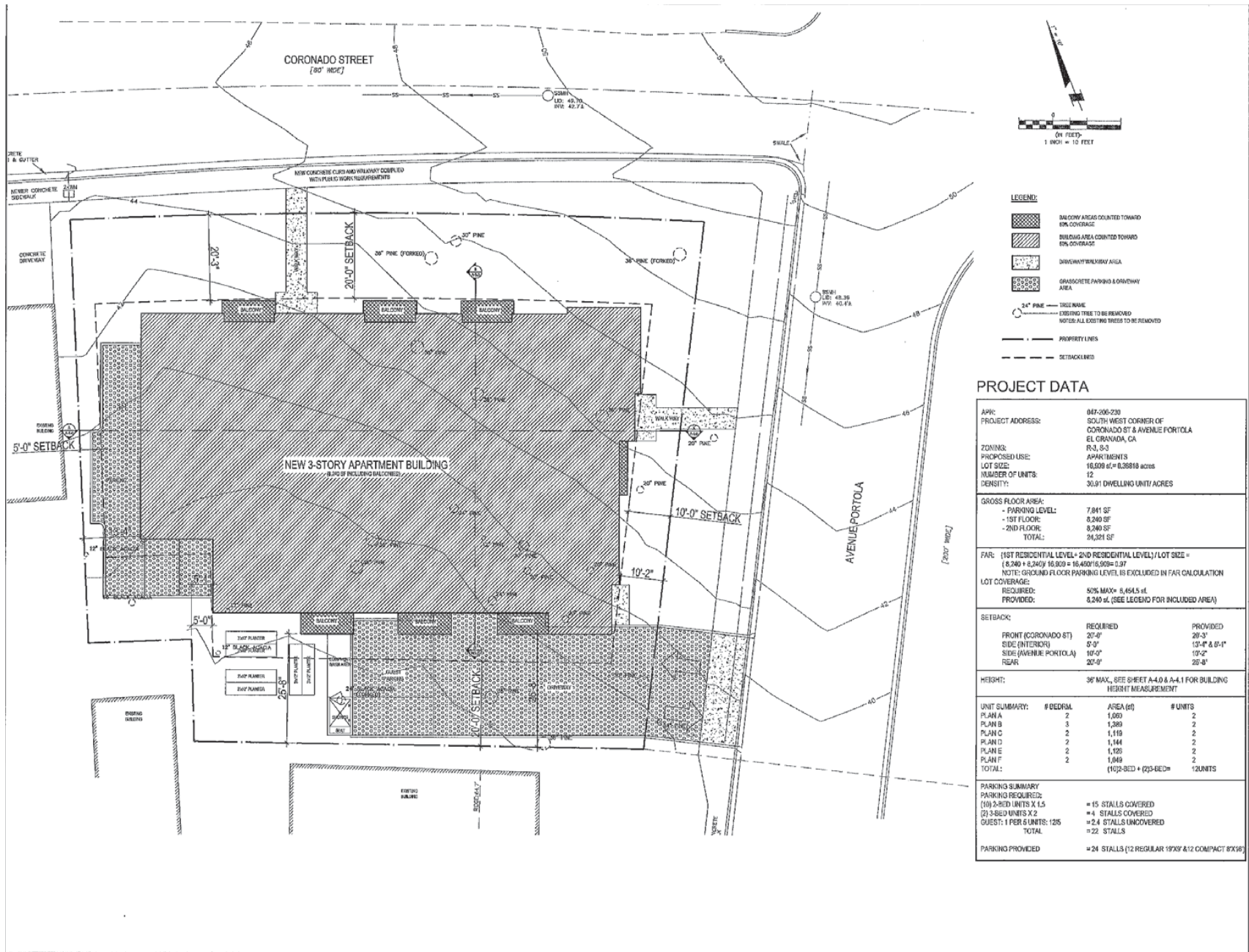
L-1 CONCEPTUAL LANDSCAPE PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

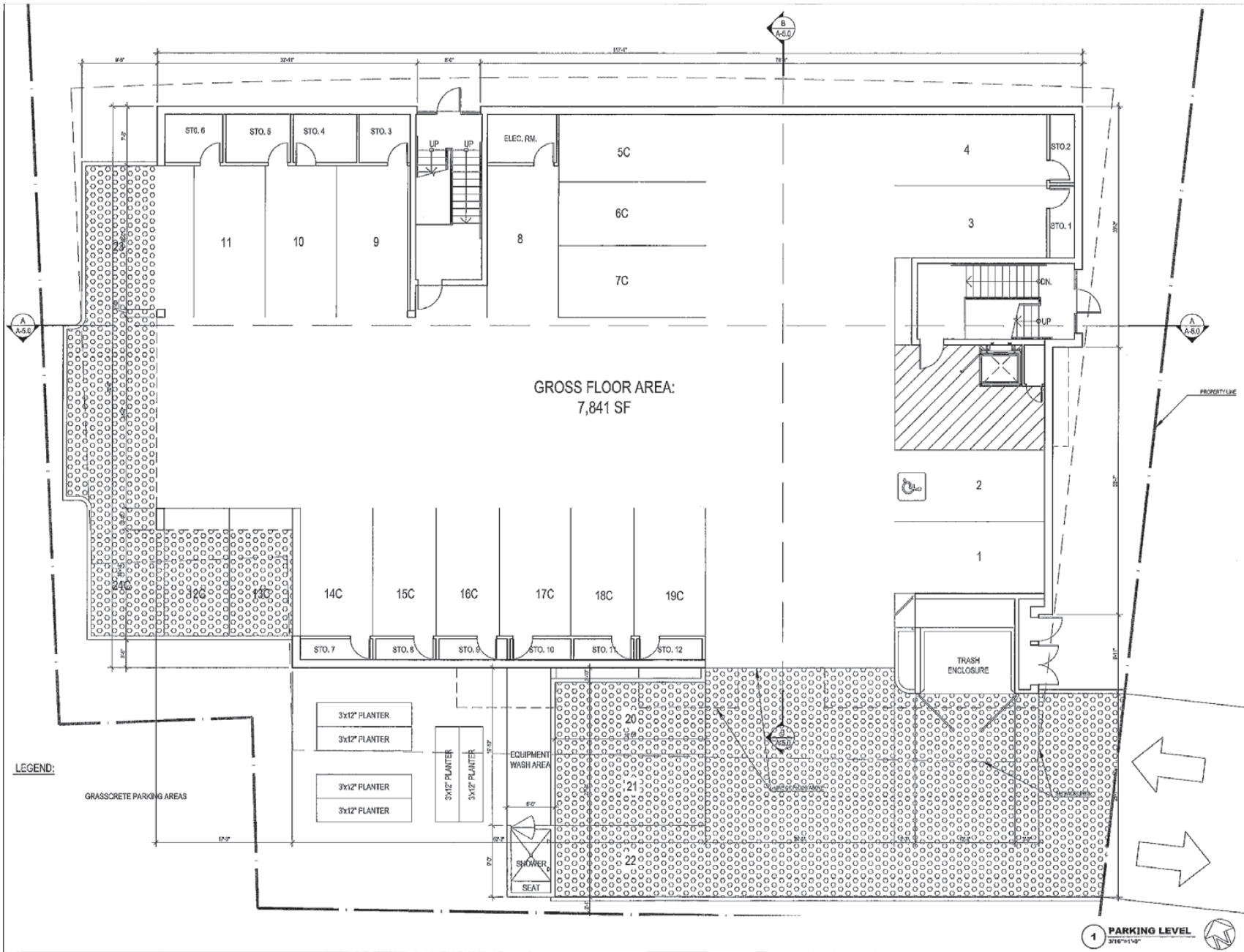


San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

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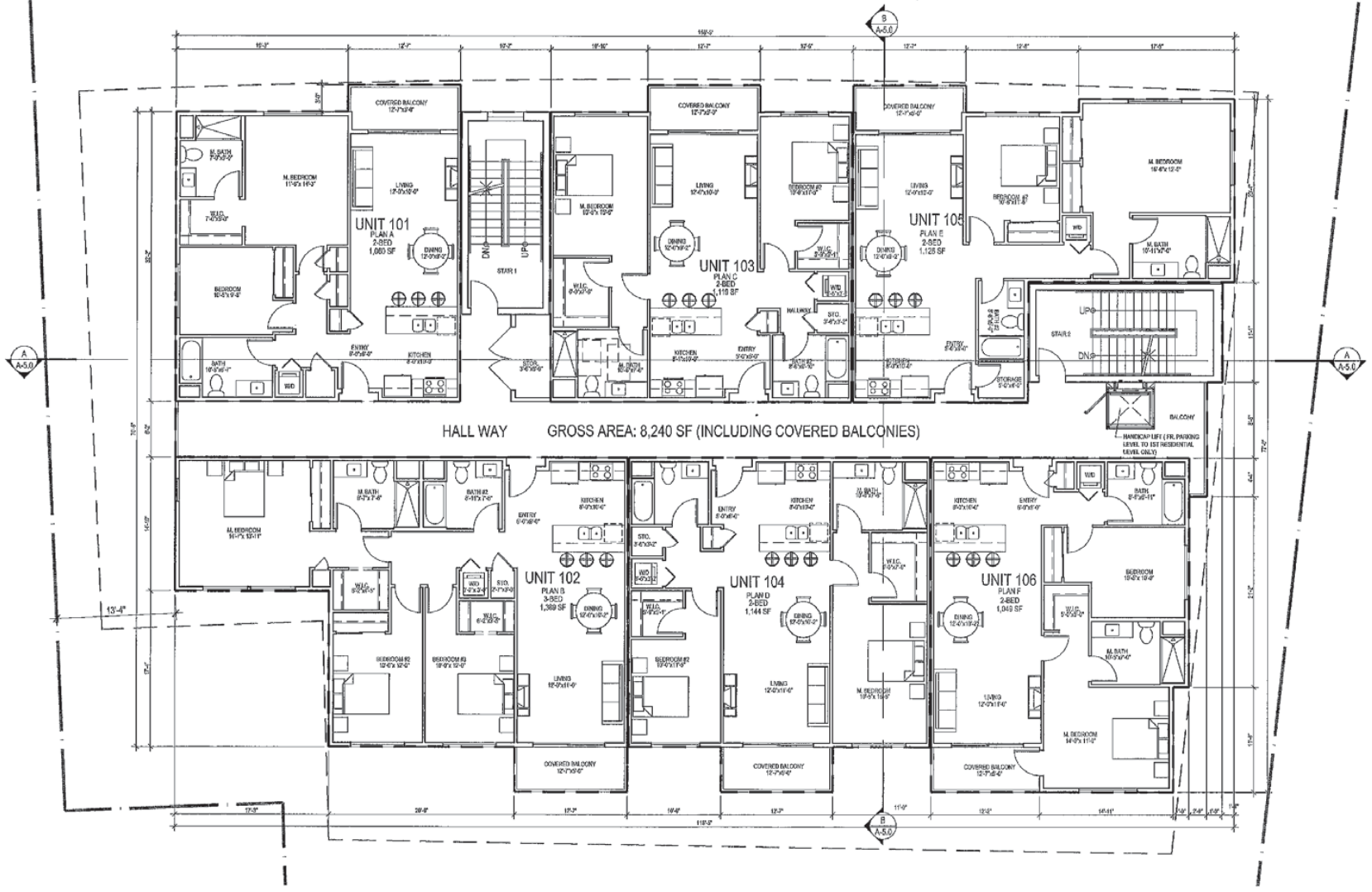


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

File Numbers: _____

Attachment: _____



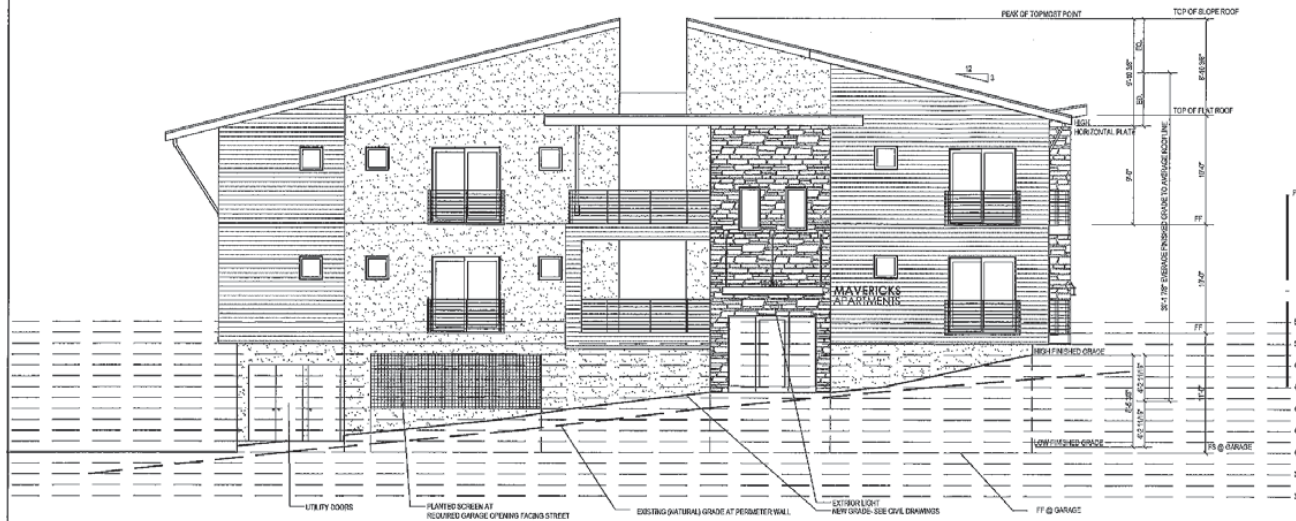
1 RESIDENTIAL LEVEL 1 & 2 FLOOR PLANS
 3/18/21-11/21

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1 AVENUE PORTOLA ELEVATION
3/16"=1'-0"



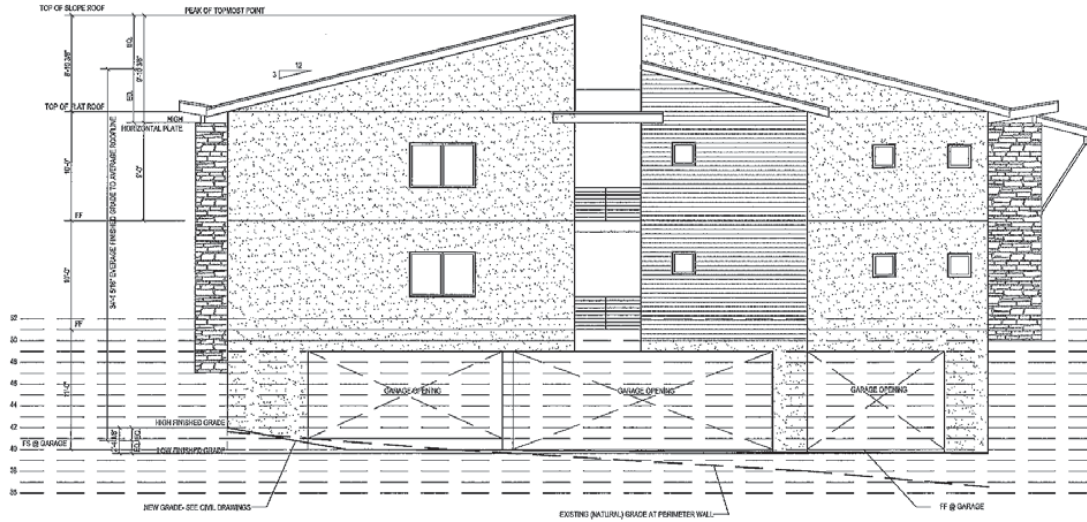
2 CORONADO STREET ELEVATION
3/16"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

File Numbers: _____

Attachment: _____



1 WEST ELEVATION (INTERIOR SIDE)
3/16"x1'-0"



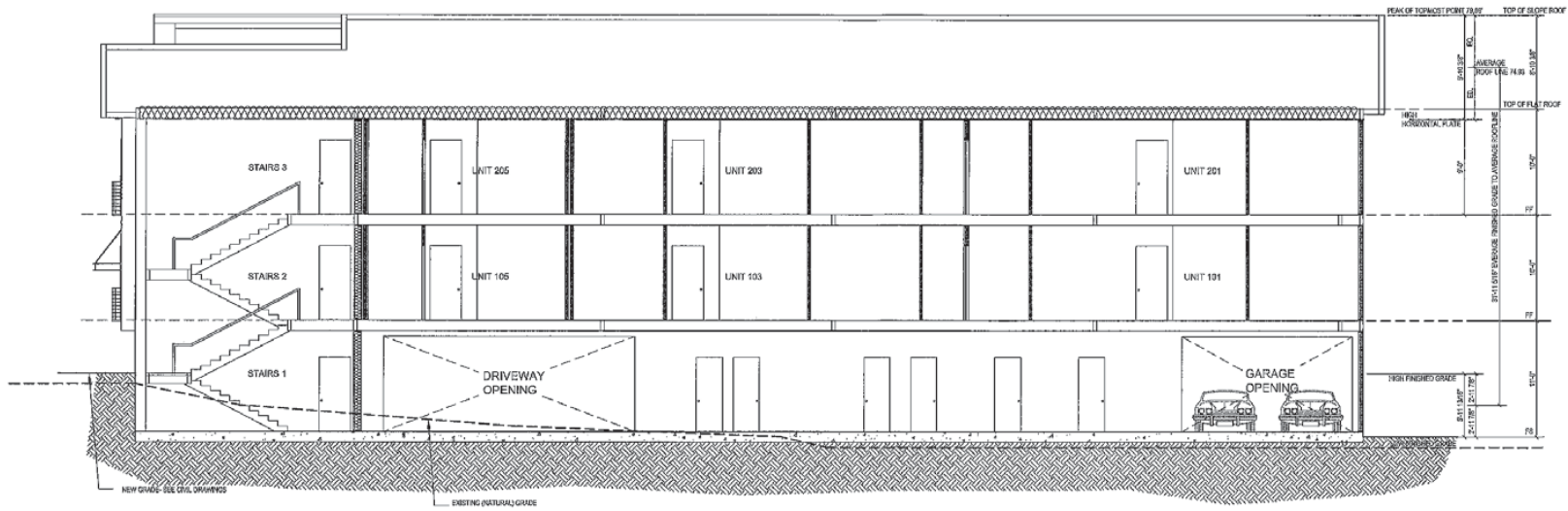
2 SOUTH ELEVATION (REAR)
3/16"x1'-0"

San Mateo County Planning Commission Meeting

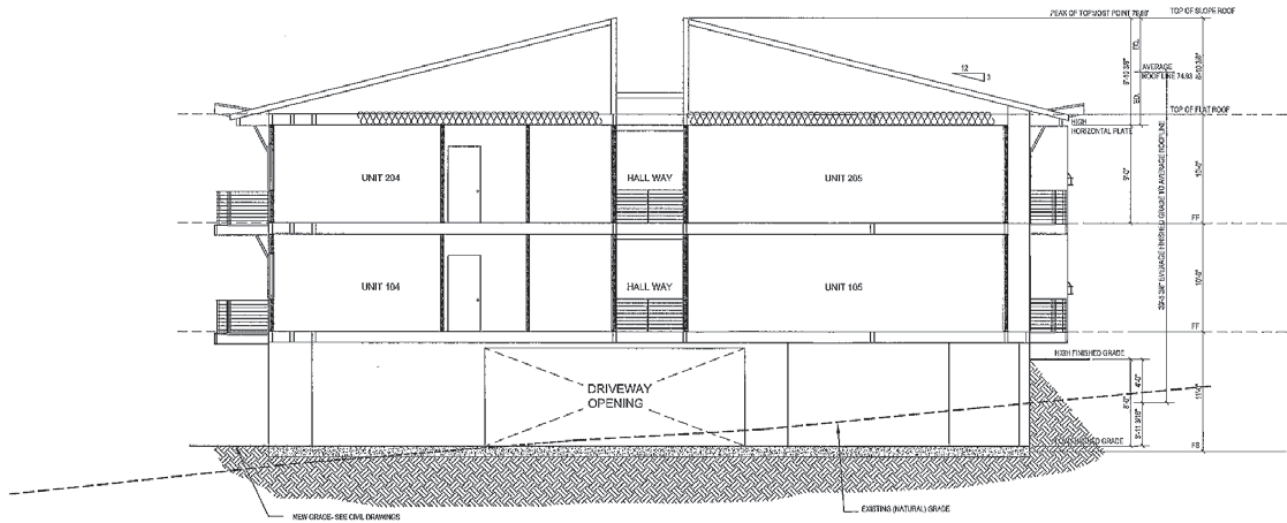
Owner/Applicant:

Attachment:

File Numbers:



1 SECTION THRU A-A
3/16"=1'-0"



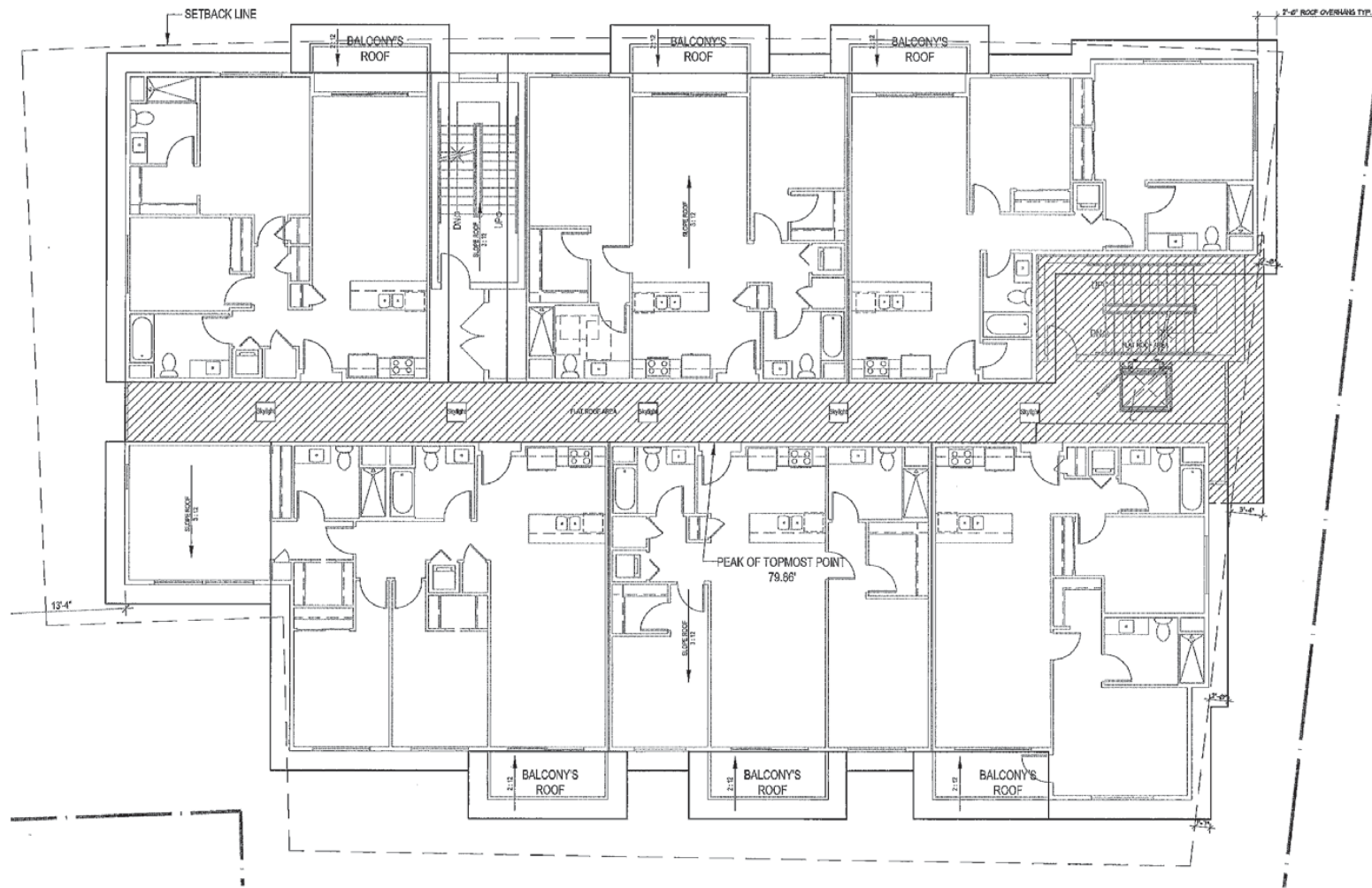
2 SECTION THRU B-B
3/16"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



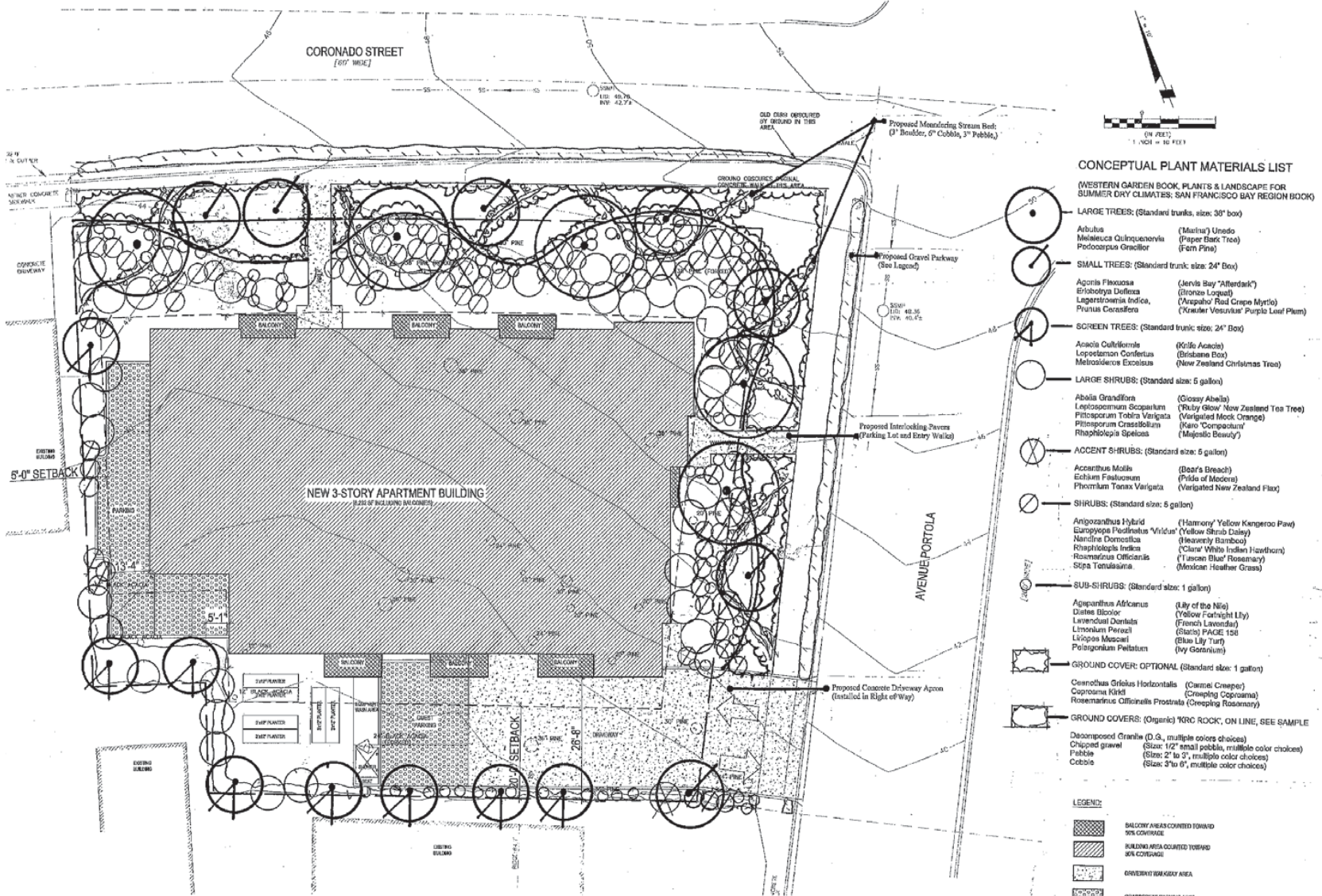
1 AVENUE PORTOLA ELEVATION- COLOR BOARD
10/2/14

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



CONCEPTUAL PLANT MATERIALS LIST

(WESTERN GARDEN BOOK, PLANTS & LANDSCAPE FOR SUMMER DRY CLIMATES; SAN FRANCISCO BAY REGION BOOK)

- LARGE TREES:** (Standard trunk size: 30" box)
 - Abutilon (Madras) Umada (Paper Bark Tree)
 - Melaleuca Quilquevaria (Paper Bark Tree)
 - Podocarpus Grevillii (Fern Pine)
- SMALL TREES:** (Standard trunk size: 24" Box)
 - Agonias Flexuosa (Jervis Bay "Afterdark")
 - Epiphyta Dufourea (Bronze Laurel)
 - Lagerstromia Indica (Arapaho Red Crane Myrtle)
 - Prunus Cerasifera (Krauter Vesuvius Purple Leaf Plum)
- SCREEN TREES:** (Standard trunk size: 24" Box)
 - Acacia Culinervis (Killer Acacia)
 - Lopetatum Conditum (Christmas Tree)
 - Metrosideros Excelsus (New Zealand Christmas Tree)
- LARGE SHRUBS:** (Standard size: 5 gallon)
 - Abelia Grandiflora (Glossy Abelia)
 - Leptospermum Scoparium (Pinky Glow New Zealand Tea Tree)
 - Pittosporum Tobira Variegata (Variegated Mock Orange)
 - Pittosporum Crassifolium (Karo "Compacium")
 - Rhaphtolipis Spicatus (Majestic Beauty)
- ACCENT SHRUBS:** (Standard size: 5 gallon)
 - Accanthus Mollis (Bear's Breech)
 - Echium Fastuosum (Pinks of Meoria)
 - Phorikum Tanax Variegata (Variegated New Zealand Flax)
- SHRUBS:** (Standard size: 5 gallon)
 - Argemonehus Hybrid (Harmony Yellow Kemperoo Pawpaw)
 - Europops Focifolius Viridus (Yellow Shrub Dalea)
 - Nandina Domestica (Heavenly Bamboo)
 - Rhaphtolipis Indica (Clear White Indian Hawthorn)
 - Roussaeus Officinalis (Lance Blue Rosemary)
 - Stipa Tomalaiana (Mexican Heather Grass)
- SUB-SHRUBS:** (Standard size: 1 gallon)
 - Agapanthus Africanus (Lily of the Nile)
 - Dianus Bloock (Yellow Fairlight Lily)
 - Lavandula Dentata (French Lavender)
 - Linum Perceil (Statis) PAGE 156
 - Lilippus Mascari (Blue Lily Turf)
 - Polegionum Pellatum (Ivy Geranium)
- GROUND COVER: OPTIONAL** (Standard size: 1 gallon)
 - Ceanothus Griseus Horizontalis (Caneel Creeper)
 - Cupressus Minia (Creeeping Cupressum)
 - Rosemarinus Officinalis Prostrata (Creeeping Rosemary)
- GROUND COVERS:** (Organic) 100% ROCK, ON LINE, SEE SAMPLE
 - Decomposed Granite (D.G., multiple colors choices)
 - Chipped gravel (Size: 1/2" small pebbles, multiple color choices)
 - Pebbles (Size: 2" to 3", multiple color choices)
 - Cobbles (Size: 3" to 6", multiple color choices)

- LEGEND:**
- [Patterned Box] BALCONY AREA COUNTED TOWARD 50% COVERAGE
 - [Patterned Box] BUILDING AREA COUNTED TOWARD 50% COVERAGE
 - [Patterned Box] DRIVEWAY/DRIVEWAY AREA
 - [Patterned Box] GRASS/STREET PAVING AREA
 - 2" PINE --- TREE NAME
 - DISTINGUISH TREES TO BE REMOVED
 - POTENTIAL CHOSTED TREES TO BE REACHED
 - PROPERTY LINES
 - SETBACK LINES

- Notes:**
1. All planted areas to be treated with the use of drip emitters, low flow valves and low flow filters.
 2. Proposed irrigation system with time clock.
 3. Provide time filter at 100" intervals.
 4. All hardscape will be maintained by the Owner on a weekly basis.

CONCEPTUAL LANDSCAPE PLAN

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

File Numbers: _____

Attachment: _____



County of San Mateo - Planning and Building Department

ATTACHMENT D

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
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: Mavericks Apartments Coastal Development Permit and Grading Permit, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2014-00126

OWNER/APPLICANT: Cypress Group, LLC

ASSESSOR'S PARCEL NOS.: 047-206-230 and -110

PROJECT LOCATION: Southwest Corner of Coronado Street and Avenue Portola

PROJECT DESCRIPTION: The applicant is proposing to construct a 12-unit apartment complex. The proposed building will have two stories of residences over a partially below grade parking garage. Total elevation as measured from the finished below grade garage slab to the roof peak above is just less than 40 ft. (see attached plans). Total residential floor area will be 16,480 sq. ft. with the garage floor area at 7,841 sq. ft. The garage will provide 24 parking stalls (21 resident and 3 guest). Construction of the project as proposed will require the removal of 26 trees of various sizes and species (pine and black acacia). Construction of the below grade parking garage will require approximately 1,070 cubic yards (both cut and fill) of grading.

SITE DESCRIPTION: The project site is approximately 16,909 sq. ft. in size and has a relatively gentle slope (8.3%) from the high point at the Coronado/Avenue Portola corner down to the low point at the southwest corner of the project site. Primary vegetation on-site consists of approximately 26 trees, primarily pine trees, ranging in size from 12" to 36" in diameter.

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.

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER OF
SAN MATEO COUNTY CALIF

JUL 30 2014

MARK CHURCH, County Clerk
By VERONICA MADRID
DEPUTY CLERK

- 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:

Mitigation Measure 1: The County shall require construction contractors to implement the following BAAQMD's Basic Construction Mitigation Measures, listed below:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material into or off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County 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.

Mitigation Measure 2: The project applicant shall inform its contractor(s) of the sensitivity of the project area for historical, archaeological, or paleontological resources by including the following directive in contract documents:

If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be stopped and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian,

chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.

Mitigation Measure 3: The project applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources by including the following directive in contract documents:

The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be stopped and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.

Mitigation Measure 4: If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code §7050.5. The project applicant shall inform its contractor(s) of the sensitivity of the project area for human remains by including the following directive in contract documents:

If human remains are encountered during project activities, work within 25 feet of the discovery shall be stopped and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Mitigation Measure 5: The applicant shall implement the following water quality BMPs during project construction:

- a) **Temporary Erosion Controls** - Prior to the issuance of a building permit, the applicant shall submit a construction phase erosion control plan for review and approval. Said plan shall protect downslope drainage courses, streams, and storm drains with hay bales, silt fences, berms or storm drain inlet filters. Temporary silt fences shall be installed on contour at a minimum of 25 feet to the downstream/downhill side of any excavation or backfill. Silt fencing shall be inspected and any necessary repairs made by the applicant daily prior to any excavation or backfill.
- b) **Equipment Storage** - A separate area shall be designated for equipment maintenance and fueling, away from any slopes, watercourses or drainage facilities. Where equipment is expected to be stored for more than a few days, cleanup materials and tools shall be kept nearby and available for immediate use. Equipment shall not be stored in areas that would potentially drain to watercourses or drainage facilities. If equipment must be stored in areas with the potential to generate runoff, drip pans, berms, sandbags or absorbent

booms shall be employed to contain any leaks or spills. Equipment shall be inspected daily for leaks or damage and promptly repaired.

- c) **Staging Areas** - Runoff that may potentially leave any staging area shall be contained to within the staging area by a suitable means, e.g., strawlogs, straw mulch, silt fencing, temporary berms, settling basins or any combination thereof.
- d) **Revegetation** - All bare soil surfaces resulting from construction activities shall be hydro-seeded or covered with mulch no later than 7 days following the disturbance.
- e) **Winterization** - If project construction extends beyond October 1, the applicant shall winterize the project site and any staging areas. Winterization shall include, at a minimum, removal or securing of any stockpiled materials; removing equipment from the vicinity; covering any vertical excavation faces with plastic sheeting secured with sandbags; mulching all other excavations with rice straw; ensuring positive drainage through any remaining work sites; and revegetation of all bare or disturbed areas.

Mitigation Measure 6: The applicant shall use the following best management practices (BMPs) to minimize potential adverse effects of the project to groundwater and soils from chemicals used during construction activities:

- Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction.
- Avoid overtopping construction equipment fuel gas tanks.
- Provide secondary containment for any hazardous materials temporarily stored on-site.
- During routine maintenance of construction equipment, properly contain and remove grease and oils.
- Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials.

Mitigation Measure 7: The applicant shall prepare a comprehensive stormwater pollution and erosion control plan for the project. Erosion control measures shall be in place prior to the start of construction activities and remain in place throughout all phases of project construction. The plan must provide a BMP monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase BMPs. Erosion and water quality control measures identified in the plan must comply with the County of San Mateo Department of Public Work's Contract Requirements for Erosion and Sediment Control, and at a minimum include, but not be limited to, the following measures (County of San Mateo 2013a; County of San Mateo, 2013b):

- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place.
- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- A spill prevention and countermeasure plan shall be developed that will identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan will also require the proper storage, handling, use, and disposal of petroleum products.

- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
- Surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. All removed topsoil shall be reused during construction to the extent feasible. Unused topsoil, if any, shall be broadly redistributed to the surrounding areas in such a manner that topography and vegetation cover would not be adversely impacted.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- Disturbed areas will be revegetated after completion of construction activities.
- Provide sanitary facilities for construction workers.

Mitigation Measure 8: The construction contractor(s) shall develop a construction management plan for review and approval by the County's Planning Department and the Department of Public Works. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible, any safety hazards and traffic congestion during construction:

- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, signs, and designated construction access routes.
- Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular traffic, and circulation and safety. Impacts to Highway 1 and/or 92 shall be minimized to the greatest extent possible.
- Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures, if any, will occur.
- Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.

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: July 30, 2014 - August 20, 2014

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., August 20, 2014.**

CONTACT PERSON

Mike Schaller, Senior Planner
650/363-1849
mschaller@smcgov.org



Mike Schaller, Senior Planner

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County of San Mateo
Planning and Building Department

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

1. **Project Title:** Mavericks Apartments Coastal Development Permit and Grading Permit
2. **County File Number:** PLN 2014-00126
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Michael Schaller, Senior Planner, 650/363-1849
5. **Project Location:** Southwest Corner of Coronado Street and Avenue Portola
6. **Assessor's Parcel Numbers:** 047-206-230 and -110
7. **Project Sponsor's Name and Address:** Cypress Group, LLC
20640 Third Street, Suite 600
Saratoga, CA 95070 600
8. **General Plan Designation:** High Density Residential
9. **Zoning:** Multi-Family Residential/5,000 sq. ft. minimum parcel size/Design Review
(R-3/S-3/DR)
10. **Description of the Project:** The applicant is proposing to construct a 12-unit apartment complex. The proposed building will have two stories of residences over a partially below grade parking garage. Total elevation as measured from the finished below grade garage slab to the roof peak above is just less than 40 ft. (see attached plans). Total residential floor area will be 16,480 sq. ft. with the garage floor area at 7,841 sq. ft. The garage will provide 24 parking stalls (21 resident and 3 guest). Construction of the project as proposed will require the removal of 26 trees of various sizes and species (pine and black acacia). Construction of the below grade parking garage will require approximately 1,070 cubic yards (both cut and fill) of grading.
11. **Site Description:** The project site is approximately 16,909 sq. ft. in size and has a relatively gentle slope (8.3%) from the high point at the Coronado/Avenue Portola corner down to the low point at the southwest corner of the project site. Primary vegetation on-site consists of approximately 26 trees, primarily pine trees, ranging in size from 12" to 36" in diameter.
12. **Surrounding Land Uses and Setting:** To the south of the project site is an apartment complex, to the east is the forested median of Avenue Portola, and to the north and west are residential duplexes.
13. **Other Public Agencies Whose Approval is Required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources	X	Hazards and Hazardous Materials		Public Services
X	Air Quality	X	Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning	X	Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

- a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project site is surrounded by developed parcels on its three primary sides. The fourth side abuts the wide median of Avenue Portola. Residences on the uphill, easterly side of the project side, already have compromised views due to existing structural development between them and the ocean. There are no adjacent public lands or roads where views would be impacted because there is already significant structural development surrounding the project site.</p> <p>Source: County of San Mateo, 1986, <i>General Plan Policies</i>; County of San Mateo <i>Local Coastal Program</i>; Site Reconnaissance; County GIS Aerial Imaging.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project site is not within the boundaries of a state scenic highway.</p> <p>Source: County of San Mateo, 1986, <i>General Plan Policies</i>; County GIS Aerial Imaging.</p>				

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
<p>Discussion: The proposed project will result in the removal of 26 trees of various sizes (12" up to 36" in diameter), primarily pines. These trees contribute to the overall highly vegetated nature of the El Granada community. The applicant has submitted a detailed landscape plan which includes 20 replacement trees as well as a large amount of shrubbery. Implementation of this landscaping plan, which is already required by the Design Review District Regulations and will automatically be included as a prerequisite for final sign off on the building permit, will ensure that this impact is less than significant.</p> <p>Source: County GIS Aerial Imaging; Site Visit; Project Plans.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The project will introduce an incremental increase in the general light pollution of the area. There are existing street lights in the area as well as developed parcels. A review of the plans provides no evidence to suggest that the project will generate significantly more light than any other surrounding residential use. No spotlights or flood lighting is proposed or allowed under the Design Review Regulations.</p> <p>Source: Project Plans; Coastside Design Review Regulations.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The project site is not within or adjacent to the boundaries of a Scenic Highway or Scenic Corridor.</p> <p>Source: County GIS Aerial Imaging.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The proposed apartment complex was reviewed by the Coastside Design Review Committee at their June 2014 meeting. The Committee found the project to be in compliance with the Coastside Design Standards (which are incorporated into the County Zoning Regulations).</p> <p>Source: San Mateo County Zoning Ordinance; Coastside Design Review Standards.</p>				
1.g. Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: See discussion under Question 1(c).</p> <p>Source: County GIS Aerial Imaging; Site Visit; Project Plans.</p>				

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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
<p>Discussion: The project site is within the Coastal Zone. The project site is within the middle of an urbanized residentially zoned area. There is no agricultural land on or adjacent to the project site.</p> <p>Source: Project Plans; County GIS Aerial Imaging.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: See discussion under Question 2(a).</p> <p>Source:</p>				
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
<p>Discussion: See discussion under Question 2(a).</p> <p>Source:</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X

Discussion: See discussion under Question 2(a).				
Source:				
2.e.	Result in damage to soil capability or loss of agricultural land?			X
Discussion: See discussion under Question 2(a).				
Source:				
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>			X
Discussion: The project site does not meet the definitions of forestland or timberland.				
Source: Project Plans; Site Visit; County GIS.				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
<p>The Bay Area Air Quality Management District (BAAQMD) adopted new thresholds of significance (BAAQMD thresholds) on June 2, 2010, to assist lead agencies in determining when potential air quality impacts would be considered significant under CEQA. BAAQMD also released new CEQA Guidelines in May 2011, which advise lead agencies on how to evaluate potential air quality impacts with the adopted new thresholds of significance. On March 5, 2012, the Alameda County Superior Court issued a judgment finding that BAAQMD had failed to comply with CEQA when it adopted its 2010 thresholds of significance. While the court did not determine whether or not the thresholds were valid, it did find that the adoption of the thresholds was a project under CEQA, and therefore that BAAQMD should have conducted an environmental review. As a result, the court set aside the thresholds and ordered BAAQMD to cease dissemination of them until it had complied with CEQA. BAAQMD has appealed the court's decision, and the appeal is currently pending. In compliance with the court's order, BAAQMD is no longer recommending that the thresholds be used as a generally applicable measure of a project's significant air quality impacts, and lead agencies are not required to use these thresholds in their environmental documents. However, nothing in the court's</p>					

decision prohibits an agency's use of the thresholds to assess the significance of a project's air quality impacts. Therefore, based on substantial evidence, the analysis herein uses the BAAQMD thresholds and methodologies in its CEQA Air Quality Guidelines (BAAQMD, 2011) to determine the significance of project-related impacts with respect to air pollutant emissions.

Discussion: The project site is within the San Francisco Bay Area Air Basin (Bay Area), which is currently designated as a non-attainment area for state and national ozone standards, State particulate matter (PM10 and PM2.5) standards, and the Federal PM2.5 (24-hour) standards. The BAAQMD's 2010 Clean Air Plan (BAAQMD, 2010) is the applicable Clean Air Plan (CAP) that has been prepared to address ozone non-attainment issues.

The BAAQMD CEQA Air Quality Guidelines (BAAQMD, 2011) identify a three-step methodology for determining a project's consistency with the current CAP. If the responses to these three questions can be concluded in the affirmative and those conclusions are supported by substantial evidence, then BAAQMD considers the project to be consistent with air quality plans prepared for the Bay Area.

The first question to be assessed in this methodology is "does the project support the goals of the Air Quality Plan (currently the 2010 CAP)?" The BAAQMD-recommended measure for determining project support for these goals is consistent with BAAQMD thresholds of significance. If a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation measures, the project would be consistent with the goals of the 2010 CAP. As indicated in the following discussion with regard to questions 3b) and 3c), both construction and operation of the project would result in less than significant air quality impacts. Therefore, the project would be considered to support the primary goals of the 2010 CAP and, therefore, be consistent with the 2010 CAP.

The second question to be assessed in this consistency methodology is "does the project include applicable control measures from the CAP?" Air pollutant emissions are a function of human activity. The 1988 California Clean Air Act, Section 40919(d), requires regions to implement "transportation control measures to substantially reduce the rate of increase in passenger vehicle trips and miles traveled." Consistent with this requirement, one of the goals of the 2010 CAP is to reduce the number of trips and vehicle miles which Bay Area residents travel in single-occupant vehicles through the implementation of five categories of Transportation Control Measures (TCMs). A review of the TCM's in the 2010 CAP indicates that these measures are generally to be implemented by government and large employers to encourage carpooling and use of alternative transportation methods. The project does not directly conflict with any of the adopted TCM's, therefore the proposed Project meets this consistency criterion.

The third question to be assessed in this consistency methodology is "does the project disrupt or hinder implementation of any control measures from the CAP?" Examples of how a project may cause the disruption or delay of control measures include a project that precludes an extension of a transit line or bike path, or proposes excessive parking beyond parking requirements. There are no existing or planned transit improvements in the project vicinity, nor would the project interfere with existing transit (bus) routes in the area.

The responses to all three of the questions with regard to CAP consistency are affirmative, and the project would not conflict with or obstruct implementation of the 2010 CAP, and thus would have a "no impact."

Source: Bay Area Air Quality Management District (BAAQMD), 2010; Bay Area 2010 Clean Air Plan; Project Plans.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
--	--	---	--	--

Discussion: The project will generate air quality impacts during both the construction phase and the operational phase:

Construction Emissions

Construction activities for this project will generate pollutant emissions from the following construction activities: (1) Site preparation - grading and vegetation removal; (2) construction workers traveling to and from the project site; (3) delivery and hauling of construction supplies and debris to and from the project site; (4) fuel combustion by on-site construction equipment; and (5) building construction, including the application of architectural coatings. These construction activities will temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving site preparation and grading will primarily generate PM10 emissions. Mobile source emissions (use of diesel-fueled equipment on-site, and traveling to and from the project site) will primarily generate nitrogen oxide (NOx) emissions. The application of architectural coatings will primarily result in the release of reactive organic gas (ROG) emissions. The amount of emissions generated on a daily basis will vary, depending on the amount and types of construction activities occurring at the same time.

The analysis of daily construction emissions has been prepared utilizing the CalEEMod computer model recommended by the Bay Area Air Quality Management District (BAAQMD). Due to the construction time frame and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table 1 identifies daily emissions that are estimated to occur on peak construction days for all construction activities.

**TABLE 1
Peak Day Construction-Related Pollutant Emissions (Pounds/Day)^a**

Year	ROG	NOx	CO	Exhaust PM ₁₀ ^b	Exhaust PM _{2.5} ^b
2015 (Unmitigated Emissions)	2.97	9.19	6.19	0.58	0.54
BAAQMD Construction Threshold	54	54	None	82	54
Significant Impact?	No	No	No	No	No

NOTES:

CO = carbon monoxide
 PM₁₀ = particulate matter less than 10 microns in diameter
 PM_{2.5} = particulate matter 2.5 microns in diameter

^a Emissions were modeled using CalEEMod.2013.2.2 with default assumptions in most cases. It was assumed that construction would occur for 145 working days (approximately 7.25 months) in the year 2015.

^b BAAQMD's proposed construction-related significance thresholds for PM10 and PM2.5 apply to exhaust emissions only and not to fugitive dust.

Although the project would not generate emissions that would exceed the BAAQMD thresholds during the construction phase, due to the non-attainment status of the air basin with respect to ozone, PM10, and PM2.5, the BAAQMD recommends that projects implement a set of Basic Construction Mitigation Measures as best management practices regardless of the significance determination. Implementing Mitigation Measure 1 (below) would help reduce impacts of these three emissions to a less than significant level.

Mitigation Measure 1: The County shall require construction contractors to implement the following BAAQMD's Basic Construction Mitigation Measures, listed below:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

- All haul trucks transporting soil, sand, or other loose material into or off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County 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.

Operational Emissions

Normal day-to-day activities on the project site will generate operational emissions from both stationary and mobile sources. Stationary source emissions will be generated by the consumption of natural gas and landscape maintenance. Mobile emissions will be generated by resident's motor vehicles traveling to and from the Project site. The analysis of daily operational emissions associated with the Project has been prepared utilizing the CalEEMod computer model. The results of these calculations are shown below in Table 2:

TABLE 2
Thresholds of Significance for Operational-Related Criteria Air Pollutants and Precursors (Tons/Yr)^a

Year	ROG	NOx	Exhaust PM ₁₀	Exhaust PM _{2.5}
2015 (Unmitigated Emissions)	0.1317	0.1078	0.0027800	0.0026800
BAAQMD Proposed Operational Threshold	10	10	15	10
Significant Impact?	No	No	No	No

NOTES:

- CO = carbon monoxide
- PM₁₀ = particulate matter less than 10 microns in diameter
- PM_{2.5} = particulate matter 2.5 microns in diameter

^a Emissions were modeled using CalEEMod.2013.2.2 with default assumptions in most cases. It was assumed that construction would occur for 145 working days (approximately 7.25 months) in the year 2015.

According to the BAAQMD, no single project, by itself, is sufficient in size to result in non-attainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In addition, according to the BAAQMD CEQA Air Quality Guidelines, if a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (BAAQMD, 2011). Alternatively, if a project does not exceed the identified significance thresholds, then the project would not be considered cumulatively considerable and would result in less than significant air quality impacts. As discussed above, the project would not exceed the BAAQMD thresholds, thus resulting in less than significant construction emissions. The project would not result in long-term adverse air quality impacts either. Thus, the

project would not result in cumulatively considerable air pollutant emissions and would result in less than significant cumulative impacts on the air quality environment.

Source: CalEEMod.2013.2.2; Project Plans; BAAQMD CEQA Air Quality Guidelines.

3.c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
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Discussion: See Question 3(b), above.

Source: Project Plans; BAAQMD CEQA Air Quality Guidelines.

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?			X	
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Discussion: Land uses in the project site vicinity include several multi-family residential land uses. Construction of the project would result in short-term diesel exhaust emissions (DPM), which are toxic air contaminants (TACs), from on-site heavy-duty equipment and haul trucks. Exposure of sensitive receptors is the primary factor used to determine health risk. Exposure is a function of the concentration of a substance or substances in the environment and the extent of exposure that people have with the substance. A longer exposure period will result in a higher exposure level. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. Thus, the duration of the proposed construction activities (approximately 7.25 months) would only constitute a small percentage of the total 70-year exposure period. Furthermore, based on the linear progression of the project construction activities, the use of diesel powered construction equipment would be temporary and episodic, affecting only a few nearby receptors for a limited period of time. It is not anticipated that the project will generate post-construction emissions of any TACs as activities that would generate TACs are not proposed or anticipated.

In conclusion, the proposed project would not expose sensitive receptors to substantial pollutant concentrations during construction or operations. Therefore, impacts related to exposure of sensitive receptors to substantial pollutant concentrations are considered less than significant.

Source: Project Plans; BAAQMD CEQA Air Quality Guidelines.

3.e. Create objectionable odors affecting a significant number of people?			X	
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Discussion: As a general matter, the types of land use development that pose potential odor problems include wastewater treatment plants, refineries, landfills, composting facilities and transfer stations. No such uses would occupy the project site. Although some odor may occur during construction due to the use of diesel-fueled engines, construction activities would be temporary and would only affect immediate nearby receptors for a limited period of time. Upon completion of the proposed project, unexpected, objectionable odors would not occur. Therefore, the project will not

create objectionable odors that would affect a substantial number of people, and this impact is considered less than significant.

Source: Project Plans; BAAQMD CEQA Air Quality Guidelines.

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	
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Discussion: As discussed in response to question 3(b) above, the project would not exceed the BAAQMD thresholds and would not result in long-term adverse air quality impacts. Also, as discussed for questions 3(d) and 3(e) above, the project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors. Thus, the project would not generate pollutants that will violate existing standards of air quality on-site or in the surrounding area. This impact would be considered less than significant.

Source: Project Plans; BAAQMD CEQA Air Quality Guidelines.

4. BIOLOGICAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant 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?				X

Discussion: The California Department of Fish and Wildlife's Natural Diversity Database does not identify any known special status plant or animal species in or near the project site. There is no known riparian or wetland habitat on the site. The site is surrounded by urban development, and vegetation on the site is dominated by grassland and pine trees in various states of health. There is no evidence to indicate that the site is utilized by sensitive bird or animal species.

Source: Cal. Dept. of Fish & Wildlife Database; Site Inspection.

4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
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<p>Discussion: See discussion under Question 4(a), above.</p> <p>Source:</p>					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: There are no identified wetlands on the project site, nor is there any physical evidence (such as wetland vegetation) to suggest that wetlands are present on-site.</p> <p>Source: Project Plans; Site Visit.</p>					
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: As discussed previously, the project site is surrounded by urban development on all sides. There is no evidence to suggest that the site is within a migratory wildlife corridor.</p> <p>Source: Cal. Dept. of Fish & Wildlife Database; Site Visit.</p>					
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
<p>Discussion: As stated previously, the project will result in the removal of 26 trees of various sizes (12" up to 36" in diameter), primarily pines. The removal of trees for an approved project is one of the allowed findings for tree removal per the Significant Tree Ordinance. Also as discussed above, the applicant is proposing an extensive landscaping plan that will replace most of the removed trees. For these reasons, the project is not in conflict with the County's Significant Tree Ordinance.</p> <p>Source: Project Plans; SMCo Significant Tree Ordinance.</p>					
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
<p>Discussion: The project site is not within the boundaries of any said conservation plan.</p> <p>Source: Calif. Dept. of Fish & Wildlife (CDFW); U.S. Fish & Wildlife Service (USFW).</p>					

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project site is not inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: Calif. Dept. of Fish & Wildlife (CDFW); U.S. Fish & Wildlife Service (USFW).</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project site does not contain oak woodlands or other non-timber woodlands.</p> <p>Source: Site Visit; Project Plans.</p>					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		
<p>Discussion: There are no identified historical, archaeological, or paleontological resources within the project boundaries. There is no evidence on the surface to suggest that such resources are on-site. However, there is always the potential to uncover historical and/or archaeological resources hidden below the ground's surface. To mitigate against the potential impact to these resources, the following measure is proposed:</p> <p>Mitigation Measure 2: The project applicant shall inform its contractor(s) of the sensitivity of the project area for historical, archaeological, or paleontological resources by including the following directive in contract documents:</p> <p><i>If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be stopped and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.</i></p> <p>Source: County General Plan; County Cultural Resources Database.</p>					

5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: See Question 5(a), above.</p> <p>Source: County General Plan; County Cultural Resources Database.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Discussion: There are no identified historical, archaeological, or paleontological resources within the project boundaries. There is no evidence on the surface to suggest that such resources are on-site. However, there is always the potential to uncover such resources hidden below the ground's surface. To mitigate against the potential impact to these resources, the following measure is proposed:</p> <p>Mitigation Measure 3: The project applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources by including the following directive in contract documents:</p> <p><i>The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be stopped and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.</i></p> <p>Source: County General Plan; County Cultural Resources Database.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p>Discussion: There is no evidence to suggest that human remains will be found on-site. However, there is always the potential to uncover such resources hidden below the ground's surface. To mitigate against the potential impact to these resources, the following measure is proposed:</p> <p>Mitigation Measure 4: If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code §7050.5. The project applicant shall inform its contractor(s) of the sensitivity of the project area for human remains by including the following directive in contract documents:</p> <p><i>If human remains are encountered during project activities, work within 25 feet of the discovery shall be stopped and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely</i></p>				

Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Source: County General Plan; County Cultural Resources Database.

6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:			X	
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 significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: The project site is not within or adjacent to a mapped earthquake fault zone.</p> <p>Source: Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) - Calif. Dept. of Conservation.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The nearest known fault zone to the project site is the Seal Cove fault zone which is approximately one mile west of the project site. The San Andreas fault zone lies approximately 5.5 miles east of the project site. A major earthquake along either fault line could produce strong ground shaking. However, the project will not create any potentially unstable slopes, and the building itself must comply with the applicable California Building Code requirements for construction in this area of California.</p> <p>Source: Alquist-Priolo Earthquake Fault Zoning Map (HMB Quad) - Calif. Dept. of Conservation; Project Plans.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>Discussion: According to the California Geological Survey Seismic Hazards Zones maps, the project site is within a low to moderate liquefaction hazard zone. As with potential seismic shaking, the proposed building must be built, in accordance with the California Building Code, to account for this potential impact. Other large buildings have been constructed in the project vicinity within the</p>				

last 10 years, and those buildings were designed and constructed to meet the same standards. There is no reason to believe that this building cannot be constructed as well to accommodate the liquefaction potential.

Source: Calif. Geological Survey Seismic Hazards Zones Maps; Project Plans.

iv. Landslides?				X
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Discussion: The project site is not on or adjacent to any severe slopes that could be impacted by natural events and subsequently fail.

Source: Site Visit.

v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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Discussion: The project site is not near any coastal cliffs/bluffs.

Source: Project Plans; Google Earth.

6.b. Result in significant soil erosion or the loss of topsoil?		X		
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Discussion: The project will remove vegetation and/or disturb the soil across most, if not all, of the project site. If the project site should be rained on during the construction phase of this project, there is the potential for loose soil and sediment to be transported off-site by runoff. To address this potential impact, the following measure is proposed:

Mitigation Measure 5: The applicant shall implement the following water quality BMPs during project construction:

- a) **Temporary Erosion Controls** - Prior to the issuance of a building permit, the applicant shall submit a construction phase erosion control plan for review and approval. Said plan shall protect downslope drainage courses, streams, and storm drains with hay bales, silt fences, berms or storm drain inlet filters. Temporary silt fences shall be installed on contour at a minimum of 25 feet to the downstream/downhill side of any excavation or backfill. Silt fencing shall be inspected and any necessary repairs made by the applicant daily prior to any excavation or backfill.
- b) **Equipment Storage** - A separate area shall be designated for equipment maintenance and fueling, away from any slopes, watercourses or drainage facilities. Where equipment is expected to be stored for more than a few days, cleanup materials and tools shall be kept nearby and available for immediate use. Equipment shall not be stored in areas that would potentially drain to watercourses or drainage facilities. If equipment must be stored in areas with the potential to generate runoff, drip pans, berms, sandbags or absorbent booms shall be employed to contain any leaks or spills. Equipment shall be inspected daily for leaks or damage and promptly repaired.
- c) **Staging Areas** - Runoff that may potentially leave any staging area shall be contained to within the staging area by a suitable means, e.g., strawlogs, straw mulch, silt fencing, temporary berms, settling basins or any combination thereof.

- d) **Revegetation** - All bare soil surfaces resulting from construction activities shall be hydro-seeded or covered with mulch no later than 7 days following the disturbance.
- e) **Winterization** - If project construction extends beyond October 1, the applicant shall winterize the project site and any staging areas. Winterization shall include, at a minimum, removal or securing of any stockpiled materials; removing equipment from the vicinity; covering any vertical excavation faces with plastic sheeting secured with sandbags; mulching all other excavations with rice straw; ensuring positive drainage through any remaining work sites; and revegetation of all bare or disturbed areas.

Source: Project Plans.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
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Discussion: See Question 6(a), above.

Source:

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
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Discussion: The soils report prepared for the apartment complex on the adjoining parcel to the west identified expansive soils in the project area. The applicant for the current project has not submitted a soils report yet for their project, however, it is reasonable to assume that the soil conditions will be comparable under the current project site. That being the case, the applicant, in accordance with the California Building Code, will need to design their foundation to accommodate these expansive soils. Based upon a review of the surrounding buildings in the area (all subject to the same soil conditions), there is no reason to believe that addressing this site constraint will require extraordinary measures.

Source: San Mateo County Building Permit Files.

6.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
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Discussion: No septic system or alternative wastewater disposal system is proposed. The project will connect to the Granada Sanitary Sewer system.

Source: Project Plans.

7. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
<p>Discussion: Greenhouse gas (GHG) impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA, 2008). BAAQMD has provided guidance on detailed methods for modeling GHG emissions from proposed projects (BAAQMD, 2011). On January 9, 2012, Alameda Superior Court rescinded the thresholds that BAAQMD had adopted. However, because the court did not rule on the substance of the thresholds, agencies and local governments can continue to use these thresholds.</p> <p>GHG emissions were estimated using the CalEEMod, version 2013.2.2 emissions modeling program, which BAAQMD recommends for all projects, for each of the project components. GHGs associated with construction would be generated by construction equipment, haul trucks, and worker vehicles. The model estimates GHG emissions of 110.59 metric tons of CO2 for all construction activities related to this project. For the operational phase of this proposed project, the model estimates that 101.14 metric tons CO2 will be generated on an annual basis. Thus, the proposed project would not exceed the BAAQMD's most stringent GHG threshold of 1,100 metric tons per year during either phase of the project and would be considered less than significant.</p> <p>Source: CalEEMod.2013.2.2; Project Plans; BAAQMD CEQA Air Quality Guidelines.</p>				
7.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
<p>Discussion: In 2012, San Mateo County adopted a Climate Action Plan, which included energy use reduction measures, transportation measures, and solid waste reduction measures to reduce the County Government GHGs. It, however, does not include measures that are directly impossible upon the general public. The proposed apartment building is required to comply with California's Title 24 energy efficiency standards. The applicant has also proposed an extensive landscaping plan that will offset the removed trees from the project site. In these regards, the project is in compliance with the intent of the County's Climate Action Plan. There are no facets of the project that are directly in conflict with the Plan.</p> <p>Source: County of San Mateo Government Operations Climate Action Plan, September 2012.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project site does not contain forestland. The 26 trees on-site that will be removed for the project are in various states of decline with several apparently dead. The proposed</p>				

revegetation plan for this project will plant 20 new trees to replace those trees removed from the site. The proposed landscaping plan, which includes an extensive number of shrubs, should adequately offset the temporary reduction in localized GHG sequestering.

Source: Project Plans.

7.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
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Discussion: The project site is over 1,000 feet east of the Pacific Ocean and does not contain coastal cliffs/bluffs. There is no evidence to suggest that rising sea levels will directly impact the project site.

Source: San Mateo County GIS.

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
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Discussion: See Question 7(d), above.

Source:

7.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
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Discussion: The project site is not within an existing mapped flood hazard area, nor is there any reason to believe that it will be included in future areas, as there are no creeks or other water bodies near the project site.

Source: FEMA Flood Hazard Maps.

7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: See Question 7(f), above.

Source:

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.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
<p>Discussion: No hazardous materials, pesticides or herbicides are proposed for use in this project.</p> <p>Source: Project Plans.</p>				
8.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		
<p>Discussion: Project construction would require the storage and use of certain hazardous materials such as fuels and oils. Inadvertent release of these materials into the environment could adversely impact soil, surface waters, or groundwater quality. To minimize this potential impact, the following measure is proposed:</p> <p>Mitigation Measure 6: The applicant shall use the following best management practices (BMPs) to minimize potential adverse effects of the project to groundwater and soils from chemicals used during construction activities:</p> <ul style="list-style-type: none"> • Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction. • Avoid overtopping construction equipment fuel gas tanks. • Provide secondary containment for any hazardous materials temporarily stored on-site. • During routine maintenance of construction equipment, properly contain and remove grease and oils. • Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials. <p>Source: Project Plans.</p>				
8.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
<p>Discussion: The project is an apartment complex. No component of the project is intended or designed to emit hazardous emissions. The slight potential for accidental spillage of diesel fuel</p>				

during refueling operations was addressed above. There is no reason to believe that there will be an impact under this category.

Source: Project Plans; Site Visit.

8.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 located on or near a site listed for hazardous materials.

Source: Project Plans; Site Visit.

8.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 for people residing or working in the project area?

X

Discussion: The project site is approximately 1.5 miles to the southeast of the Half Moon Bay Airport. The project site is within the boundaries of the land use plan for that airport; however, it is well outside the boundaries of the existing and proposed runway safety zones. There is no evidence to suggest that construction of this project will result in a safety hazard either for planes utilizing the airport or for residents occupying the apartment building.

Source: County GIS Database; HMB Airport Land Use Compatibility Plan.

8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?

X

Discussion: There are no private airstrips within a five mile radius of the project site.

Source: County GIS Database.

8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

X

Discussion: There is no evidence to suggest that the project will interfere with any emergency response plan. No work will occur that will permanently impede or close a public road.

Source: Project Plans; Site Visit; County GIS Database.

8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>Discussion: The project site is within the middle of an urbanized area and not adjacent to wildlands. There is no reason to believe that local street trees will create a significant risk to the proposed building. The proposed building will be constructed in accordance with the California Building Code and is required to use fire resistant materials in its construction.</p> <p>Source: Project Plans; Site Visit; County GIS Database.</p>				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not within the boundaries of a mapped flood hazard area. There are no creeks or other water bodies near the project site.</p> <p>Source: County GIS Database.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See Question 8(i), above.</p> <p>Source:</p>				
8.k. 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
<p>Discussion: See Question 8(i), above.</p> <p>Source:</p>				
8.l. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project site is approximately 1,000 feet away from the ocean and outside of the mapped tsunami zone along the Miramar beach waterfront. There are no lakes near the project site, which precludes inundation by seiche. There are no unstable slopes adjacent to the project site from which a mudflow would originate.</p> <p>Source: Project Plans; Site Visit; County GIS Database.</p>				

9. HYDROLOGY AND WATER QUALITY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (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: Construction activities associated with the project would require land disturbing activities such as grading, earthmoving, backfilling, and compaction. Additionally, project construction would involve use of chemicals and solvents such as fuel and lubricating grease for motorized heavy equipment. Such construction activities could dislodge soil and cause erosion or inadvertent spills of construction-related chemicals into waterways resulting in adverse water quality impacts. Exposed soil from stockpiles and excavated areas could be transported by wind or stormwater and, if not properly managed, could increase the sediment load (turbidity) in stormwater runoff from the project site. In addition, construction activities would require use of hazardous materials such as fuels and oils, which, if not managed appropriately, could become mobilized by runoff and contribute to non-point source pollution and degradation of water quality. Temporary storage of construction materials and equipment in work areas and staging areas also creates the potential for a release of hazardous materials, trash, or sediment into the surrounding storm drain system.

Implementation of silt fences, fiber rolls, and other erosion control measures will control the discharge of sediment and pollutants from the construction site. Because proposed land disturbing activities would occur over an area of less than one acre, the Project is not subject to a General Construction Permit under the National Pollutant Discharge Elimination System (NPDES) permit program under section 402(p) of the Federal Clean Water Act. Therefore, the project would not be required to implement a Storm Water Pollution Prevention Plan and could result in the discharge of sediment or pollutants from the construction site, which could potentially result in a violation of water quality standards. Implementation of Mitigation Measure 7 as well as Mitigation Measure 6 (above) will reduce the potential impact from construction to a less than significant level.

Mitigation Measure 7: The applicant shall prepare a comprehensive stormwater pollution and erosion control plan for the project. Erosion control measures shall be in place prior to the start of construction activities and remain in place throughout all phases of project construction. The plan must provide a BMP monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase BMPs. Erosion and water quality control measures identified in the plan must comply with the County of San Mateo Department of Public Work's Contract Requirements for Erosion and Sediment Control, and at a minimum include, but not be limited to, the following measures (County of San Mateo 2013a; County of San Mateo, 2013b):

- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place.

- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- A spill prevention and countermeasure plan shall be developed that will identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan will also require the proper storage, handling, use, and disposal of petroleum products.
- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
- Surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. All removed topsoil shall be reused during construction to the extent feasible. Unused topsoil, if any, shall be broadly redistributed to the surrounding areas in such a manner that topography and vegetation cover would not be adversely impacted.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- Disturbed areas will be revegetated after completion of construction activities.
- Provide sanitary facilities for construction workers.

In addition to the above construction-phase measures, the applicant has proposed a number of operational-phase measures that will reduce the quantity of post-development stormwater runoff from the site, as well as address water quality. Specifically, the applicant is proposing to direct all roof runoff as well as sidewalks and walkways to vegetated areas. Driveways and uncovered parking spaces will be constructed with permeable surfaces to allow stormwater to percolate into the soil. Interior parking garage floor drains will be directed to the sanitary sewer for proper treatment. These are all standard measures required by the County's Municipal Stormwater Permit/Program and must be implemented in order to receive a building permit from the County. As such, there is no need to require a separate mitigation measure to implement these measures.

Source: Project Plans; San Mateo County Municipal Stormwater Permit.

<p>9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>			X	
<p>Discussion: The proposed project will utilize municipal water from the Coastside County Water District. No well or groundwater withdrawals are proposed. While the proposed project will result in a substantial increase in impervious surface area (over present conditions), the project is required to implement permanent, on-site stormwater control measures. This will result in significant amounts of runoff being directed into planting areas and dry wells, where the water will be able to percolate down into the local groundwater basin. As a result, impacts related to local groundwater recharge will be less than significant.</p> <p>Source: Project Plans.</p>				
<p>9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?</p>				X
<p>Discussion: There is no stream or river on or adjacent to the project site. There is no discernable drainage pattern on the parcel. Stormwater sheet flows across the parcel and eventually percolates into the soil. As discussed previously, if there should be rainfall while the project is under construction, there is the potential for erosion and off-site siltation. Mitigation Measure 7 was included to address this construction-phase impact. There is no evidence to suggest that once the proposed landscaping has been installed that there will be off-site siltation.</p> <p>Source: Project Plans.</p>				
<p>9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?</p>			X	

Discussion: As stated before, there is no discernable drainage pattern on the parcel. Stormwater sheet flows across the parcel and eventually percolates into the soil. The project will create approximately 8,400 sq. ft. of new impervious surface on the project site. Per the County's Stormwater Management Regulations, the applicant is proposing to direct roof, sidewalk and walkway runoff to vegetated areas where it will be allowed to percolate into the ground rather than directing the runoff out to the street. The Department of Public Works has reviewed the applicant's preliminary drainage plan and determined that it complies with the County's standard of no net increase in runoff.

Source: Project Plans.

9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?		X		
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Discussion: See Questions 9(a) and 9(d), above.

Source: Project Plans.

9.f. Significantly degrade surface or ground-water water quality?		X		
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Discussion: See Question 9(a), above.

Source: Project Plans.

9.g. Result in increased impervious surfaces and associated increased runoff?			X	
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Discussion: See Question 9(d), above.

Source: Project Plans.

10. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X
Discussion: There is no evidence that the project will physically divide the surrounding community.				
Source: Project Plans; Site Visit.				

10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: There is no evidence to suggest that the project as proposed and conditioned (including the mitigation measures cited in this report) will conflict with any adopted plans or regulations.</p> <p>Source: County General Plan; LCP; Zoning Regulations.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: The project site is not within the boundaries of an approved habitat conservation plan or natural community conservation plan.</p> <p>Source: Project Plans; County GIS Database.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The project is a 12-unit apartment complex with a total of 26 bedrooms. If each bedroom is occupied by two people, then the project would go over the 50 person threshold. However, there is no way to know at the present time if each unit will be occupied at that level. Moreover, the project site is zoned for high density residential use, and sufficient parking, in compliance with the County's Parking Regulations, will be provided.</p> <p>Source: Project Plans; County Zoning Regulations.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project site is within a multi-family zoning district and is adjacent to existing multi-family housing.</p> <p>Source: Project Plans; Site Visit.</p>				
10.f. 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
<p>Discussion: There is no evidence to suggest that the project will encourage further off-site development in the area. No significant infrastructure improvements are proposed or required in</p>				

order to construct this project. The project will result in an increase in the overall build-out of the immediate project area; however, this area has been zoned for multi-family dwellings at this density for over 20 years. It has always been anticipated that this area would be developed.

Source: Project Plans; Site Visit.

10.g. Create a significant new demand for housing?				X
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Discussion: The project is intended to provide additional housing to meet demand.

Source: Project Plans.

11. MINERAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.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: There are no identified mineral resources on the project site.

Source: SMCo General Plan.

11.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
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Discussion: The project site is not designated as a mineral resource recovery site.

Source: SMCo General Plan.

12. NOISE. Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

Discussion: The project could potentially generate noise levels above those set in the County Noise Ordinance during certain phases of construction. In particular, when heavy equipment is being used to grade the site. The project site is surrounded by sensitive receptors. Additional noise sources in the area include traffic on Highway 1 and the harbor. The San Mateo County Code, Section 4.88.360 (Noise Ordinance), provides the following exemption for construction-related noise: "noise sources associated with demolition, construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, 5:00 p.m. and 9:00 a.m. on Saturdays or at any time on Sundays, Thanksgiving and Christmas." None of the proposed project activities would occur during the above periods. As a result, the project will have a less than significant impact with respect to County Noise Standards.

Source: Project Plans; County GIS Database; County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
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Discussion: It is not anticipated that this project will utilize heavy equipment that creates large amounts of vibration, such as vibratory rollers which are typically used in road construction.

Source: Project Plans.

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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Discussion: The project is a new multi-unit apartment complex in an area zoned for such use and already built-out in similar uses. There is no evidence to suggest that the project will significantly increase the ambient noise levels in the project vicinity above what is already anticipated by the County's General Plan and the Local Coastal Program.

Source: Project Plans; County General Plan; County LCP.

12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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Discussion: See Question 12(a), above.

Source:

12.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, exposure to people residing or working in the project area to excessive noise levels?				X
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Discussion: The project site is within 2 miles of the Half Moon Bay Airport. However, this airport has a relatively low traffic volume and is restricted primarily to small aircrafts. There is no evidence to suggest that the occupants of the proposed project will be subjected to excessive noise levels from the airport.

Source: Site Visit; County GIS.

12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
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Discussion: There are no private airstrips in the vicinity of the project site.

Source: County GIS.

13. POPULATION AND HOUSING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant 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 involves the construction of a 12-unit apartment complex, so by its very nature, the project is growth inducing, in that it is creating new living units where none currently exist. However, as stated previously, the site is and has been zoned for many years for multi-family residential. The size of the project is in conformance with the overall density established by the General Plan for this area. The project is in keeping with the planned development of the area.

Source: Project Plans; SMCo General Plan.

13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
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Discussion: There is no housing on the project site. It is vacant land.

Source: Site Visit.

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?			X	
14.b. Police protection?			X	
14.c. Schools?			X	
14.d. Parks?			X	
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	

Discussion: As with any residential project that will increase the overall local population, governmental services, as listed in this question, will be stretched incrementally further than before. However, there is no evidence to suggest that the demands placed by this project will be significantly greater to the point of negatively impacting local fire, police, school or park resources.

Source: Project Plans.

15. RECREATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. 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?			X	

Discussion: There are no official neighborhood parks in the immediate project vicinity. There is however, the Coastal Trail and public open space land to the south and west of the project site. As with the discussion above regarding Public Services, this parkland could potentially see an incremental increase in usage because of the project, however, the potential number of new users is relatively low, particularly when compared to the overall usage patterns of these park facilities. There is no evidence that this project will significantly contribute to the physical deterioration of existing or proposed park facilities.

Source: Project Plans.

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project will not include new recreational facilities, nor is it of a size that would require new facilities to be constructed in order to meet the demand.</p> <p>Source: Project Plans.</p>				

<p>16. TRANSPORTATION/TRAFFIC. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
<p>Discussion: The project site is currently vacant and generates no traffic. The traffic study prepared for this project (when it was originally proposed as a 16-unit complex, it has since been reduced in scope to a 12-unit apartment complex) indicates that the proposed apartment complex will generate 12 AM trips and 15 PM trips during the peak commute periods. While this is obviously more than the existing land use, it is not considered a significant increase by the Department of Public Works traffic engineering section. The traffic study indicates that the additional traffic generated by the project will not change the Level of Service at any of the surrounding intersections nor will it significantly alter existing Levels of Service on Highway 1.</p> <p>Source: City/County Association of Governments (C/CAG) of San Mateo County, 2011, Congestion Management Program; Project Plans; Traffic Impact Analysis - Coronado Street Apartments (Prepared by RKH Engineering).</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	

Discussion: See Question 16(a), above.				
Source:				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project site is not located close to any airport, and the project would not intrude into an airport's air space, nor would construction or operational activities affect air traffic patterns; therefore, no impact would occur.				
Source: SMCo General Plan; County GIS; Project Plans.				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
Discussion: The project will not alter any existing roadways or permanently utilize equipment that would be incompatible with existing vehicular traffic. The project could, however, temporarily constrict the roads surrounding the project site. To mitigate this potential impact, the following measure is proposed:				
Mitigation Measure 8: The construction contractor(s) shall develop a construction management plan for review and approval by the County's Planning Department and the Department of Public Works. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible, any safety hazards and traffic congestion during construction:				
<ul style="list-style-type: none"> • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, signs, and designated construction access routes. • Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular traffic, and circulation and safety. Impacts to Highway 1 and/or 92 shall be minimized to the greatest extent possible. • Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures, if any, will occur. • Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor. 				
Source: County GIS; Project Plans.				
16.e. Result in inadequate emergency access?		X		
Discussion: See Question 16(d), above.				
Source:				

16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: There is no evidence to suggest that the proposed project will negatively impact existing or proposed bicycle or pedestrian routes/facilities. In fact, the project will repair/rehabilitate the existing sidewalks and bring them up to current County standards. There is no public transit stop on or immediately near the project parcel.</p> <p>Source: Project Plans.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: There is no evidence to suggest that the project will substantially increase or change pedestrian patterns.</p> <p>Source: Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: : Based upon the County Parking Regulations, the proposed project is required to have 21 total parking spaces (1.5 spaces for each 2-bedroom unit, 2 spaces for each 3-bedroom unit, and 1 guest parking space for each 5 units). The applicant is proposing 24 spaces total, three of which will be guest parking.</p> <p>Source: Project Plans.</p>				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The Granada Sanitary District has indicated that they have adequate capacity to provide wastewater service to this project. The District did not indicate that enlargement of existing wastewater treatment facilities is necessary to service this project.</p> <p>Source: Project Plans.</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: See Question 17(a), above.				
Source:				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: No new drainage facilities are necessary to accommodate this project. Stormwater runoff will be contained on-site, per County stormwater requirements.				
Source: Project Plans.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The water provider for this area, Coastside County Water District, has stated that there are three priority water service connections for the project parcel. The District has given no indication that they cannot provide adequate service to the project once it is built.				
Source: Project Plans.				
17.e. Result in a determination by the wastewater 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 plans were referred to the Granada Sanitary District for their review. They gave no indication that they could not provide service to this project or that it would place abnormal stress upon the District's facilities.				
Source: Project Plans.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				x
Discussion: The County's landfill, Ox Mountain Landfill, has sufficient capacity to serve the needs of all County residents for another 25 years at present rates. The landfill serves the entire county. The proposed project will not generate significant amounts of solid waste such that it negatively impacts the ability of the landfill to continue to operate.				
Source: Project Plans.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: See Question 17(f), above.					
Source:					
17.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: The project is required to comply with current Title 24 requirements for energy efficiency. The landscaping has been designed and will be required to comply with the County's Water Efficient Landscaping Ordinance. There is no evidence to suggest that the project will cause a significant increase in transportation energy consumption. And while solar panels have not been proposed at this time, there is nothing about the design that would prohibit the mounting of roof top solar panels in the future.					
Source: Project Plans.					
17.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: There is no evidence to suggest that this project will cause a public facility or utility to reach or exceed its capacity.					
Source: Project Plans.					

18. MANDATORY FINDINGS OF SIGNIFICANCE.					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a.	Does the project have the potential to degrade the quality of the environment, significantly 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, 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: As discussed in the biological section, the project site does not provide significant wildlife habitat. The project site does not contain aquatic habitat. The only significant plant species on the site are several declining pine trees, which are in poor to very poor health. There is no evidence to suggest that these trees support any significant bird or animal population.

Source:

18.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	
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Discussion: The project would not have impacts to agriculture or forestry resources, mineral or biological resources. The proposed activities could have potential impacts with respect to air quality, cultural resources, geology, hazardous materials, hydrology and traffic. However, such impacts would be limited to the construction phase of the project and would be limited to the site. All impacts will be mitigated and there is no evidence to suggest that they would substantially combine with other off-site impacts.

The project’s potential impacts with respect to air quality and greenhouse gas emissions, however, could extend beyond the site to combine with impacts from other projects. As described in Sections 3 and 7, Air Quality and Climate Change, respectively, the BAAQMD considered the emission levels at which a project’s individual emissions would be cumulatively considerable in developing its CEQA significance thresholds. The BAAQMD considers projects that result in emissions that exceed its CEQA significance thresholds to result in individual impacts that are cumulatively considerable and significant. As discussed in the above sections, the proposed project’s emissions would be limited and would be below the BAAQMD cumulatively considerable threshold.

For the reasons presented above, the proposed project is not expected to result in adverse impacts to human beings, either directly or indirectly. All impacts identified in this document are less than significant, or reduced to less than significant levels with implementation of mitigation measures, and the project’s incremental contribution to potential cumulative impacts will not be cumulatively considerable. Therefore, the project’s impact is considered less than significant.

Source:

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
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Discussion: See Question 18(b), above.

Source:

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
California Department of Fish & Wildlife		X	
City		X	
Sewer/Water District:	X		Connection Permits
Other:			

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The County shall require construction contractors to implement the following BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <ul style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material into or off-site shall be covered. 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. 		

- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the County regarding the project. The County 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.

Mitigation Measure 2: The project applicant shall inform its contractor(s) of the sensitivity of the project area for historical, archaeological, or paleontological resources by including the following directive in contract documents:

If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be stopped and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.

Mitigation Measure 3: The project applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources by including the following directive in contract documents:

The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be stopped and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.

Mitigation Measure 4: If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code §7050.5. The project applicant shall inform its contractor(s) of the sensitivity of the project area for human remains by including the following directive in contract documents:

If human remains are encountered during project activities, work within 25 feet of the discovery shall be stopped and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project

personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Mitigation Measure 5: The applicant shall implement the following water quality BMPs during project construction:

- a) **Temporary Erosion Controls** - Prior to the issuance of a building permit, the applicant shall submit a construction phase erosion control plan for review and approval. Said plan shall protect downslope drainage courses, streams, and storm drains with hay bales, silt fences, berms or storm drain inlet filters. Temporary silt fences shall be installed on contour at a minimum of 25 feet to the downstream/downhill side of any excavation or backfill. Silt fencing shall be inspected and any necessary repairs made by the applicant daily prior to any excavation or backfill.
- b) **Equipment Storage** - A separate area shall be designated for equipment maintenance and fueling, away from any slopes, watercourses or drainage facilities. Where equipment is expected to be stored for more than a few days, cleanup materials and tools shall be kept nearby and available for immediate use. Equipment shall not be stored in areas that would potentially drain to watercourses or drainage facilities. If equipment must be stored in areas with the potential to generate runoff, drip pans, berms, sandbags or absorbent booms shall be employed to contain any leaks or spills. Equipment shall be inspected daily for leaks or damage and promptly repaired.
- c) **Staging Areas** - Runoff that may potentially leave any staging area shall be contained to within the staging area by a suitable means, e.g., strawlogs, straw mulch, silt fencing, temporary berms, settling basins or any combination thereof.
- d) **Revegetation** - All bare soil surfaces resulting from construction activities shall be hydro-seeded or covered with mulch no later than 7 days following the disturbance.
- e) **Winterization** - If project construction extends beyond October 1, the applicant shall winterize the project site and any staging areas. Winterization shall include, at a minimum, removal or securing of any stockpiled materials; removing equipment from the vicinity; covering any vertical excavation faces with plastic sheeting secured with sandbags; mulching all other excavations with rice straw; ensuring positive drainage through any remaining work sites; and revegetation of all bare or disturbed areas.

Mitigation Measure 6: The applicant shall use the following best management practices (BMPs) to minimize potential adverse effects of the project to groundwater and soils from chemicals used during construction activities:

- Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction.
- Avoid overtopping construction equipment fuel gas tanks.
- Provide secondary containment for any hazardous materials temporarily stored on-site.
- During routine maintenance of construction equipment, properly contain and remove grease and oils.
- Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials.

Mitigation Measure 7: The applicant shall prepare a comprehensive stormwater pollution and erosion control plan for the project. Erosion control measures shall be in place prior to the start of construction activities and remain in place throughout all phases of project construction. The plan must provide a BMP monitoring and maintenance schedule and identify parties responsible for monitoring and maintenance of construction-phase BMPs. Erosion and water quality control measures identified in the plan must comply with the County of San Mateo Department of Public Work's Contract Requirements for Erosion and Sediment Control, and at a minimum include, but not be limited to, the following measures (County of San Mateo 2013a; County of San Mateo, 2013b):

- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place.
- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- A spill prevention and countermeasure plan shall be developed that will identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on-site. The plan will also require the proper storage, handling, use, and disposal of petroleum products.
- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
- Surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. All removed topsoil shall be reused during construction to the extent feasible. Unused topsoil, if any, shall be broadly redistributed to the surrounding areas in such a manner that topography and vegetation cover would not be adversely impacted.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- Disturbed areas will be revegetated after completion of construction activities.
- Provide sanitary facilities for construction workers.

Mitigation Measure 8: The construction contractor(s) shall develop a construction management plan for review and approval by the County's Planning Department and the Department of Public Works. The plan shall include at least the following items and requirements to reduce, to the maximum extent feasible, any safety hazards and traffic congestion during construction:

- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, signs, and designated construction access routes.
- Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular traffic, and circulation and safety. Impacts to Highway 1 and/or 92 shall be minimized to the greatest extent possible.
- Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures, if any, will occur.
- Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.

DETERMINATION (to be completed by the Lead Agency).

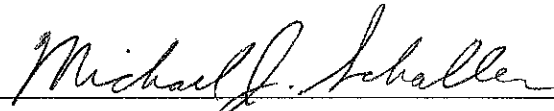
On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A 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.



Michael Schaller

Senior Planner

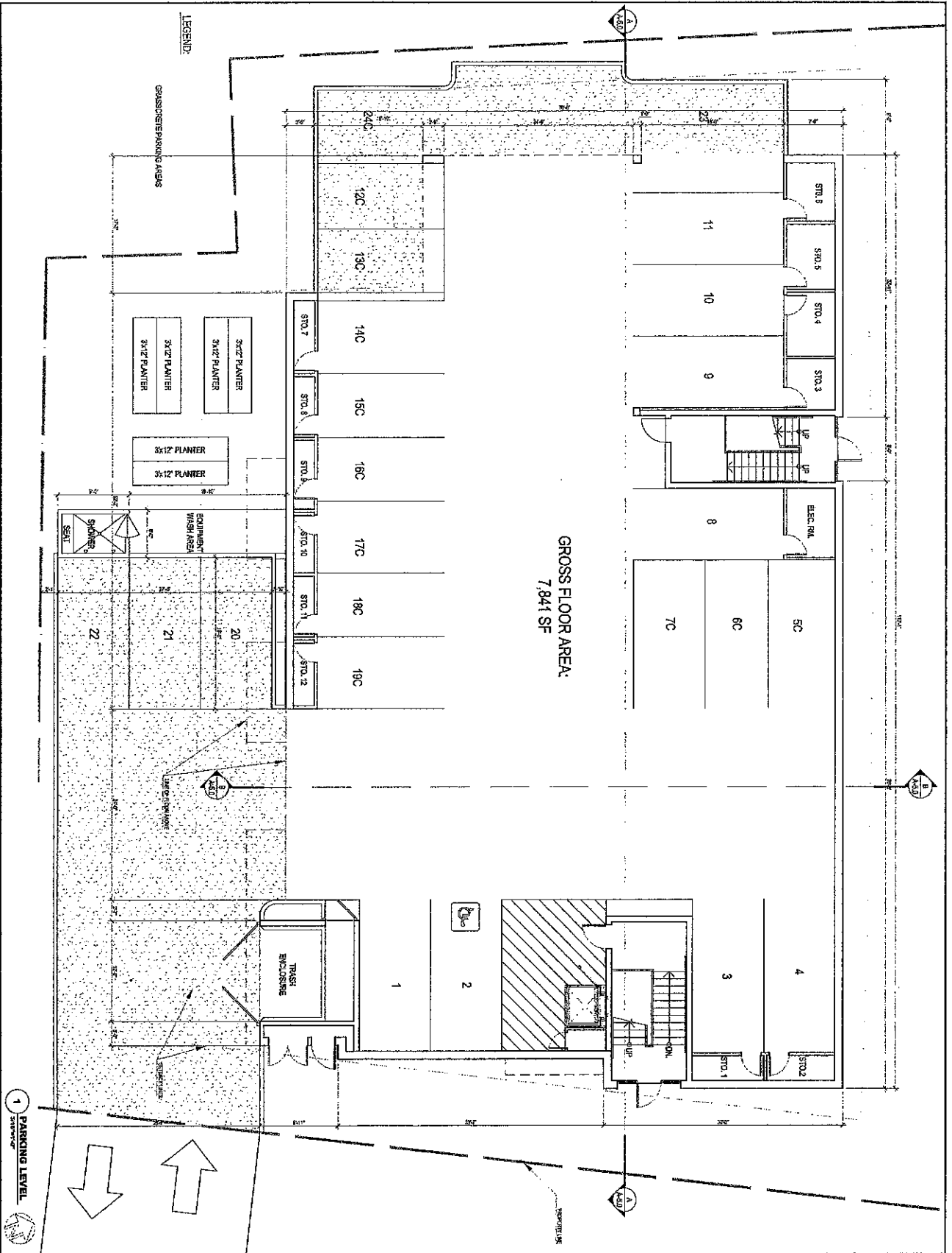
(Title)

7/30/14

Date

Attachment A: Project Plans

MJS:jlh – MJSY0580_WJH.DOCX
Initial Study Checklist 10.17.2013.docx



GROSS FLOOR AREA:
7,841 SF

PROFESSIONAL SEAL

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 12345

DATE: 12/15/2023

PROJECT: "Maverick Apartments"
12-Unit Apartment Project

CLIENT: Cypress Group

DATE: 12/15/2023

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

No.	Description	Unit	Area
1	12-UNIT APARTMENT PROJECT	12	7,841
2	TRASH ENCLOSURE	1	150
3	EQUIPMENT WASH AREA	1	100
4	SHOWER	1	50
5	PLANTER	1	20
6	STAIR	1	100
7	STAIR	1	100
8	STAIR	1	100
9	STAIR	1	100
10	STAIR	1	100
11	STAIR	1	100
12	STAIR	1	100
13	STAIR	1	100
14	STAIR	1	100
15	STAIR	1	100
16	STAIR	1	100
17	STAIR	1	100
18	STAIR	1	100
19	STAIR	1	100
20	STAIR	1	100
21	STAIR	1	100
22	STAIR	1	100

REVISIONS:

No.	Description	Date
1	ISSUED FOR PERMIT	12/15/2023
2	REVISIONS	12/15/2023
3	REVISIONS	12/15/2023
4	REVISIONS	12/15/2023
5	REVISIONS	12/15/2023
6	REVISIONS	12/15/2023
7	REVISIONS	12/15/2023
8	REVISIONS	12/15/2023
9	REVISIONS	12/15/2023
10	REVISIONS	12/15/2023
11	REVISIONS	12/15/2023
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14	REVISIONS	12/15/2023
15	REVISIONS	12/15/2023
16	REVISIONS	12/15/2023
17	REVISIONS	12/15/2023
18	REVISIONS	12/15/2023
19	REVISIONS	12/15/2023
20	REVISIONS	12/15/2023
21	REVISIONS	12/15/2023
22	REVISIONS	12/15/2023

PROJECT: "Maverick Apartments"
12-Unit Apartment Project

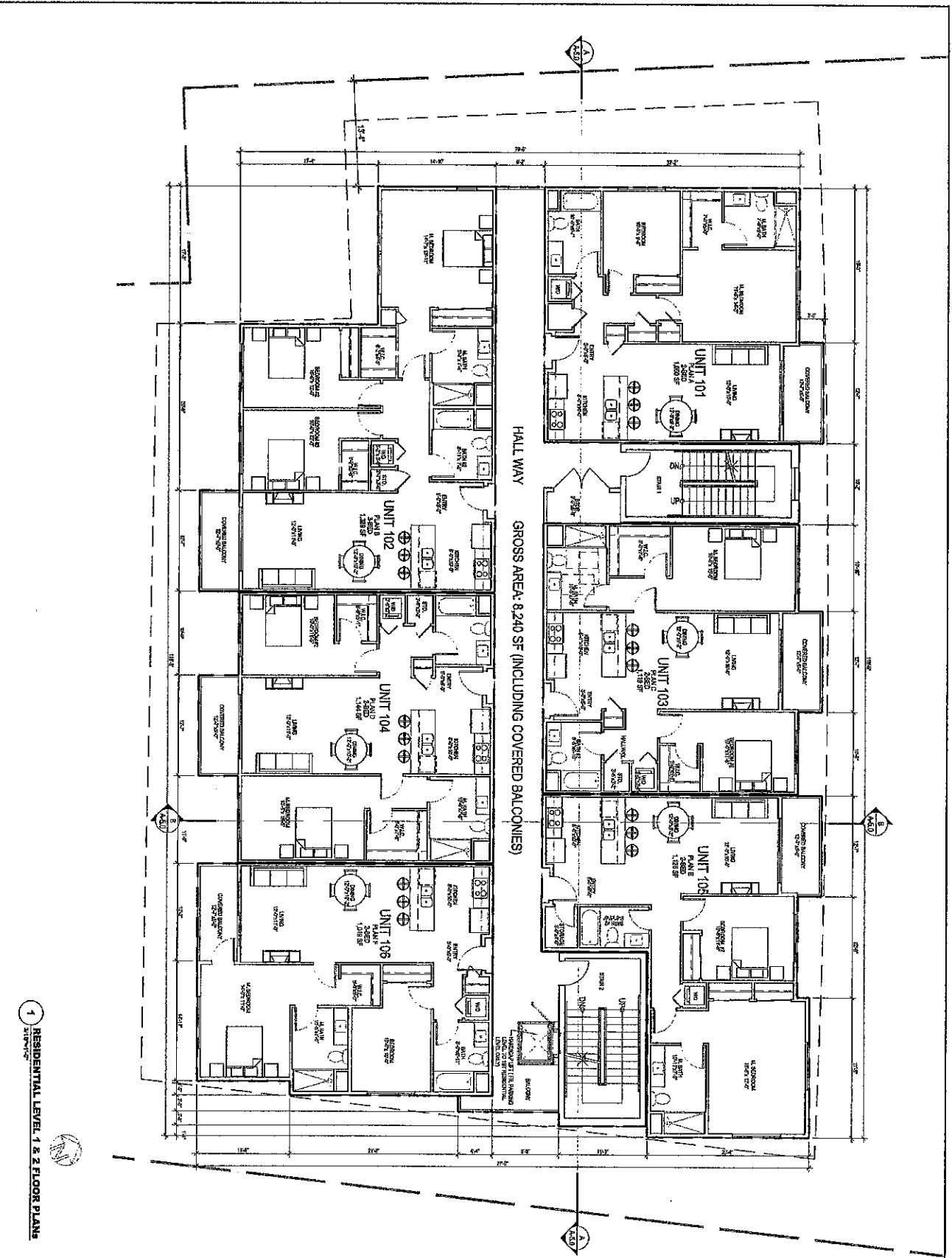
CLIENT: Cypress Group

DATE: 12/15/2023

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

A-2.0

Parking Level
Floor Plan



1 RESIDENTIAL LEVEL 1 & 2 FLOOR PLANS

Anderson
Architects

3400 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210
Tel: (310) 274-1111
Fax: (310) 274-1112

Project: Cypress Group
3400 Wilshire Blvd., Suite 100
Beverly Hills, CA 90210

"Mavericks Apartments"
13-Unit Apartment Project
Small West Center of Cypress Street & Avenue 100
27 Orange California

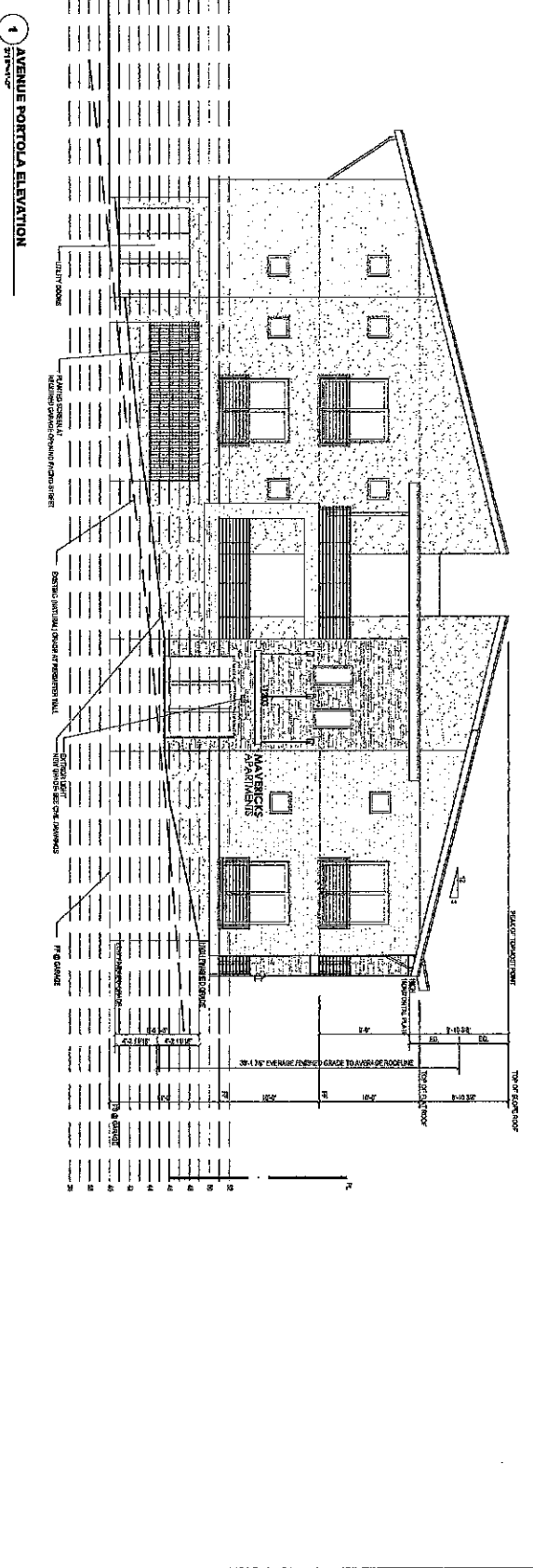


No.	Description	Date
1	PRELIMINARY SUBMITTAL	04/17/14
2	DESIGN DEVELOPMENT	04/27/14
3	SCHEMATIC DEVELOPMENT	04/27/14
4	SCHEMATIC DEVELOPMENT	04/27/14
5	SCHEMATIC DEVELOPMENT	04/27/14
6	SCHEMATIC DEVELOPMENT	04/27/14
7	SCHEMATIC DEVELOPMENT	04/27/14
8	SCHEMATIC DEVELOPMENT	04/27/14
9	SCHEMATIC DEVELOPMENT	04/27/14
10	SCHEMATIC DEVELOPMENT	04/27/14
11	SCHEMATIC DEVELOPMENT	04/27/14
12	SCHEMATIC DEVELOPMENT	04/27/14
13	SCHEMATIC DEVELOPMENT	04/27/14
14	SCHEMATIC DEVELOPMENT	04/27/14
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16	SCHEMATIC DEVELOPMENT	04/27/14
17	SCHEMATIC DEVELOPMENT	04/27/14
18	SCHEMATIC DEVELOPMENT	04/27/14
19	SCHEMATIC DEVELOPMENT	04/27/14
20	SCHEMATIC DEVELOPMENT	04/27/14

Residential Level 1 & 2
Floor Plans

A-3.0

Scale: AS SHOWN
Date: 12/14



1 AVENUE PORTOLA ELEVATION



2 CORONADO STREET ELEVATION

ANDERSON
ARCHITECTS

123 W. Coronado Ave., Suite 200
Coronado, CA 92014
Tel: (619) 435-1234
Fax: (619) 435-5678

PROJECT: MAVERICK'S APARTMENTS
12-UNIT APARTMENT PROJECT
3000 MAVERICK BLVD., SUITE 100
SAN DIEGO, CA 92108

DATE: 04/15/14

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

No.	Description	Date
1	PRELIMINARY SUBMITTAL	04/15/14
2	DESIGN REVIEW SUBMITTAL	04/15/14
3		
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Cypress Group
3000 MAVERICK BLVD., SUITE 100
SAN DIEGO, CA 92108

Maverick's Apartments
12-Unit Apartment Project
3000 MAVERICK BLVD., SUITE 100
SAN DIEGO, CA 92108

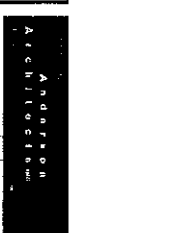
DATE: 04/15/14

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

Exterior Elevations

Sheet No: A-4.0

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



Anderson
Architects

125 W. Chestnut St., Suite 1000
Chicago, IL 60610
Tel: (312) 467-1234
Fax: (312) 467-5678
www.andersonarch.com

Client:
Cypress Group
3500 N. Lincoln Ave., Suite 400
Chicago, IL 60657

Project:
"Maverick Apartments"
12-Unit Apartment Project
3500 N. Lincoln Ave., Suite 400
Chicago, IL 60657

No.	Description	Issued For	Date
1	PRELIMINARY SUBMITTAL	ARCHITECT	08/12/14
2	DRIVING THROUGH	ARCHITECT	08/12/14
3			
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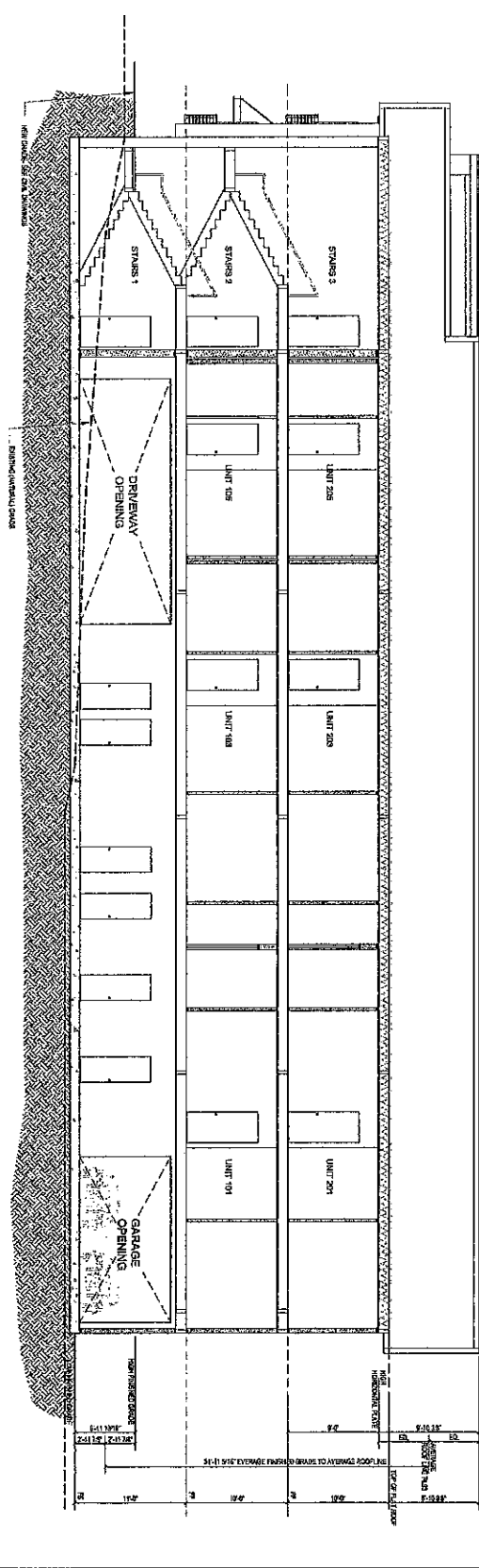


Scale:
As Shown
Checked By: [Signature]
Date: 08/12/14

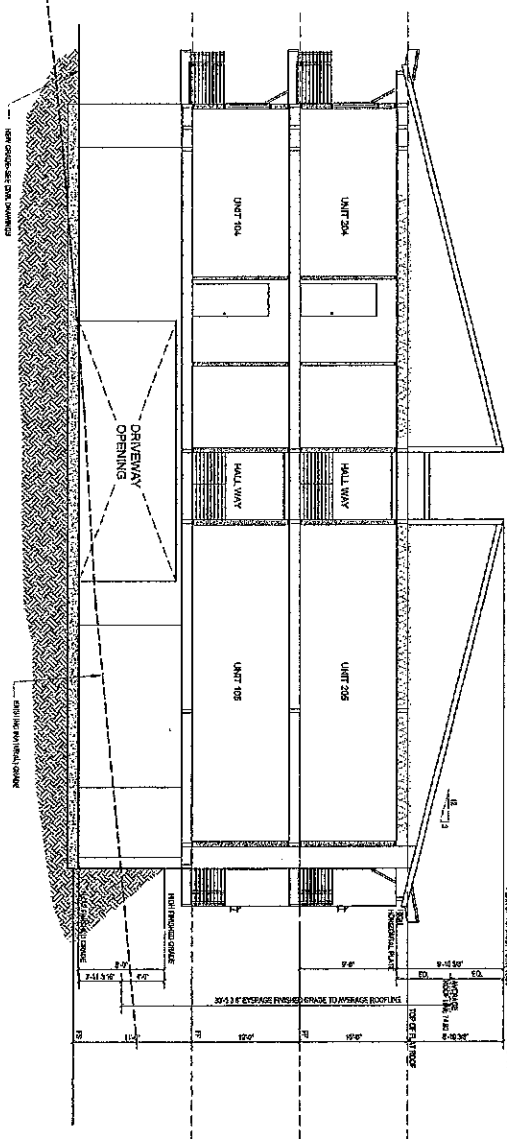
Building Sections

Sheet Title: **A-5.0**

Sheet No: [Blank]



1 SECTION THRU A-A

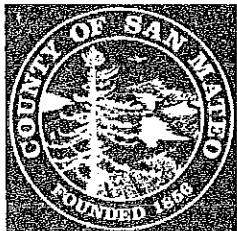


2 SECTION THRU B-B



County of San Mateo - Planning and Building Department

ATTACHMENT E



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

July 8, 2014

Mr. Tim Henderson
Cypress Group Development LLC
20640 Third Street, #600
Saratoga, CA 95070

PROJECT FILE

Dear Mr. Henderson:

SUBJECT: Coastside Design Review Recommended Approval
Coronado Street and Avenue Portola, EL Granada
APN 047-206-230; County File No. PLN 2014-00126

At its meeting of June 12, 2014, the San Mateo County Coastside Design Review Committee considered your application for design review approval as part of a Coastal Development Permit and a Grading Permit to allow construction of a 24,321 sq. ft., new 3-story, 12-unit residential apartment building on an existing 16,909 sq. ft. legal parcel. Twenty four (24) trees are also proposed for removal. The project is not appealable to the California Coastal Commission.

Based on the plans, application forms and accompanying materials submitted, the Coastside Design Review Committee recommended approval of your project based on and subject to the following findings and recommended conditions of approval:

FINDINGS

The Coastside Design Review Committee found that:

1. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards pursuant to Section 6565.17 of the San Mateo County Zoning Regulations and the Community Design Manual, specifically elaborated as follows:

- a. The proposed structure is designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to architectural and adjacent properties, based on the setbacks that mitigate the lack of step-down with the topography.
- b. As grading is necessary for the construction of the structure, proposed paved areas and the contours blend with adjacent landforms through the use of contour

- grading rather than harsh cutting or terracing of the site and do not create problems of drainage or erosion on its site or adjacent properties.
- c. Streams and other natural drainage systems are not altered so as to affect their character and would not cause problems of drainage, erosion or flooding.
 - d. The structure is located in Flood Zone X, designated as an area of minimal flooding, which is outside flood zones, drainage channels and other areas subject to inundation.
 - e. The 24 significant trees and other vegetative land cover to be removed are necessary for the construction of structures and paved areas and will be replaced according to the proposed landscape plan.
 - f. The project maintains a smooth transition between development and adjacent open areas through the use of proposed landscaping and plant materials and compliance with the following requirements, as conditioned: (i) submittal of a more detailed landscaping plan that includes drought tolerant, native and non-invasive species most suitable to the San Mateo County coastal area and (ii) integrate a less formal planting layout, with emphasis on the line of trees along Avenue Portola.
 - g. Views are preserved by the height and location of the structure, based on the proposed roof form that promotes natural light, ventilation and break-up of the building mass.
 - h. Public views to and along the shoreline from public roads and other public lands are protected. The site's location is not along the shoreline.
 - i. The project's use of materials and colors blends with the natural setting and surrounding neighborhoods, whereby varying architectural styles are made compatible through the use of a dry-stack ledger stone, stucco, James Hardie composition siding, redwood color for the exterior siding, blue-grey color for the structural frame around the first floor landing facing Avenue Portola, among other proposed elements.
 - j. The proposed design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community, based on the scale of the building mass relative to the site and neighborhood context, and the proposed contemporary style of architecture that contributes to the neighborhood's design context.
 - k. As conditioned, overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas.
 - l. As conditioned, the number, location, size, design, lighting, material, and use of colors in signs are made compatible with the architectural style of the structure

and the surroundings, based on the requirements that detailed plans for any proposed signage be submitted for review and approval.

- m. Proposed paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on June 12, 2014 and the Coastal Development Permit and Grading Permit, once approved. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended in 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall submit the following items and/or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. A more detailed landscaping plan that includes drought tolerant, native and non-invasive species most suitable to the San Mateo County coastal area.
 - b. A less formal planting layout, with emphasis on the line of trees along Avenue Portola.
 - c. A detailed signage plan.
5. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The

applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

- c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 8. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
 9. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the respective Fire Authority.
 10. No site disturbance shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
 11. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Coronado Street and Avenue Portola. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Coronado Street and Avenue

Portola. There shall be no storage of construction vehicles in the public right-of-way.

12. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
13. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
14. Installation of the approved landscape plan is required prior to final inspection.
15. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 square feet or more of impervious surface, and other projects that create and/or replace at least 2,500 square feet of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
 - a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
16. Trash storage areas (including recycling or food compactor areas or similar areas), wash areas, loading docks, repair/maintenance bays, and equipment or material storage areas shall be completely covered and bermed to ensure that no stormwater enters the covered area. Covered areas shall be sloped to drain to area drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.
17. Interior level parking garage floor drains, and any other interior floor drains shall be connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards.

18. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance (or comparable local ordinance).

Geotechnical Section

19. Submittal of a soils and foundation study is required prior to the issuance of a building permit.

Department of Public Works

20. Prior to the issuance of the Building permit or Planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works 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 for review and approval.
21. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. The applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved private stormwater facility which ties into the county stormwater facility.
24. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

25. For projects exceeding 10,000 square feet of new or reconstructed impervious surface: The applicant shall submit a permanent stormwater treatment plan in compliance with the County's National Pollution Discharge Elimination System (NPDES) permit for review and approval by the Department of Public Works. The applicant shall submit calculations and a narrative describing the method(s) used in the design of the proposed system and the manner in which proposed facilities achieve compliance with the NPDES permit for review and approval by the Department of Public Works. The applicant shall be required to execute and record an Operations and Maintenance Agreement for the approved facilities, and shall be responsible for ongoing maintenance and reporting. This requirement supplements all other conditions of approval related to storm drainage and stormwater pollution prevention.
26. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
27. For work within the public right-of-way or private road: "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's Engineer upon completion of all work and submitted to the Department of Public Works, prior to the final approval of the Department of Public Works or Building permit. The "As-Built" plans shall be accompanied by a written certification from the Engineer that all private facilities have been completed in conformance with the approved plans. Performance and Labor/Material securities shall not be released by the Department of Public Works until "As-Built" have been submitted and approved by the Department, and until all other outstanding items have been submitted.

Note: The applicant is required to remove and replace curb gutter and sidewalk as part of this project. The curb gutter and sidewalks shall be continuous and shall meet the standards set forth by the Department of Public Works.

28. The applicant shall prepare a traffic impact analysis that demonstrates the existing and existing plus proposed, plus any cumulative impacts from projects in the study area. Should the analysis demonstrate that there are significant impacts, then the applicant must mitigate for those impacts prior to a building permit approval.

Granada Sanitary District

29. A sewer permit will be required for this project. Due to the size of the project, additional information and a deposit from the owner may be required. The District Engineer will need to review the plans to provide detailed comments. A sewer variance may also be required.

Coastside County Water District

30. There are three and one-half 5/8" (20 pm) Non-Priority uninstalled water service connections assigned to 047-206-230 from Crystal Springs Water Supply Project.

Prior to the issuance of a building permit, the Coastside County Water District will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this site and that the applicant complies with all District Regulations.

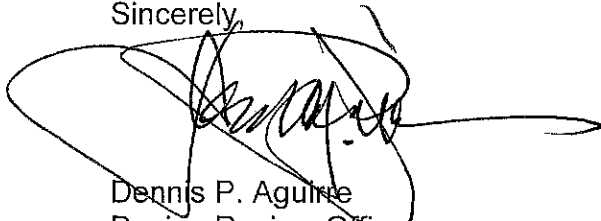
31. The project is required to comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance which includes regulations on metering and water use efficiency specifications for plumbing fixtures and appliances.

Coastside Fire Protection District

32. The applicant shall comply with all conditions required by the Coastside Fire Protection District (see attachment).

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a Coastal Development Permit and a Grading Permit. The decision on the Coastal Development Permit and the Grading Permit will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or by email at daguirre@smcgov.org.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:jlh – DPAY0552_WJN.DOCX

Attachment

cc: Dianne Whitaker, Member Architect
Willard Williams, Member Architect
Christopher Johnson, Committee Representative (Alternate)
Kurt B. Anderson
Dorothy Cordell
James Boyle
Dale Ross
Kris Lannin-Liang
Karen Wilson
Liza Olmsted
Ben Nitzan
Steve Corcoran
Beverly Garrity



COASTSIDE FIRE PROTECTION DISTRICT

1191 MAIN STREET ■ HALF MOON BAY, CA 94019

TELEPHONE (650) 726-5213
FAX (650) 726-0132

Attachment

June 25, 2014

Cypress Group Development LLC
20640 Third Street # 600
Saratoga, CA 95070

Dear Applicant,

After reviewing the planning application for a new 12-unit apartment building at 0 Coronado Street @ Ave. Portola, Assessor's Parcel Number 047-206-230 in El Granada (San Mateo County Permit No. PLN2014-00126) I offer the following comments/conditions, which will be applied to this project:

- **Fire Hydrant:** An approved fire hydrant (Clow 960) must be located a minimum of 250 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,750 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Department or City of Half Moon Bay for review and approval.
- **Automatic Fire Sprinkler System:** The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Department or City of Half Moon Bay. Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department or City of Half Moon Bay.
- **Fire Sprinkler Hardware:** Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed and approved by the fire district. Please submit plans showing the location of all required fire sprinkler

hardware to the San Mateo County Building Department or City of Half Moon Bay.

- **Emergency Building Access:** The proposed project will require the installation of "Knox Boxes" These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated emergency entry device. Applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.
- **Address Numbers:** Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address numbers shall be of **6-inch height** with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.
- **Roof Covering:** The roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
- **Exit Doors:** Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more.
Special Doors: Revolving, sliding and overhead doors shall not be used as required exits. Power operated doors complying with CBC Standard No. 10-1 may be used for exit purposes.
Additional Doors: When additional doors are provided for egress purposes, they shall conform to all the provisions of CBC chapter 10.
- **Exit Illumination:** Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type.
Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Department or City of Half Moon Bay for review and approval.
- **Exit Signage:** Where required: When more exits from a story are required by Chapter 10 of the CBC, exit signs shall be installed at stair enclosures, horizontal exits and other required exits from the story. When 2 or more exits are required

from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress. Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door). Show exit plans on plans submitted to the San Mateo County Building Department or City of Half Moon Bay for review and approval.

When exit signs are required by Section 1011.2 / 1011.7 of the CBC, additional approved low-level exit signs, which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 Occupancies, and other occupancies as determined by the code.

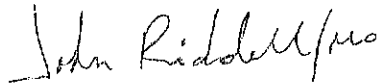
- **Fire Alarm System:** This project is required to have installed an approved NFPA 72 Fire Alarm System throughout. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1-5.6 and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufactures specifications and NFPA 72. Battery backup shall meet or exceed requirements for amp-hour rating and must be tested as per manufactures specification and NFPA 72.
- **Vegetation Management:** The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code and Public Resources Code 4291.
A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area) the fuel break is 100 feet or to the property line.
Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
- **Fire Extinguishers:** There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations.
- **Community Facilities District:** The proposed project will be required to form a Communities Facilities District. **Please be aware that it takes a minimum of 3 months to go through the CFD process. An occupancy permit will not be**

issued until all project conditions of the district are completed. Please contact the fire district administration office with questions or to receive detailed information.

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.

If you have any questions regarding the above conditions, please call the administration office during normal working hours.

Respectfully,

A handwritten signature in black ink that reads "John Riddell/mo". The signature is written in a cursive style.

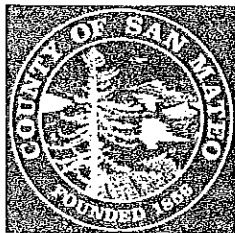
John Riddell
Deputy Fire Marshal
Coastside Fire Protection District

cc: Dennis Aguirre, Project Planner/ San Mateo County Planning & Building
File



County of San Mateo - Planning and Building Department

ATTACHMENT F



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

April 10, 2014

Mr. Tim Henderson
Cypress Group Development, LLC
20640 Third Street, Suite 600
Saratoga, CA 95070

Mr. Kurt Anderson
Anderson Architects
120 West Campbell Avenue, Suite D
Campbell, CA 95008

Dear Mr. Henderson and Mr. Anderson:

SUBJECT: Summary of comments received at the Public Workshop held on March 25, 2014 regarding Major Development Pre-application Review, Coastal Development Permit, Grading Permit, Density Bonus for a three-story, 15-unit (three affordable) apartment complex located on a vacant parcel at the corner of Avenue Portola and Coronado Street. Density Bonus Program for the three affordable (lower income) units allows for at least one zoning incentive (modification of zoning code requirements). Incentives requested are: (1) relief from setbacks for balconies facing Coronado Street (20 feet required; 15 feet proposed), (2) relief from setbacks for eaves above said balconies, (3) relief from maximum height (36-foot maximum; 38 feet requested), and (4) relief from lot coverage for approximately 570 sq. ft. (where 8,454.5 sq. ft. is the maximum; 9,024 sq. ft. is proposed). Grading includes 2,140 cubic yards (1,070 cut; 1,070 fill); 24 trees (5 dead) proposed for removal. Two design options will be presented for discussion. The project is located on two vacant parcels at the corner of Avenue Portola and Coronado Street, in the unincorporated El Granada area of San Mateo County.

APNs 047-206-230 and 047-206-110; County File No. PRE 2014-00002

Thank you for your participation in the Major Development Pre-Application public workshop. The purpose of the pre-application procedures process, per Zoning Regulations Section 6415, is to foster early public involvement and input on major development projects and, to the extent feasible, resolve potential issues before the formal County review process begins. The information and comments exchanged at the public workshop were necessary to understand the concerns from the surrounding community. The purpose of this letter is to summarize the comments received at the workshop and include comments received from other reviewing agencies.

Key Comments and Concerns from the Community

Density and Scale

1. The proposed development is out of scale with existing development and will change the neighborhood. The community is uncomfortable with the size of the development.
2. Too many units are proposed; lot coverage, height and setbacks should comply with zoning. The concern with the number of units is not the number or inclusion of affordable units but rather the number of overall units proposed.
3. The proposal will boost the neighborhood and provide housing in the proper zoning district.

Parking

4. Not enough parking spaces are proposed and additional parking should be doubled or calculated at a different rate than the regulations require (e.g., one space per bedroom instead of one space per unit) and incorporated into the plan.
5. If the project is downsized, the currently proposed number of parking spaces should remain the same.

Sidewalks and Landscaping

6. Local business should be considered for landscaping work and native and drought tolerant plants should be chosen.
7. Sidewalk construction should connect to the existing sidewalks at either sides of the property. Consider a rolling curb as opposed to the standard vertical curb.
8. Arborist report should accompany plan submittal.

Site Drainage

9. Concerns were expressed regarding the water table given the grading required to construct the garage and that soil percolation should be tested during the wet season. The community described their past experience with the high water table and ponding on private properties.
10. Proposed drainage system should incorporate the results of soil percolation and design for an El Niño year and not result in direct impacts to neighboring properties (parcel to parcel) or indirectly (overflow to street) as has been the experience of some neighbors.

Design Review

11. Contemporary design is preferable, however, consideration should be given to a contemporary design that incorporates unique elements found in the community.
12. Façade facing Avenue Portola should incorporate more articulation, and forest colors should be considered for the overall color scheme. No white in the color scheme.
13. The roof deck railing should not contribute to massing and that the corner roof deck creates a privacy concern as residents are able to look into neighboring yards. This deck should be eliminated or relocated to minimize privacy concerns.

Sustainability

14. The project should incorporate green building materials and design and conservation features (e.g., low flow faucets).
15. Construct the development as environmentally sustainable as possible (note: comment received by the Planning Department after the public workshop concluded).

During the Public Workshop, the applicants provided clarification on the number and type of parking spaces (compact, standard, and ADA compliant), the potential affordable units (one first floor 1 bedroom, one second floor 1 bedroom, and one 2 bedroom - location to be determined), garage ceiling height of 8'-3", and landscaping for the purposes of screening and privacy. Additionally, elimination of the roof deck was considered as was incorporating green building design and materials. Both design proposals were presented and discussed.

Comments from Other Reviewing Agencies

San Mateo County Planning Department

1. The project will require an application, filing fees to be paid in full at application submittal, and supporting materials submitted to the Planning Department for the Coastal Development Permit, Grading Permit, and Density Bonus (see enclosed application forms and fee sheet). The application will require the preparation of an environmental document in compliance with the California Environmental Quality Act.

San Mateo County Building Inspection Section

The comments below are based on a preliminary plan review only. When the design is submitted for a building permit, there may be more requirements according to the actual design being submitted for a building permit. This review is neither permission nor approval for final plan check for a permit.

2. Project shall comply with the 2013 California Building Code including Chapters 1102A.2.3, 1109A.8.6 and 1109A.8.6. One van accessible space is required. Provide elevator specifications for plan check.

Department of Public Works

3. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works 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 for review and approval.
4. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
5. Prior to the issuance of the Building permit or Planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
6. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
7. Sheet C-1: Remove and replace existing sidewalk with county standard sidewalks on Coronado Street and Avenue Portola.
8. Revise calculations for all stormwater systems in accordance to county stormwater guidelines and per C3. Complete C3/C6 checklist.

Coastside Fire Protection District

Coastside Fire Protection District 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.

9. Building Classification. Please indicate on the plans the following information:
 - a. Occupancy classification
 - b. Type of construction
 - c. Site plan indicating the location of the building in relationship to all property lines
 - d. Occupant Load Calculations with an exit analysis
 - e. One hour construction required
10. Fire Hydrant: An approved fire hydrant (Clow 960) must be located a minimum of 250 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Department for review and approval. Fire flows required.
11. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You will not be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Department. Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department. Residential sprinkler heads in living area.
12. Unobstructed Fire Sprinkler Coverage: Shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.
13. Fire Sprinkler Hardware: Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed and approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department.
14. Emergency Building Access: The proposed project will require the installation of "Knox Boxes." These emergency key boxes are required when access to or within a structure or an areas is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will

determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox" key operated emergency entry device. The applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.

15. Address Numbers: Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBER SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.

16.

Distance from Road	Address Number Size
0-50 feet	6 inches
50-100 feet	8 inches
100-150 feet	10 inches
150+ feet	12 inches

17. Roof Covering: The roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
18. Exit Doors: Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more.

Special Doors: Revolving, sliding and overhead doors shall not be used as required exits. Power operated doors complying with CBC Standard No. 10-1 may be used for exit purposes.

Additional Doors: When additional doors are provided for egress purposes, they shall conform to all the provisions of CBC Chapter 10.

19. Exit Illumination. Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type. Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Department for review and approval.
20. Exit Signage: When required: When more exits from a story are required by Section 1003 of the CBC, exit signs shall be installed at stair enclosures, horizontal exits and other required exits from the story. When 2 or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress. Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door).

Show exit plans on plans submitted to the San Mateo County Building Department for review and approval.

When exit signs are required by Section 1013.1 of the CBC, additional approved low-level exit signs, which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 Occupancies, and other occupancies as determined by the code.

21. Fire Alarm System: This project is required to have installed approved NFPA 72 Fire Alarm System throughout. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1-5.6 and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufacturer's specifications and NFPA 72. Battery backup shall meet or exceed requirements for amp-hour rating and must be tested as per manufacturer's specification and NFPA 72.
22. Vegetation Management: The Coastside Fire District Ordinance 2013-03, the 2013 California Fire Code, and the Public Resources Code 4291.

A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stove pipe or is within 5 feet of any structure.

23. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor (Title 19, California Code of Regulations).
24. Community Facilities District: The proposed project will be required to form a Community Facilities District. Please be aware that it takes a minimum of 3 months to go through the CFD process. An occupancy permit will not be issued until all project conditions of the district are completed. Please contact the fire district administration office with questions or to receive detailed information.

Geotechnical Department

25. This project will need a soils and foundation study prior to the issuance of the grading permit.

Coastside County Water District

26. Three 5/8" non-priority water service connections are assigned to 047-206-230 from Crystal Springs Water Supply Project. No water rights to 047-206-110. Water service connection cannot serve multiple parcels. Parcels will need to be merged or an additional water service will need to be obtained for separate parcels.

Granada Sanitary District

27. A sewer permit will be required for this project, and we suggest that you refer the parcel owner(s) or their agent to contact our office as soon as possible to discuss permit fees and the sewer permit process. Due to the size of this project, additional information and a deposit from the owner may be required. The District Engineer will need to review the plans to provide detailed comments. A sewer permit variance may also be required.

All of the above issues and concerns should be reviewed and, as necessary, incorporated into your formal application submittal to the Planning Department. If you have any questions regarding this summary or need assistance with application requirements, please contact me at 650/599-1559 or via email at mross@smcgov.org.

Sincerely,



Melissa Ross
Senior Planner

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Enclosures

cc: Board of Supervisors
Planning Commission
Jim Eggemeyer, Community Development Director
Steve Monowitz, Deputy Director
Gary West, Building Inspection Manager
Diana Shu, Department of Public Works
Stan Low, Environmental Health Division
John Riddell, Coastside Fire Protection District

Workshop Attendees:

Kevin Burke
Kevin Hillesheim
Chris Johnson
Tony Foti
Domenica Foti Dellegrazie
Ralph Ely
Natalie Mutz
Alma Salas
Steve Conran
Peter Logan
Elizabeth Olmsted
D. Ross
Tom McCaffrey
Jim Welton
Victor Rabinovich
James Boyle
Kali Burke
Kate Burke
Liza Hay
Michael Kuehn
Kai Eckert
Karl Eckert
Dan Haggerty
Dave Olson
Ben Nitzan
Leonard Woren
Kerri Kemp
Brian Lee
Anne Ingraham
Cal Tenney
Tony Hay
Juliette Kulda

Other Interested Parties Not In Attendance:

Joe Guntren
Theodore Guntren
Donnalynn Polito