COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 11, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Certification of an Initial Study/Mitigated Negative Declaration and consideration of a Coastal Development Permit and Design Review to allow construction of a new 2,171 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The parcel is located in close proximity to Arroyo de en Medio Creek. Two (2) significant trees are proposed for removal and minimal grading is involved. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00014 (Carey)

PROPOSAL

The applicant, Tom Carey of Philomena LLC, proposes to construct a new 2,029 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel (Certificate of Compliance recorded on September 11, 2014) on Miramar Drive, within a general area of developed parcels. The subject site is fairly flat in topography with undeveloped ruderal uplands. An intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel.

RECOMMENDATION

That the Planning Commission certify the Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2016-00014, based on and subject to the findings and conditions of approval listed in Attachment A of the staff report.

SUMMARY

Due to the site's location adjacent to Arroyo de en Medio, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by Planning staff and released on December 8, 2016. In order to reduce potential biological and cultural resource impacts to a less than significant level, thirteen mitigation measures have been included as part of the conditions for approval (see Attachment A of the staff report). The 20-day public review ends on December 29, 2016.

The project conforms with applicable policies of the San Mateo County Local Coastal Program (LCP), including those regarding sensitive habitats. According to a biological assessment prepared by WRA Environmental Consultants, dated October 19, 2016, the site contains 0.01-acre of arroyo willow scrub along it's northern boundary, which is considered riparian corridor. In compliance with the LCP and Mitigation Measure 1 of the IS/MND, the biological assessment establishes a 30-foot creek setback for the project. As proposed and mitigated, the project complies with this mitigation measure.

The California Coastal Commission (CCC) forwarded a response to staff's referral for this project on March 21, 2016. The Midcoast Community Council (MCC) forwarded a response to staff's referral for this project on June 8, 2016 and December 18, 2016 (Attachments G1 and G2). The issues raised in the CCC's March 21, 2016 letter and the MCC's June 8, 2016 letter have been addressed in the Initial Study/Mitigated Negative Declaration. In its December 18, 2016 letter, the MCC Chair states that "sometime last summer, the arroyo willow riparian habitat was severely cut back, away from the house site." The MCC Chair provided a photo dated April 20, 2016 showing arroyo willows in an area that was cleared. On December 19, 2016, the Planning staff requested that the project Biologist address the comment and advise as to whether a revised limit of riparian vegetation could be established from the photo provided. A report dated December 30, 2016 was submitted by the Biologist (Attachment J) in response to the MCC comment that indicated consistency with the initial September 2016 Site Assessment report.

The Coastside Design Review Committee (CDRC) considered the project at the April 19, 2016 meeting and determined that the project complies with applicable Design Review Standards and recommended project approval. The CDRC found that the project, as designed and conditioned, complements the dominant style of the neighborhood residences. Also, the CDRC determined that the traditional Craftsman architectural style complements the character of the neighborhood; is well articulated; uses colors and materials that blend with the surrounding natural features and complement the style of the residence; and incorporates drought tolerant and native species that complement the color and style of the residence. After the receipt of the biological report which established the limit of riparian vegetation and the corresponding 30-foot buffer zone, the applicant revised the project plans to remove structures within the buffer zone. Modifications to the project design have been reviewed by the Coastside Design Review Officer who has determined the changes to be minor in nature and the current project to be substantially in conformance with the CDRC-approved design.

DPA:pac - DPAAA0719_WPU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 11, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Certification of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new 2,171 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The parcel is located in close proximity to Arroyo de en Medio Creek. Two (2) significant trees are proposed for removal and minimal grading is involved. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00014 (Carey)

PROPOSAL

The applicant, Tom Carey of Philomena LLC, proposes to construct a new 2,171 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The proposed project consists of a new two-story residence with three bedrooms, two bathrooms, a two-car garage, a great room, kitchen, dining room and a rear deck. The project site is a vacant lot located on Miramar Drive, within a general area of developed parcels. The subject site is fairly flat in topography with undeveloped ruderal uplands. An intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel.

BACKGROUND

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1867

Applicant: Tom Carey

Owner: Philomena LLC

Location: Miramar Drive, Miramar

APN: 048-054-120

Parcel Size: 5,320 sq. ft.

Parcel Legality: Certificate of Compliance (PLN 2014-00247, Doc# 08193)

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

General Plan Designation: Medium-High Density Residential (8.8 to 17.4 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Service: Coastside County Water District

Sewer Service: Granada Community Services District

Flood Zone: Zone X (areas of minimal flooding), Community Panel No. 06081C0255 C, map revised October 16, 2012

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration published with a review period of December 8, 2016 to December 29, 2016

Setting: The project site is a vacant lot located on Miramar Drive, within a general area of developed parcels. The subject site is fairly flat in topography with undeveloped ruderal uplands. An intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. Cabrillo Highway eastward, Miramar Drive southward, and developed parcels to the north and west bound this parcel.

Chronology:

Date		Action
September 11, 2014	-	Certificate of Compliance (PLN 2014-00247, Document # 08193) recorded.
January 14, 2016	-	Application submitted.
April 19, 2016	-	Coastside Design Review Committee recommends approval of the original project (Attachment E).
November 1, 2016	-	Applicant submits Biological Constraints and Environmentally Sensitive Habitat Area Assessment, dated October 19, 2016, and revised plans (Project Plans included as Attachment C)

removing structures within the required 30-feet buffer zone of the limit of riparian vegetation along Arroyo de en Medio.

Subsequently, the Coastside Design Review Officer determines the modifications to be minor in nature and substantially in conformance with the CDRC-approved design.

December 8, 2016 - Release of Initial Study/Mitigated Negative Declaration (IS/MND) and start of 20-day public review period.

December 29, 2016 - Close of IS/MND public review period.

January 11, 2017 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Historical and Archaeological Resources Policy 5.20 *(Site Survey)* requires that sites proposed for new development be investigated to determine whether archaeological/paleontological resources are contained on-site. The policy requires a mitigation plan prepared by a qualified professional which includes adequate measures to protect the resource which are to be reviewed by the County and implemented as part of the project, prior to approval of development for these sites.

An archaeological report (Archaeological Report) was prepared by Michael Newland, Staff Archaeologist, Anthropological Studies Center, Sonoma State University, dated August 2016 (see Attachment D of the IS/MND). The Archaeological Report concludes that the records and literature search identified no previously recorded cultural resources in the Project Area (project site). While the background research indicates sensitivity for prehistoric archaeological resources within the Project Area, no evidence of archaeological deposits were found on the surface in the pedestrian survey, in the sidewalls of a trench adjacent to the Project Area, in a cleared natural cut within the Project Area, or in any of the auger-testing units. The entire parcel appears to consist of alluvial deposits mixed with local fill. The Archaeological Report states that, in sum, while the corridor on either side of the Arroyo de en Medio in general should be considered sensitive for

archaeological resources, the current Project Area does not appear to contain any. Local geomorphology suggests that buried archaeological resources are unlikely to be present in the upper portions of the deposits in these parcels.

As discussed in the IS/MND, Mitigation Measures 9 through 12 (see Attachment A) have been added to ensure that potential impacts to cultural resources are mitigated to a less than significant level in the event that archaeological and/or cultural resources are encountered during grading or construction activities. Mitigation Measure 9 require that, if concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations. Mitigation Measure 10 requires the project applicant or archaeologist to immediately notify the Current Planning Section of any discoveries made and provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity. Mitigation Measure 11 requires that a discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Mitigation Measure 12 requires that the property owner, applicant, and contractors be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric.

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District, as the service provider for this urban area, has confirmed that water service connection is available for this site.

Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of waste-water management in urban areas. The Granada Community Services District, as the service provider for this urban area, has confirmed that there is a sewer mainline facility available for connection for the subject parcel.

2. <u>Conformance with the Local Coastal Program</u>

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

LCP Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, new development should be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies as the subject property is in the urban area of Miramar, in an area designated for Medium to High Density Residential (8.8 to 17.4 dwelling units/acre), where public facilities, services and utilities are available.

LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by impacts of new residential development. Staff anticipates that the building permits to be issued for the 2017 calendar year will not exceed this limit, based on projections and estimates of current applications for building permits received for 2016.

b. Sensitive Habitats Component

LCP Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable to include, in part, intermittent streams or riparian corridors. As discussed in the IS/MND (see Attachment F), a Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated October 19, 2016, was prepared by WRA Environmental Consultants, included as Attachment B of the Initial Study/Mitigated Negative Declaration. The Biological Report examines the project site as well as areas around it within a designated "study area." The Biological Report finds that the study area consists of undeveloped ruderal uplands and Arroyo de en Medio, an intermittent stream located southeasterly of the site. The study area also includes 0.01 acre of arroyo willow scrub along the northern boundary of the project site, which is considered riparian corridor. The Biological Report found that other than Allen's hummingbird (Selasphorus sasin) and several non-special-status bird species that have potential to next within the study area, no rare, endangered or unique species have potential to be present. Also, no special-status plant species have potential to be present. As

discussed in the IS/MND, Mitigation Measures 1 through 4 have been added to ensure that potential impacts to both special-status and non-special-status bird species are mitigated to a less-than-significant level. Mitigation Measure 1 requires proposed construction or project related activities to occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Mitigation Measure 2 requires any initiation of project grading or construction or proposed trimming or removal of trees or shrubs to occur only during bird non-nesting season (September 1 - February 14). Mitigation Measure 3 requires that, in the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist. Mitigation Measure 4 requires that, in the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25- to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

LCP Policy 7.7 *(Definition of Riparian Corridors)* defines riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed. The Biological Report states that arroyo willow canopy in this area is over 50% cover and considered a riparian corridor and Sensitive Habitat Area per the Local Coastal Program. The Biological Report states that the understory is sparse with little to no cover; however, edges around the arroyo willow scrub have an intermittent cover of garden nasturtium, California blackberry and cape ivy.

LCP Policy 7.11 (*Establishment of Buffer Zones*) requires a buffer zone at least 30 feet outward from the limit of riparian vegetation for intermittent streams. A delineation of the limit of riparian vegetation for Arroyo de en Medio is shown in Figure 2 of the Biological Report, as well as on the survey and proposed site plan, with a 30-foot setback from the dripline of the arroyo willow habitat to the closest exterior wall of the structure. As proposed, the project is in compliance with above Mitigation Measure 1.

LCP Policy 7.34 (*Rare and Endangered Species – Permit Conditions*) requires submittal of a biological report that assesses the presence or

potential presence of rare and endangered species in areas that are in/near sensitive habitats, including riparian corridors. As previously discussed, the Biological Report finds that one special-status and several non-special-status bird species have potential to nest within the study area. Project compliance with Mitigation Measures 2 through 4 would reduce potential project impact to less than significant impact level.

c. Visual Resources Component

Visual Resources Policy 8.9(g) (Trees) allows the removal of trees which are a threat to public health, safety and welfare. The project proposes to remove two (2) Monterey pine trees located along the left side property line that pose as potential hazards to adjacent properties due to past limb failure and declining health, as indicated in the Tree Evaluation Report (Tree Report) prepared by Bruce A. Chan, California Registered Landscape Architect (Attachment K). Four (4) Monterey Cypress replacement trees have been planted near these two trees, which serve as adequate mitigation measures relative to the removal of the trees, as further stipulated in the Tree Report.

LCP Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Miramar. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on April 19, 2016, and determined it is in compliance with applicable Design Review Standards, and recommended project approval. As discussed in Section 4.b of this report, the project has since been revised to comply with riparian setbacks but remains substantially consistent with the original design of the structure.

LCP Policy 8.13 (*Special Design Guidelines for Coastal Communities*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The proposed residence complies with these guidelines as follows:

(1) On-site grading is not extensive and only limited to standard construction activity.

(2) The proposed residence uses materials with a natural appearance such as hardiplank siding, stone and composition shingles.

(3) The proposed residence uses hip roofs and non-reflective, composition roof shingles as the primary roof material.

(4) The enhanced facade articulation exhibited by the traditional Craftsman style architecture of the residence brings the proposed structure to a scale compatible with the homes in the neighborhood.

d. Shoreline Access Component

LCP Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway eastward and is therefore subject to this policy; Cabrillo Highway is the first through road to the east of the subject parcel. Policy 10.12(a) (*Residential Areas*) requires that vertical access be provided at the ends of streets perpendicular to the shoreline. Miramar Drive and Mirada Road provide existing perpendicular street access to the shoreline in compliance with this policy. Unobstructed scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirement, pursuant to Section 30212 of the California Coastal Act that no additional access points are required.

3. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan (HAF ALUCP)

Upon review of the provisions of the HAF ALUCP for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, Planning staff has determined that the project site is located outside Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low, and also outside of the aircraft noise exposure contours.

4. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

The proposal complies with the property's R-1/S-17/DR/CD zoning designation, as indicated in the following table:

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	5,320 sq. ft. (existing)
Building Site Width	50 ft.	40 ft.
Maximum Building Site Coverage	(35%) 1,862 sq. ft.	(30%) 1,577 sq. ft.
Maximum Floor Area	(53%) 2,819 sq. ft.	(48%) 2,579 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	39 ft.
Minimum Right Side Setback	7 ft.- 6 in.	7 ft.- 6 in.
Minimum Left Side Setback	7 ft.- 6 in.	7 ft.- 6 in.
Maximum Building Height	28 ft.	23 ft. - 8 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed two-story structure meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity by virtue of the proposed overall lot coverage of 30% (1,577 sq. ft.) of total lot size, where 35% (1,862 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 48% (2,579 sq. ft.) of total lot size, where 53% (2,819 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered a previous version of the project (see Attachment E) at its regularly scheduled meetings of April 19, 2016, and adopted the following findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

(1) Section 6565.20(D). ELEMENTS OF DESIGN: 2. Architectural Styles and Features: The traditional Craftsman architectural style complements the character of the neighborhood; 3. Exterior materials: The proposed exterior materials and

colors blend with the surrounding natural features and complement the style of the residence and the neighborhood.

(2) Section 6565.20(F). LANDSCAPING: The project's use of drought tolerant and native species complement the color and style of the residence.

After the receipt of the Biological Report which established the limit of riparian vegetation and the corresponding 30-foot buffer zone from that limit, the applicant revised the plans (see Attachment C) to remove structures within the buffer zone, making modifications to project design which the Coastside Design Review Officer has determined to be minor in nature and substantially in conformance with the CDRC-approved design.

B. ENVIRONMENTAL REVIEW

Due to the subject site's proximity to the intermittent creek, an Initial Study/ Mitigated Negative Declaration has been prepared for the project, pursuant to the California Environmental Quality Act (CEQA). The IS/MND (see Attachment F) was published on December 8, 2016, with a review period ending on December 29, 2016. In order to reduce potential biological and cultural resource impacts to a less than significant level, thirteen mitigation measures have been included as part of the conditions for approval (see Attachment A). As discussed in Section C of this report, below, comments were received from the Midcoast Community Council on December 18, 2016. Any additional comments received will be addressed at the public hearing.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) forwarded a response to staff's referral for this project on June 8, 2016 and December 18, 2016 (Attachments G1 and G2). The issue raised in the June 8, 2016 letter involved the adequacy of the original Biotic Report prepared by Charles Patterson, which excluded analysis of the project's impact to the existing willow scrubs located at the rear of the subject site. The MCCC cited a report prepared by WRA Environmental Consultants (WRA) for another project in the vicinity (PLN2015-00152) that sufficiently addressed the presence of Arroyo de en Medio Creek as a riparian corridor for this area. A revised Biological Report prepared by WRA was submitted by the applicant/owner in response to the MCCC's comments and is included in the Initial Study/Mitigated Negative Declaration. In its December 18, 2016 letter, the MCC Chair states that "sometime last summer, the arroyo willow riparian habitat was severely cut back, away from the house site." The MCC Chair provides a photo dated April 20, 2016, showing arroyo willows in an area that was cleared. The MCC Chair states that "the 30-foot riparian setback cannot retreat farther than the actual location of the row of willow trunks on level ground at top of slope, and not as mapped on the site plan half-way or more down the bank of the arroyo". On

December 19, 2016, Planning staff requested the project biologist to address the comment and advise as to whether a revised limit of riparian vegetation could be established from the photo provided.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) forwarded a response to staff's referral for this project on March 21, 2016. The issues raised have been addressed in the IS/MND.

E. OTHER REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Coastside County Water District
Granada Community Services District

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee (CDRC) Decision Letter, dated January 4, 2017
E. Previous project plans, approved by the CDRC
F. Initial Study/Mitigated Negative Declaration, dated December 8, 2016
G. Site Photos
H. Midcoast Community Council (MCC) Comment Letters, dated June 8, 2016 and December 18, 2016.
I. California Coastal Commission (CCC) Comment Letter, dated March 21, 2016.
J. Limit of Riparian Habitat Reassessment prepared by WRA, Environmental Consultants dated December 30, 2016.
K. Tree Evaluation Report prepared by Bruce A. Chan, California Registered Landscape Architect, dated January 1, 2016.

DPA:pac - DPAAA0716_WPU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 201-00014 Hearing Date: January 11, 2017

Prepared By: Dennis P. Aguirre, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Initial Study/Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.

2. That, on the basis of the Initial Study and comments hereto, there is no evidence that the project, 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 of San Mateo County.

4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, satisfy the requirements for a Mitigation and Reporting Plan in conformance with the California Public Resources Code, Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4 and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding location of new development, sensitive habitats, shoreline access, and design review standards and findings. The project also conforms to Coastal Act Access and Recreation Policies.

Regarding the Design Review, Find:

6. That, with the findings made by the Coastside Design Review Committee (CDRC) at its meetings of April 19, 2016, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, that employs a traditional Craftsman architectural style complements the character of the neighborhood; is well articulated; uses colors and materials that blend with the surrounding natural features and complement the style of the residence, and incorporates drought tolerant and native species that complement the color and style of the residence.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on January 11, 2017. 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 Coastal Development Permit, and Design Review final approvals 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. This approval may be extended by one 1-year increment 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 project approval letter on the top pages of the building plans.

4. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Installation of stained pervious concrete for the driveway and the front walk.

    b. The use of redwood for all decks.

    c. The installation of clear glass with no grids and metal clad wood sliders for the windows in the master bedroom, great room and dining room.

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) 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.

6. The applicant shall comply with the following applicable requirements of LCP Policy 7.13 *(Performance Standards in Buffer Zones)* for the life of the project by (1) avoiding removal of vegetation within the riparian corridor and 30-foot buffer zone; (2) minimizing erosion potential; (3) installing and maintaining provisions (e.g., catch basins) to keep runoff and sedimentation from exceeding pre-development levels; (4) complying with the landscaping requirements stabled by

Condition 14; and (5) preventing discharge of toxic substances, such as fertilizers and pesticides; into the riparian corridor.

7. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The applicant shall remove the proposed stockpile located within the 30-foot riparian buffer zone from project plans and install as chain-link fence along the limit of riparian vegetation to prevent use or disturbance of the area during grading and construction.

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 Coastside Fire Protection District.

10. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

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 Miramar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive. There shall be no storage of construction vehicles in the public right-of-way.

12. The exterior color samples submitted to the CDRC 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 sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

14. Installation of the approved landscape plan is required prior to final inspection. If landscaping is proposed within the 30-foot riparian buffer zone, the applicant shall have the plan reviewed by the project biologist and shall provide the recommendations of the biologist to the Community Development Director for review. Only the approved landscape plan, in compliance with LCP Policy 7.13, can be implemented within the 30-foot riparian buffer zone area. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO).

15. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):

    a. At the building permit application stage, the project shall demonstrate compliance with WELO and provide required forms. The Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Water Efficient Landscape Ordinance also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet.

       The following restrictions apply to projects using the prescriptive checklist:

       (1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

       (2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

       (3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

       (4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

(5) Irrigation System: The property shall certify that irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

16. **Mitigation Measure 1:** Any proposed vegetation removal, construction or project activities other than installation and maintenance of landscaping authorized iper Condition 14, shall remain outside of the 30-foot setback to remain in compliance with the Local Coastal Program.

17. **Mitigation Measure 2:** Trees or shrubs located outside of the 30-foot riparian buffer that are proposed for removal or trimming shall only be removed or trimmed during the bird non-nesting season (August 16 through February 14).

18. **Mitigation Measure 3:** In the event that tree or shrub removal or project activities are initiated during the nesting season (February 15 through August 15), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.

19. **Mitigation Measure 4:** In the event that active nests are observed, a qualified biologist will determine the suitable buffers based upon nest location and bird species subject t the review and approval by the CDD. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.

20. **Mitigation Measure 5:** Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

    a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

    b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

21. **Mitigation Measure 6:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

22. **Mitigation Measure 7:** The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional

biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

23. **Mitigation Measure 8:** A tree protection zone is required for the existing trees to remain and shall be established according to the following standards:

    a. Establish and maintain tree protection zones throughout the entire length of the project.

    b. Delineate tree protection zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

    c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.

    d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

    e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

    f. Street tree trunks should be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 6 feet.

24. **Mitigation Measure 9:** If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

25. **Mitigation Measure 10:** The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations for review and approval by the CDD prior to any further grading or construction activity in the vicinity.

26. **Mitigation Measure 11:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal),

as determined by a professional paleontologist, subject to the review and approval by the CDD, shall be implemented to mitigate the impact.

27. **Mitigation Measure 12:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

28. **Mitigation Measure 13:** Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Buckley Engineering Associates, dated January 7, 2016.

Building Inspection Section

29. The applicant shall apply for a building permit.

Granada Community Services District

30. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

34. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

32. Prior to the issuance of the building 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.

33. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

34. 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.

35. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277, as well as all other applicable fees.

Coastside Fire Protection District

36. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

37. Add note to plans: Smoke alarm/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.

38. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

39. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

40. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5/R302.6

41. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/ roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

42. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

43. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273

44. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

45. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

46. Installation of underground sprinkler pipe shall be flushed and visually inspected by the Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

47. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

48. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

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

DPA:pac - DPAAA0716_WPU.DOCX

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: B

File Numbers: PLN2016-00014

PROPOSED NEW RESIDENCE

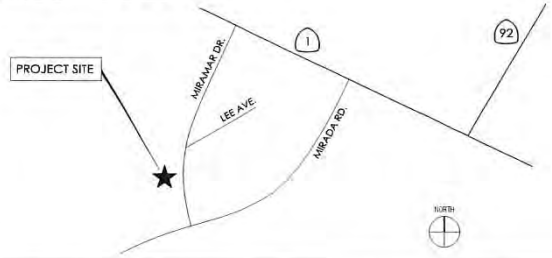
Miramar Drive
Half Moon Bay, CA 94019

APN: 048-054-120

SHEET INDEX

SD-1	PROJECT INFO & ARCHITECTURAL SITE PLAN
C-0	TOPOGRAPHIC SURVEY
SD-2	FLOOR PLANS & ROOF PLAN
SD-3	EXTERIOR ELEVATIONS
SD-4	BUILDING SECTIONS
C-1	GRADING & DRAINAGE NOTES
C-2	GRADING & DRAINAGE PLAN
C-3	EROSION CONTROL NOTES & DETAILS
C-4	BEST MANAGEMENT PRACTICES
L-1.1	LANDSCAPE PLAN

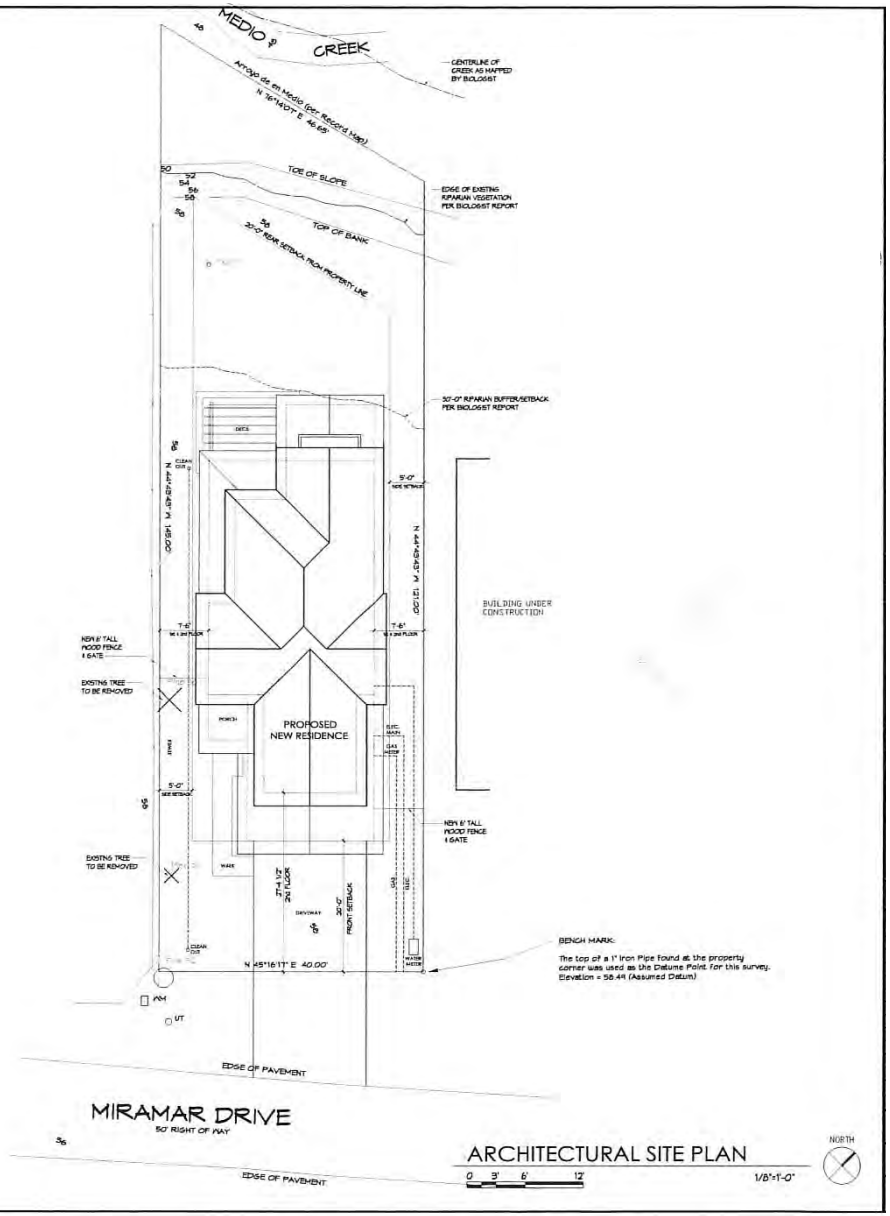
PROJECT LOCATION



PROJECT DATA

ZONING	S-17	
SITE AREA	5,320 S.F.	
ALLOWABLE FLOOR AREA	2,819 S.F.	(.53 x SITE AREA)
ALLOWABLE COVERAGE	1,862 S.F.	(35% OF SITE AREA)
ALLOWABLE IMPERVIOUS	532 S.F.	(10% OF SITE AREA)

FLOOR AREA	
FIRST FLOOR	1,435 S.F.
SECOND FLOOR	972 S.F.
TOTAL	2,407 S.F.
FRONT PORCH & REAR PATIO	142 S.F.
TOTAL	2,549 S.F.
SITE COVERAGE	1,577 S.F. (1st FLOOR, FRONT PORCH, REAR DECK)
IMPERVIOUS SURFACE	523 S.F. (DRIVEWAY, FRONT WALK, DECK STEPS)

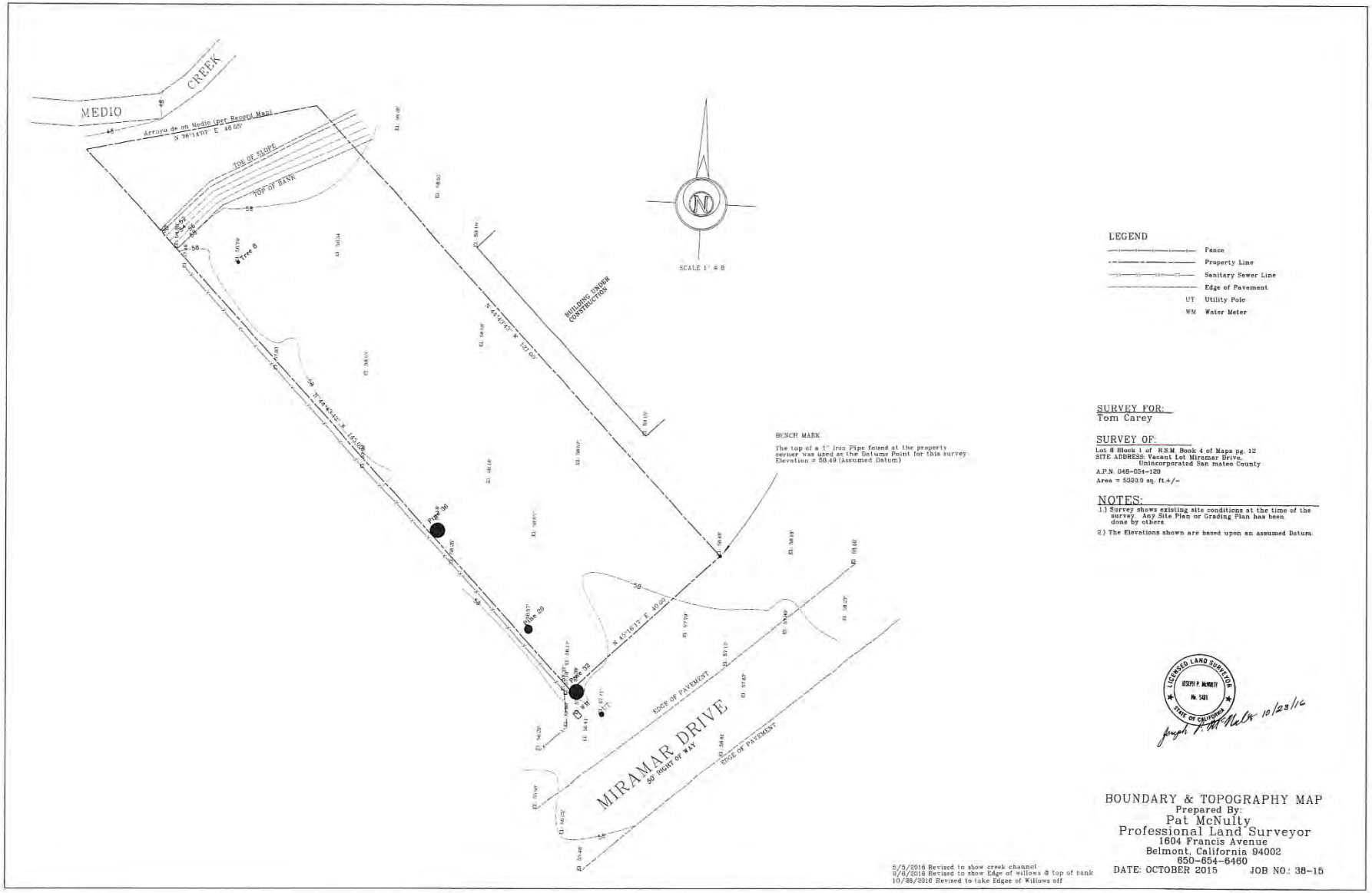


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: C

File Numbers: PLN2016-00014



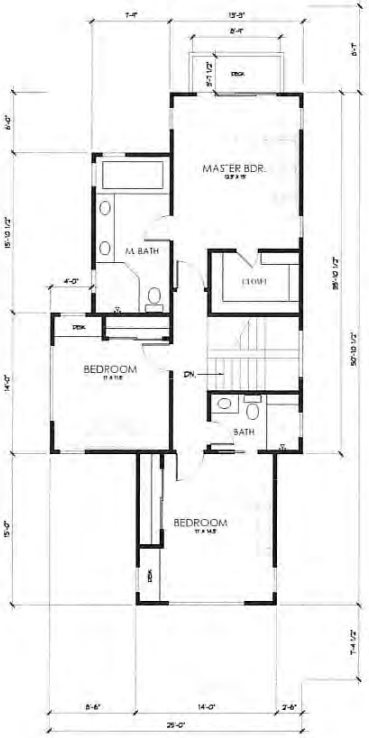
San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

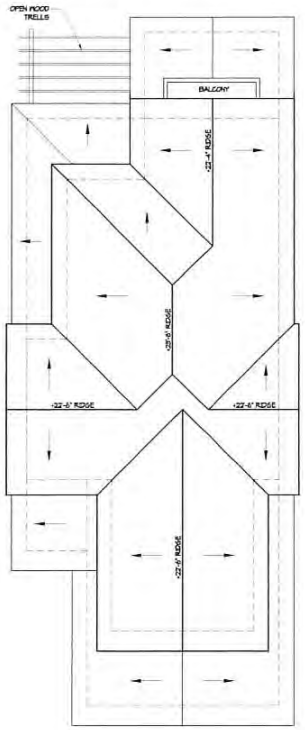
Attachment: C

File Numbers: PLN2016-00014

FIRST FLOOR PLAN 3/16"=1'-0"



SECOND FLOOR PLAN 3/16"=1'-0"



ROOF PLAN 3/16"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: C

File Numbers: PLN2016-00014

1 FRONT ELEVATION (SOUTHEAST) 3/16"=1'-0"

2 SIDE ELEVATION (SOUTHWEST) 3/16"=1'-0"

3 REAR ELEVATION (NORTHWEST) 3/16"=1'-0"

4 SIDE ELEVATION (NORTHEAST) 3/16"=1'-0"

KEYNOTES

1. COMPOSITION SHINGLE ROOF CERTAINTEED LANDMARK TL 'MOIRE BLACK'
2. STUCCO WALL WITH PAINTED FINISH BENJAMIN MOORE, PURITAN GRAY, #HC-154
3. HARDIE LAP SIDING W/ PAINTED FINISH BENJAMIN MOORE, BOOTHBAY GRAY, #HC-185
4. WOOD TRIM / DETAIL WITH STAINED FINISH CABOT STAIN - 'FIELDSTONE'
5. WOOD DOORS & WINDOWS W/ METAL CLADDING ANDERSEN (OR EQUAL) WITH WHITE FINISH
6. WOOD TRIM / DETAIL WITH PAINTED FINISH WHITE TO MATCH DOORS & WINDOWS
7. HALF ROUND GUTTER W/ ROUND DOWNSPOUTS PAINTED TO MATCH TRIM
8. DOOR WITH STAINED FINISH CABOT STAIN - 'FIELDSTONE'
9. WALL MOUNTED DARK SKY LIGHT FIXTURE KOHLER LIGHTING #K22391

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

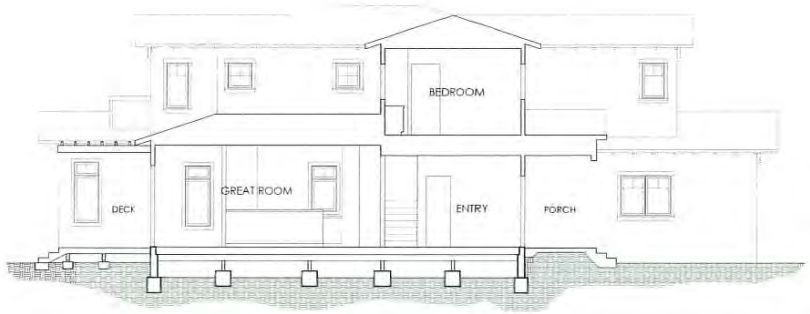
Attachment: C

File Numbers: PLN2016-00014

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

0 3' 6' 12'

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

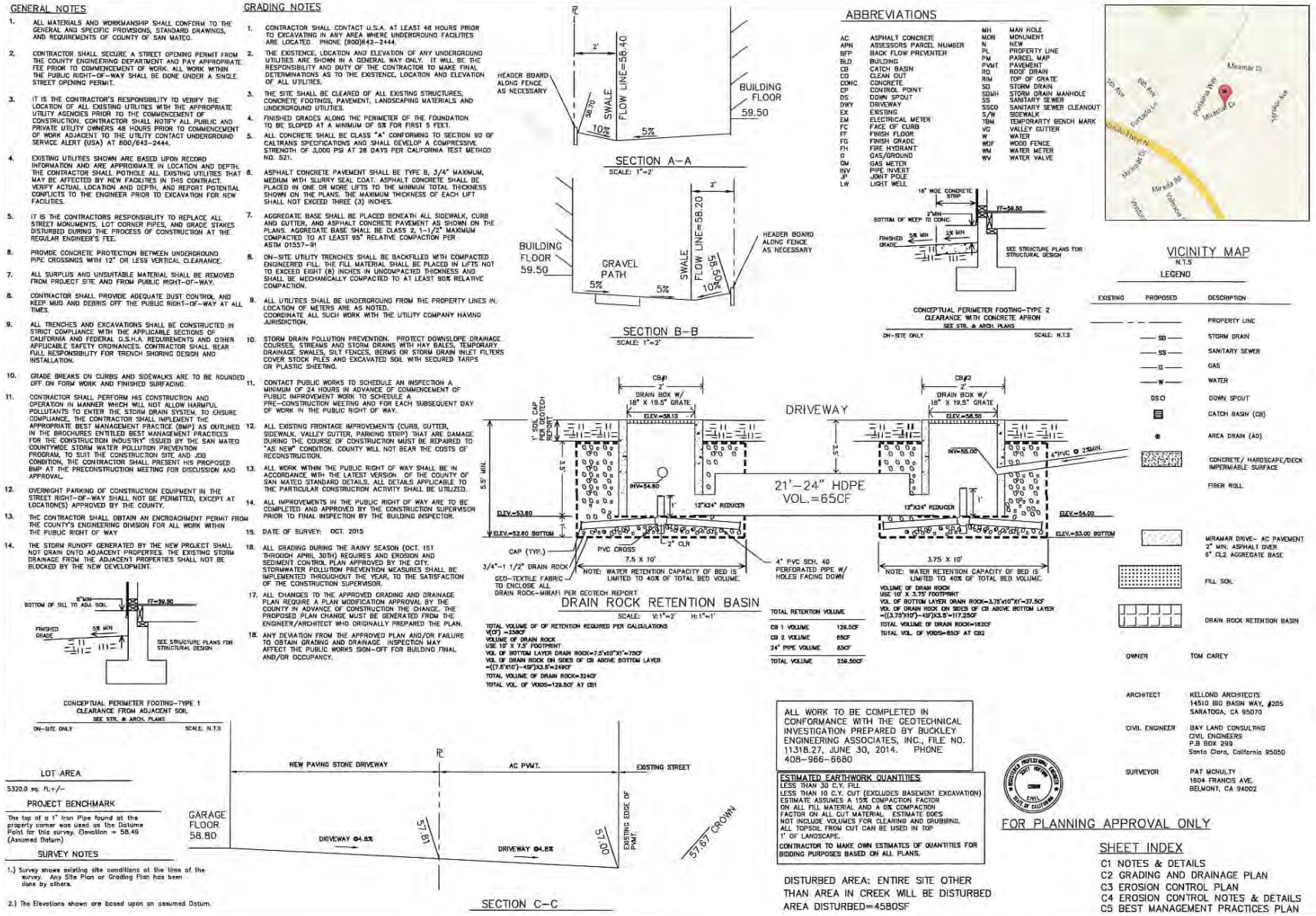


3 SECTION 3/16"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey Attachment: C

File Numbers: PLN2016-00014



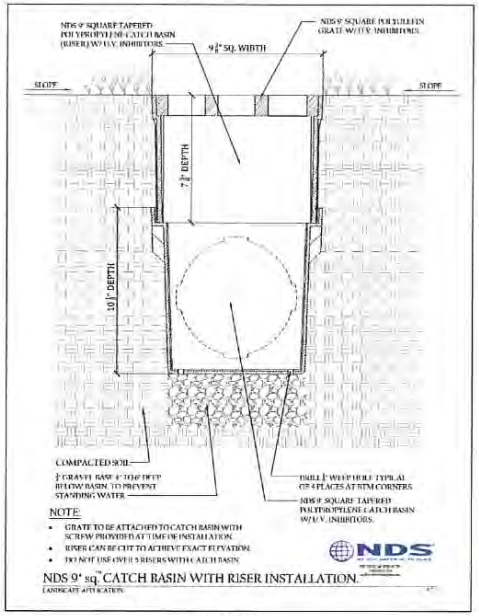
San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: C

File Numbers: PLN2016-00014

IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED THE SWALES ALONG THE SIDES OF THE BUILDING SHALL BE MAINTAINED AS SHOWN ON THIS PLAN.



DETAIL
TYPICAL AREA DRAIN

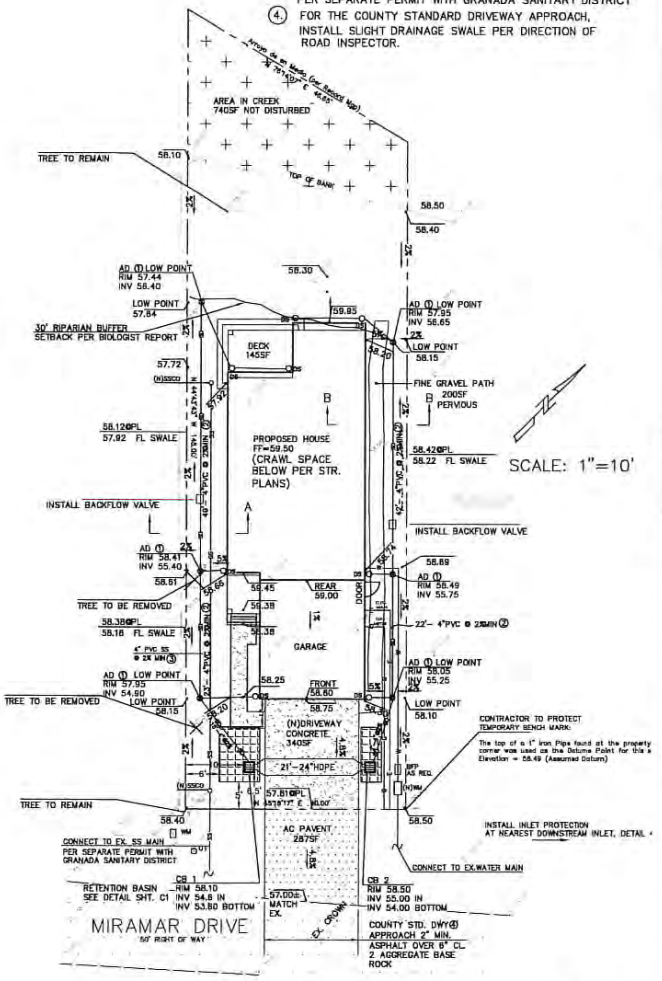
FEMA FLOOD ZONE: ZONE X
PANEL 255 OF 510 DATE: OCTOBER 16, 2012

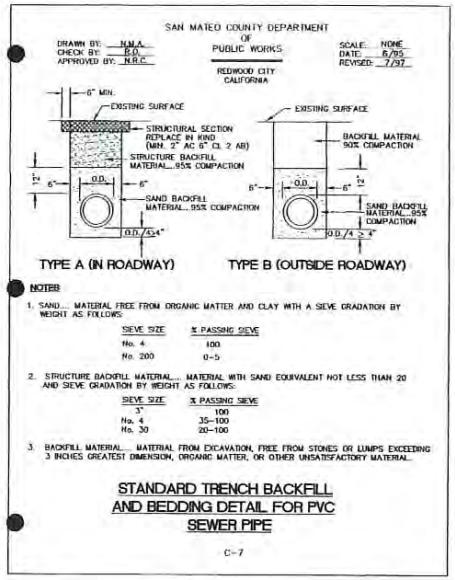
SURVEY COMPLETED BY PAT MCNULTY
PROFESSIONAL LAND SURVEYOR
1604 FRANCIS AVENUE
BELMONT, CA 94002 TEL: 650-654-6460

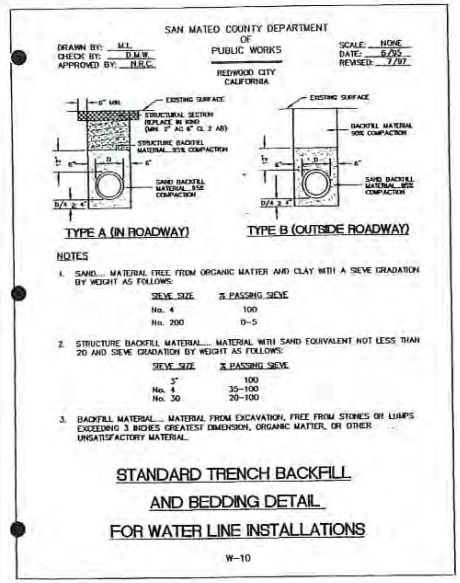
SURVEY OF:
Lot 8 Block 1 of R.S.M. Book 4 of Maps pg. 12
SITE ADDRESS: Vacant Lot Miramar Drive, Unincorporated San mateo County
A.P.N. 048-054-120
Area = 5320.0 sq. ft.+/-

NOTES:
1.) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
2.) The Elevations shown are based upon an assumed Datum.

REFERENCE NOTES:
1. INSTALL AREA DRAINS ALONG SIDE YARD, SEE TYP. DETAIL
2. NEW 4" STORM DRAIN @ 2% MIN. PVC SCH 40 SDR 26 MIN.
3. INSTALL NEW 4" SEWER @2% MIN. SLOPE. SDR 35 MIN. PIPE PER SEPARATE PERMIT WITH GRANADA SANITARY DISTRICT
4. FOR THE COUNTY STANDARD DRIVEWAY APPROACH, INSTALL SLIGHT DRAINAGE SWALE PER DIRECTION OF ROAD INSPECTOR.





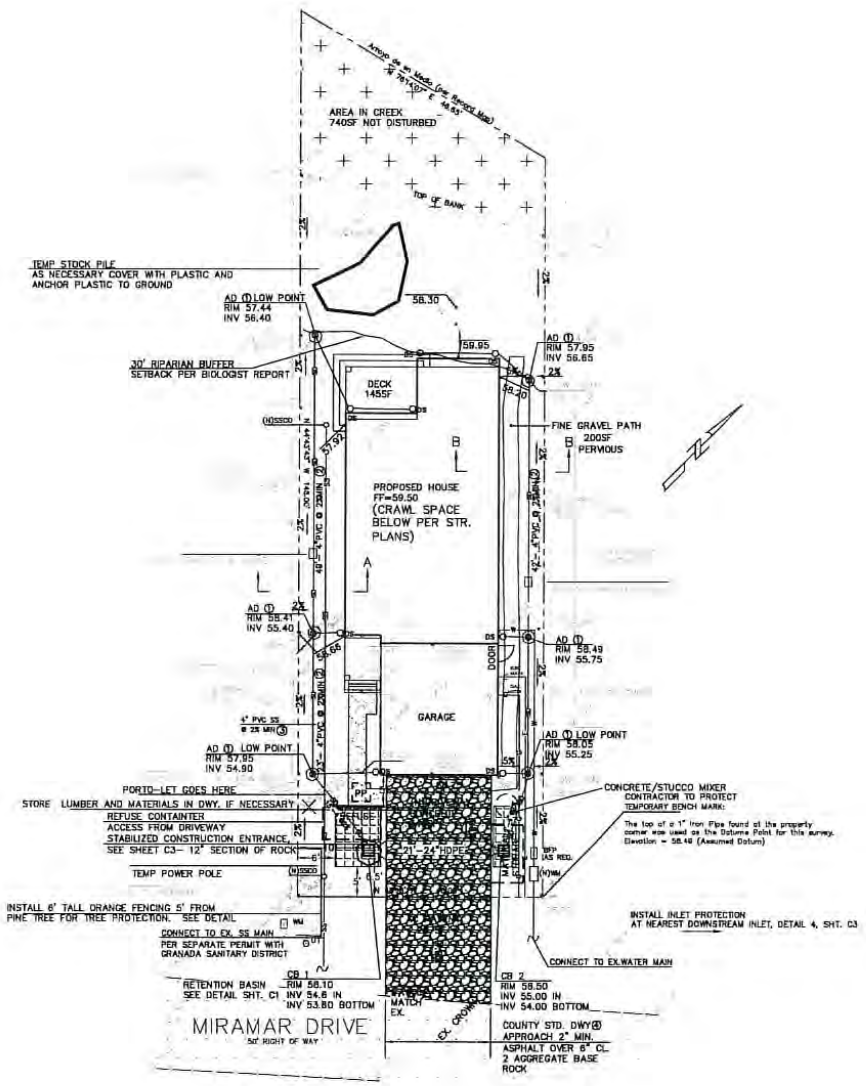


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: C

File Numbers: PLN2016-00014



San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: C

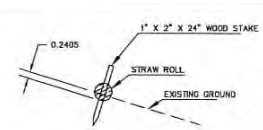
File Numbers: PLN2016-00014

STANDARD NOTES EROSION CONTROL PLAN

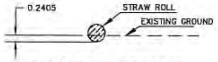
1. OWNER: TOM CAREY
   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL MEASURES.
2. CIVIL ENGINEER: SCOTT HOFFMAN
   BAY LAND CONSULTING
   2005 DE LA CRUZ BLVD. STE 165, SANTA CLARA, CA
   PH: 408-296-6000. EMAIL: scott@bh-land.com
3. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
4. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
5. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
6. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS , INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
7. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
11. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.
17. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
18. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.



ON SLOPES

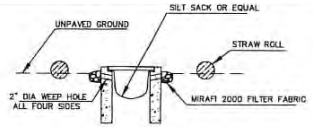


ON LEVEL GROUND

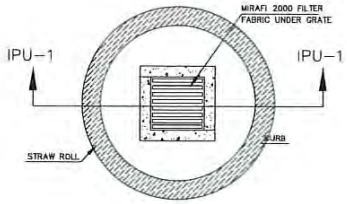
1. PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.024') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
3. ABUT ADJACENT ROLLS TIGHTLY.

STRAW ROLL OR FIBER ROLL — 2

SCALE: NTS



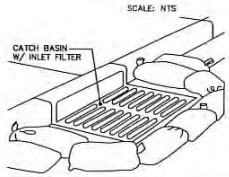
SECTION IPU-1
NOT TO SCALE



INLET PROTECTION IN UNPAVED AREAS — 1

SCALE: NTS

SCALE: NTS

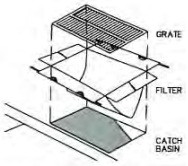


NOTES:
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.



CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE

INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

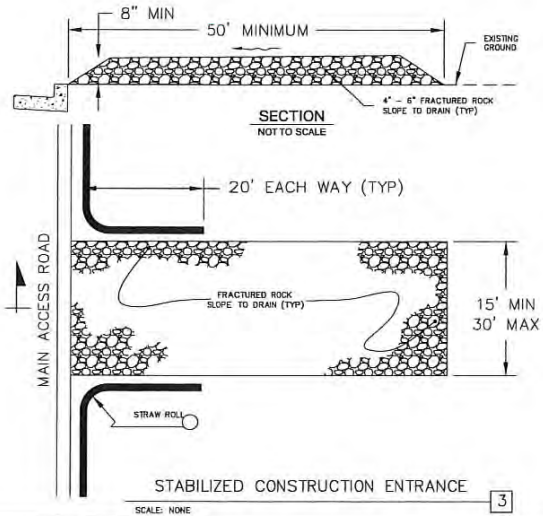
CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED AT LEAST 10FT AWAY FROM NEAREST PROPERTY LINE & TREE.

EST. DIMENSIONS OF GRAVEL BED:

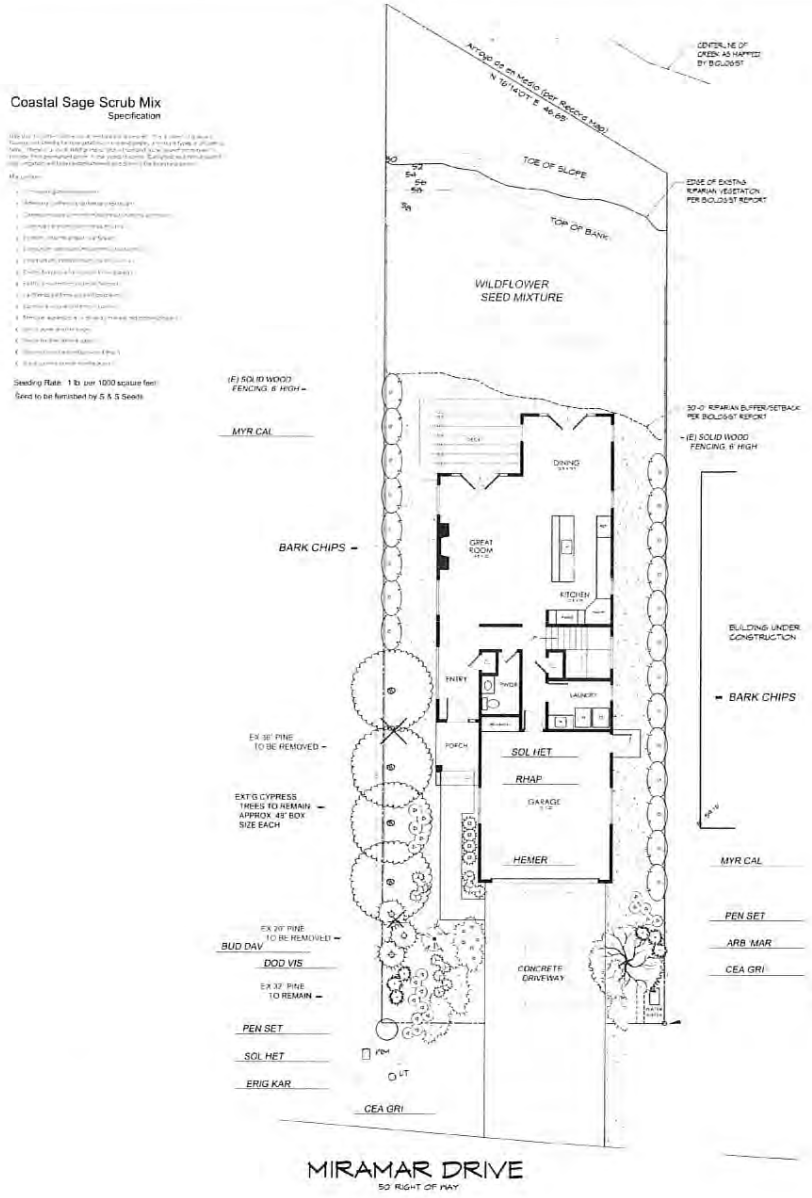
WIDTH = 4FT
LENGTH = 4FT — PER DETAIL BELOW
DEPTH = 2 FT

STORM DRAIN INLET PROTECTION
PUBLIC STREET — 4



STABILIZED CONSTRUCTION ENTRANCE — 3

SCALE: NONE



Plant List

No.	Botanical Name	Common Name	Qty	Size	Remarks
ARB MAR	Arbutus 'Marina'	Strawberry Tree	1	15 Gal	Evgn Tree
BUD DAV	Buddleia davidii	Butterfly Bush	1	5 Gal	Evgn Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush	3	5 Gal	Evgn Shrub
ERIG KAR	Erigeron karvinskianis	Santa Barbara Daisy	18	1 Gal	Low Shrub
HEM SPP	Hemerocallis 'Yellow'	Daylily	18	1 Gal	Low Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	32	5 Gal	Evgn Shrub
PEN SET	Pennisetum setaceum	Red Fountain Grass	3	5 Gal	Grassy Plant
RHAP	Rhapiolepsis indica 'Ballerina'	Indian Hawthorn	4	5 Gal	Evgn Shrub
SOL HET	Sollya heterophylla	Australian Bluebells	18	1 Gal	Low Shrub
CEA GRI	Ceanothus griseus 'Horizontalis'	Carmel Creeper	15	1 Gal	Groundcover

Note 1 Contractor shall verify quantities
Note 2 80% of all plant materials shall be LOW in water consumption per 2013 WUCOLS list

PLANTING NOTES

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION** PRIOR TO EXCAVATION AND GRADING
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR,** AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
4. **SOIL AMENDMENTS SHALL BE FREE OF DEBRIS** SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
5. **PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER** (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
6. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1** GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. **PLANTING AREAS SHALL BE COVERED** WITH A TWO INCH LAYER OF BARK CHIPS.
7. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. **RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED** BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. **TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES.** TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE

PLANTING PLAN
1/8"=1'-0"

NORTH

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: C

File Numbers: PLN2016-00014

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

January 4, 2017

Tom Carey
Philomena LLC
1580 Laurel Street, Suite C
San Carlos, CA 94070

Dear Mr. Carey:

SUBJECT: Coastside Design Review Committee
Miramar Drive, Miramar
APN 048-054-120; County File No. PLN 2016-00014

At its meeting of April 19, 2016, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow construction of a new 2,192 sq. ft. two-story single-family residence plus an attached 396 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel as part of a hearing-level Coastal Development Permit (CDP). Two (2) significant trees are proposed for removal. The project is appealable to the California Coastal Commission.

After the receipt of the Biological Report which established the limit of riparian vegetation and the corresponding 30-foot buffer zone, the applicant revised the project plans to remove structures within the buffer zone. Modifications to the project design have been reviewed by the Coastside Design Review Officer who has determined the changes to be minor in nature and the current project to be substantially in conformance with the CDRC-approved design.

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 conditions of approval:

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

   Due to the presence of an intermittent stream, Arroyo de en Media Creek, located in close proximity to the rear of the subject site, an Initial Study/Mitigated Negative Declaration has been prepared for the project, pursuant to the California Environmental Quality Act (CEQA), Section 15070.

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, subject to the following conditions specifically elaborated as follows:Section 6565.20(D). ELEMENTS OF DESIGN; 2. Architectural Styles and Features: The traditional Craftsman architectural style complements the character of the neighborhood; 3. Exterior materials: The proposed exterior materials and colors blend with the surrounding natural features and complement the style of the residence and the neighborhood.

b. Section 6565.20(F). LANDSCAPING: The project's use of drought tolerant and native species complement the color and style of the residence.

RECOMMENDED CONDITIONS

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on April 19, 2016. 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 applicant shall include a copy of this letter on the top pages of the building plans.

3. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

   a. Installation of stained pervious concrete for the driveway and the front walkway.

   b. The use of Redwood for all decks.

   c. The installation of clear glass with no grids and metal clad wood sliders for the windows in the master bedroom, great room and dining room.

4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

a. The applicant shall maintain the datum point so that it 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.

5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The applicant shall remove the proposed stockpile located within the 30-foot riparian buffer zone from project plans and install a chain-link fence along the limit of riparian vegetation to prevent use or disturbance of the area during grading and construction.

6. 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.

7. 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 Coastside Fire Protection District.

8. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.

9. 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 Miramar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive. There shall be no storage of construction vehicles in the public right-of-way.

10. The exterior color samples submitted to the CDRC 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.

11. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

12. Installation of the approved landscape plan is required prior to final inspection. If landscaping is proposed within the 30-foot riparian buffer zone, the applicant shall have the plan reviewed by the project biologist and shall provide the recommendations of the Biologist to the Community Development Director for review. Only the approved landscape plan, in compliance with LCP Policy 7.13, can be implemented within the 30-foot riparian buffer zone area. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO).

13. The landscape plan shall comply with the Water Efficient Landscape Ordinance (WELO):

   a. At the building permit application stage, the project shall demonstrate compliance with WELO and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

The following restrictions apply to projects using the prescriptive checklist:

1) Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

2) Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

3) Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

4) Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

5) Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

Building Inspection Section

14. The applicant shall apply for a building permit.

Granada Community Services District

15. Prior to the issuance of a building permit, the applicant shall obtain a sewer connection.

Coastside County Water District

16. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.

Department of Public Works

17. Prior to the issuance of the building 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 storm water 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.

18. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

19. 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

20. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Coastside Fire Protection District

21. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

22. Add note to plans smoke alarm/detector are to be hardwired, interconnected, or with battery back-up. Smoke alarms to be installed per manufactures instruction and NFPA 72

23. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

25. New attached garage to meet occupancy separation requirements. Provide note/detail. CRC R302.5/R302.6

26. Add the following note to the plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent.

27. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

28. Fire apparatus roads to be a minimum of 20-foot wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet. CFC503, D103, T-14 1273

29. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

30. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

31. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.

32. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

33. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

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

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 hearing-level Coastal Development Permit (CDP). The decision on the permit will take place at the Planning Commission meeting on January 11, 2017. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at daguirre@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: http://planning.smcgov.org/survey.

Sincerely,

Dennis P. Aguirre
Design Review Officer

DPA:aow – DPABB0740_WAN.DOCX

cc: Dianne Whitaker, Member Architect
Stuart Grunow, Architect
Linda Montalto-Patterson, Miramar Community Representative

PROPOSED NEW RESIDENCE

Miramar Drive
Half Moon Bay, CA 94019

APN: 048-054-120

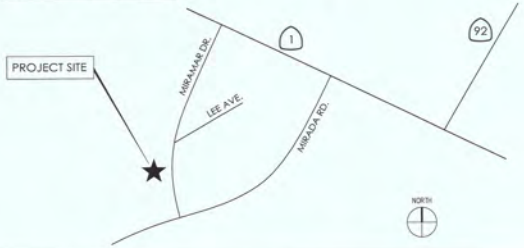
PLN2016-00014

RECEIVED
JAN 14 2016
San Mateo County Planning and Building Department

SHEET INDEX

SD-1	PROJECT INFO & ARCHITECTURAL SITE PLAN
C-0	TOPOGRAPHIC SURVEY
SD-2	FLOOR PLANS & ROOF PLAN
SD-3	EXTERIOR ELEVATIONS
SD-4	BUILDING SECTIONS
C-1	GRADING & DRAINAGE NOTES
C-2	GRADING & DRAINAGE PLAN
C-3	EROSION CONTROL NOTES & DETAILS
C-4	BEST MANAGEMENT PRACTICES
L-1.1	LANDSCAPE PLAN

PROJECT LOCATION

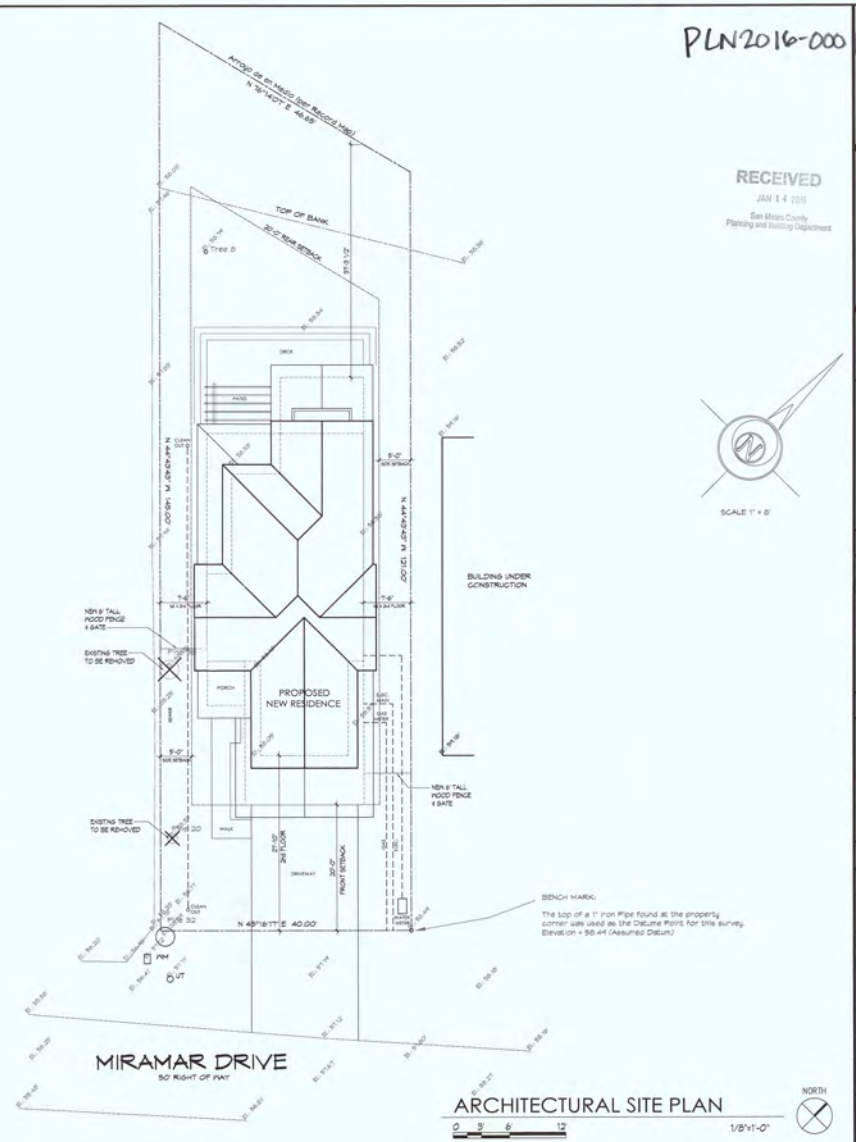


PROJECT DATA

ZONING	S-17	
SITE AREA	5,320 S.F.	
ALLOWABLE FLOOR AREA	2,819 S.F.	(.53 x SITE AREA)
ALLOWABLE COVERAGE	1,862 S.F.	(35% OF SITE AREA)
ALLOWABLE IMPERVIOUS	532 S.F.	(10% OF SITE AREA)

FLOOR AREA	
FIRST FLOOR	1,462 S.F.
SECOND FLOOR	979 S.F.
TOTAL	2,441 S.F.
FRONT PORCH & REAR PATIO	147 S.F.
TOTAL	2,588 S.F.

SITE COVERAGE	1,791 S.F.	(1st FLOOR, FRONT PORCH, REAR PATIO, DECK)
IMPERVIOUS SURFACE	523 S.F.	(DRIVEWAY, FRONT WALK, DECK STEPS)



Kellond Architects
14510 Big Basin Way, #205
Saratoga, California 95070
408.741.0600 ph.
408.741.0610 fax
www.kellondarchitects.com

PROJECT

Miramar Dr. Residence
APN: 048-054-120
Half Moon Bay, CA 94019

SHEET TITLE

SITE PLAN

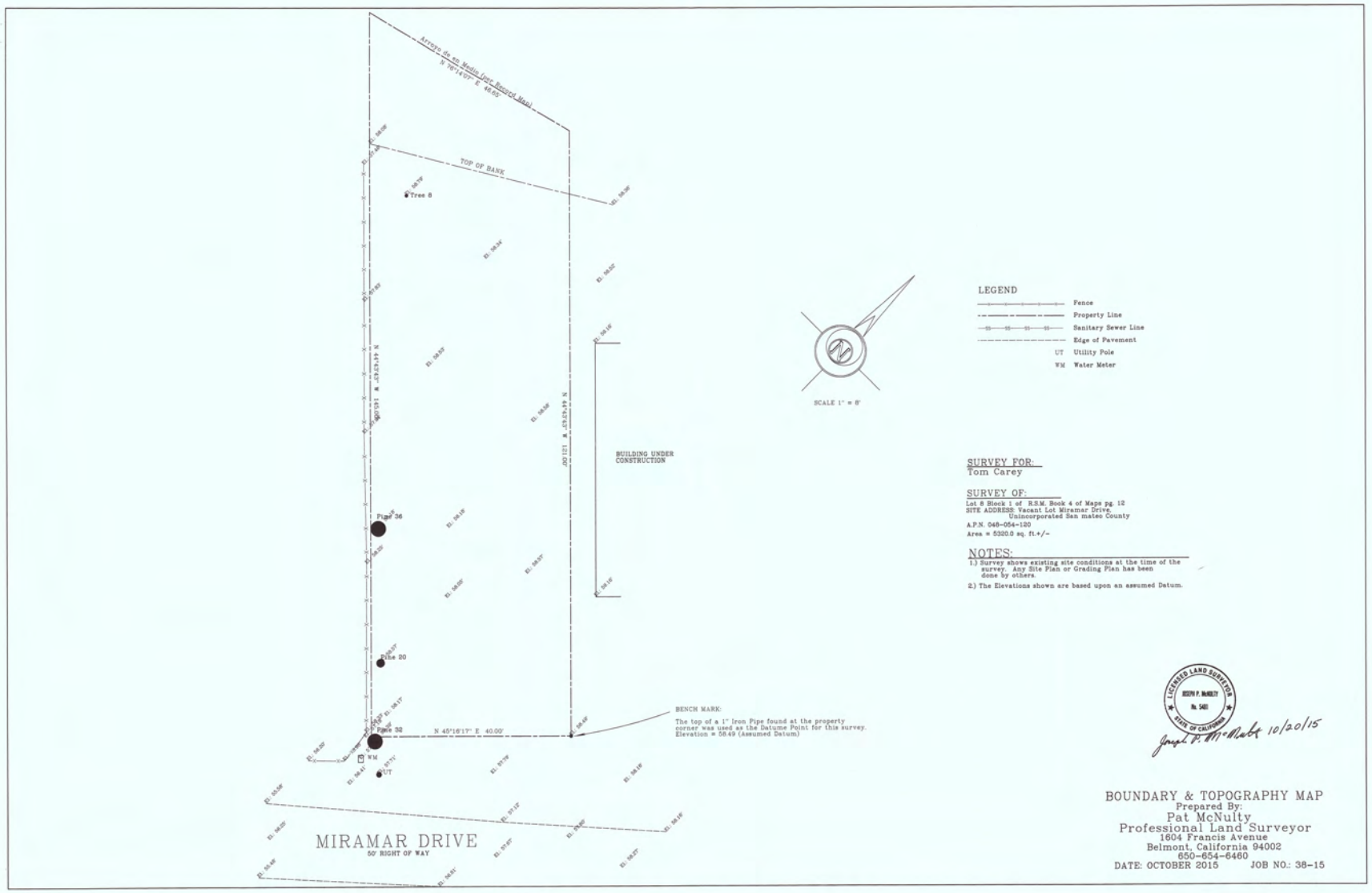
REVISIONS

No.	Date	Notes

PROJECT #: 2015.09

DATE: 11 JANUARY 2016

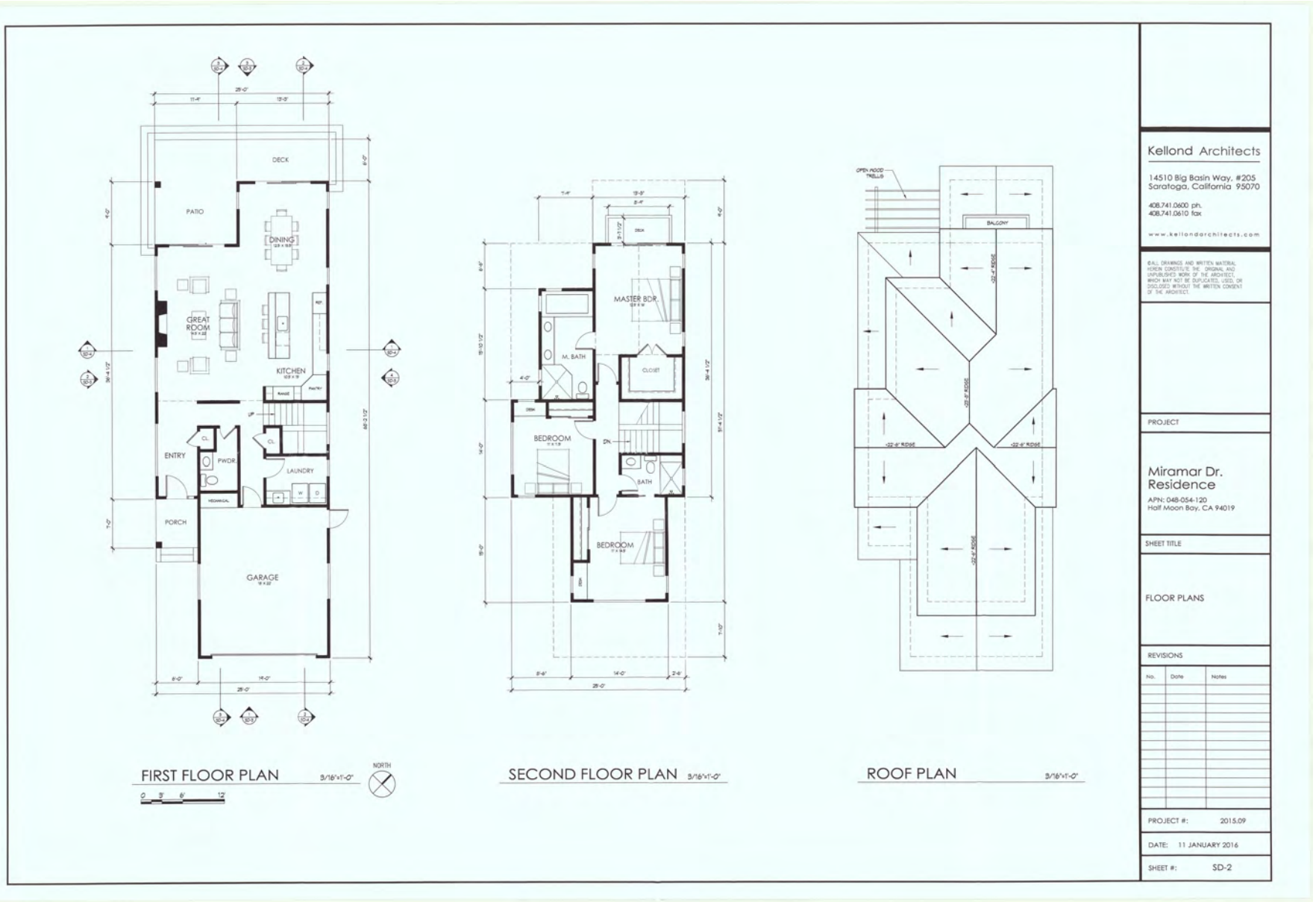
SHEET #: SD-1



San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey Attachment: E

File Numbers: PLN2016-00014



San Mateo County Planning Commission Meeting

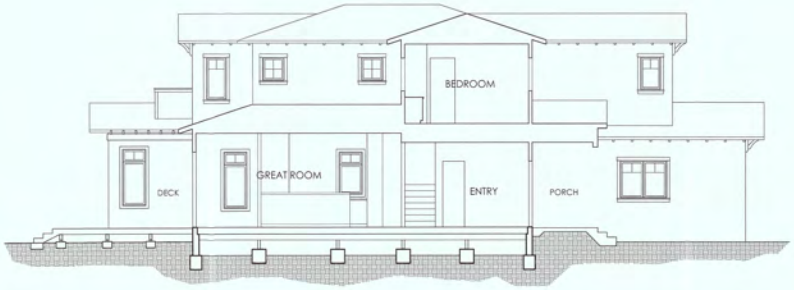
Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

File Numbers: PLN2016-00014

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

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



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

Kellond Architects
14510 Big Basin Way, #205
Saratoga, California 95070
408.741.0600 ph.
408.741.0610 fax
www.kellondarchitects.com

PROJECT

Miramar Dr. Residence
APN: 048-054-120
Half Moon Bay, CA 94019

SHEET TITLE

BUILDING SECTIONS

REVISIONS

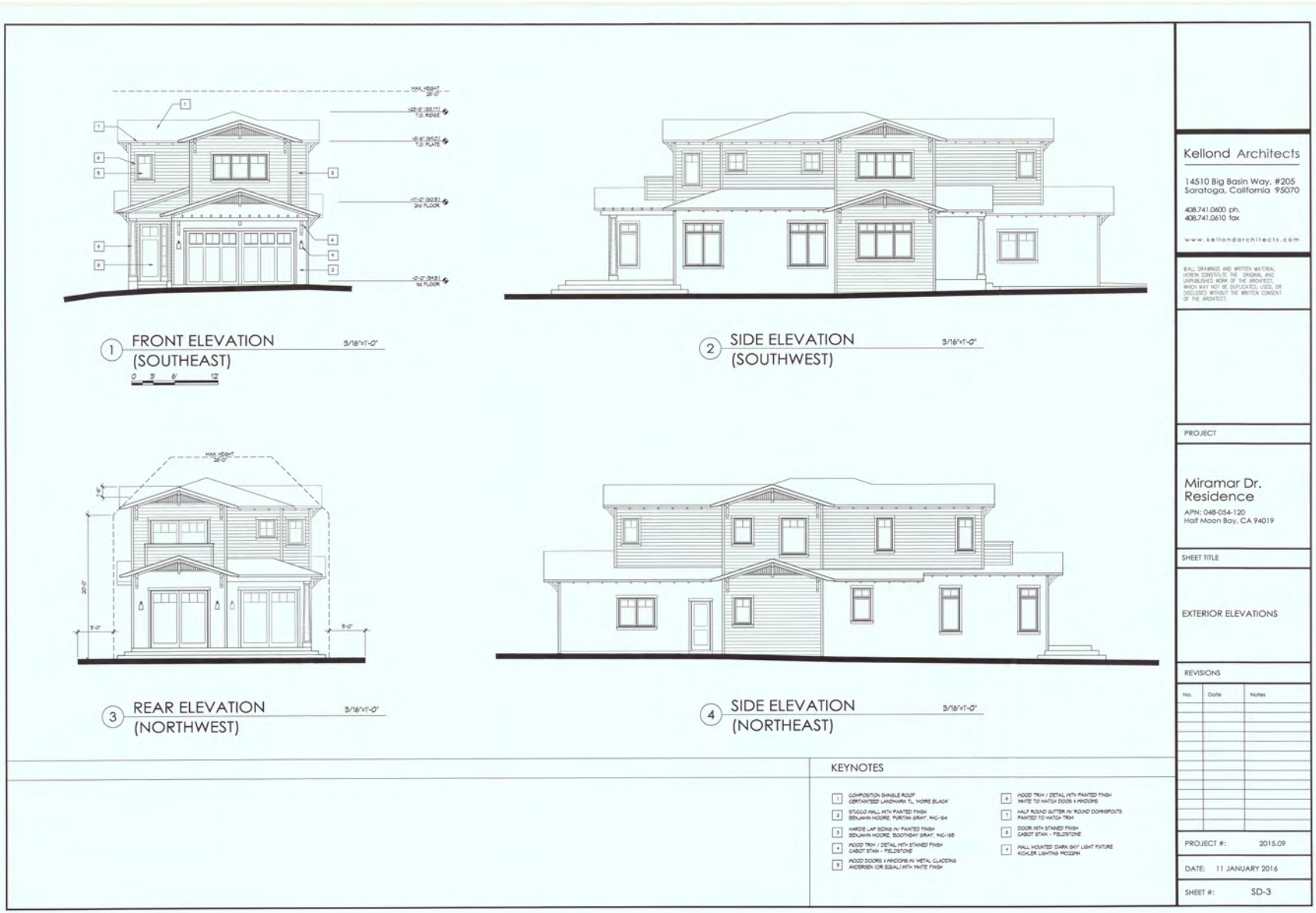
No.	Date	Notes

PROJECT #: 2015.09
DATE: 11 JANUARY 2016
SHEET #: SD-4

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey Attachment: E

File Numbers: PLN2016-00014

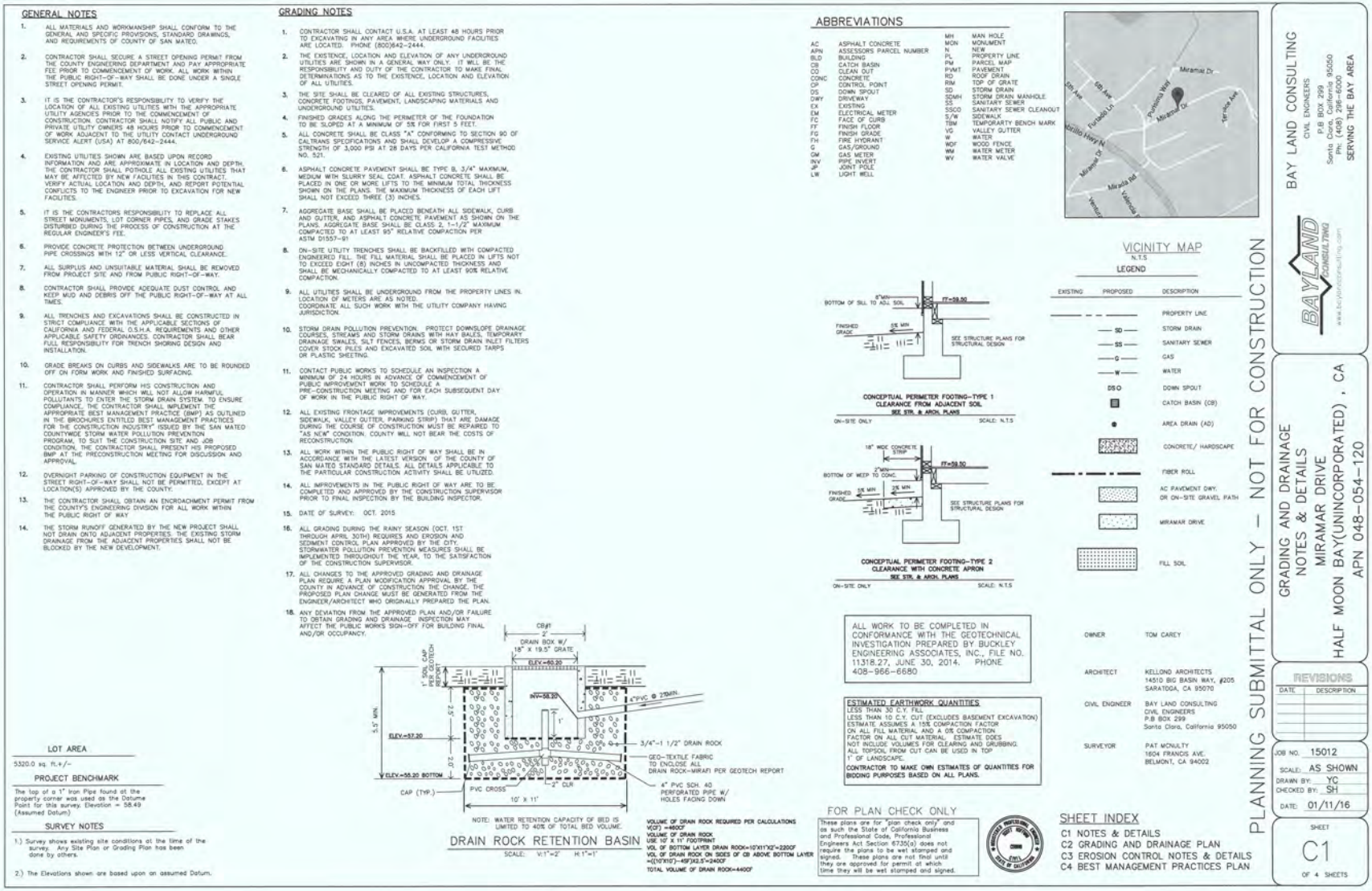


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

File Numbers: PLN2016-00014

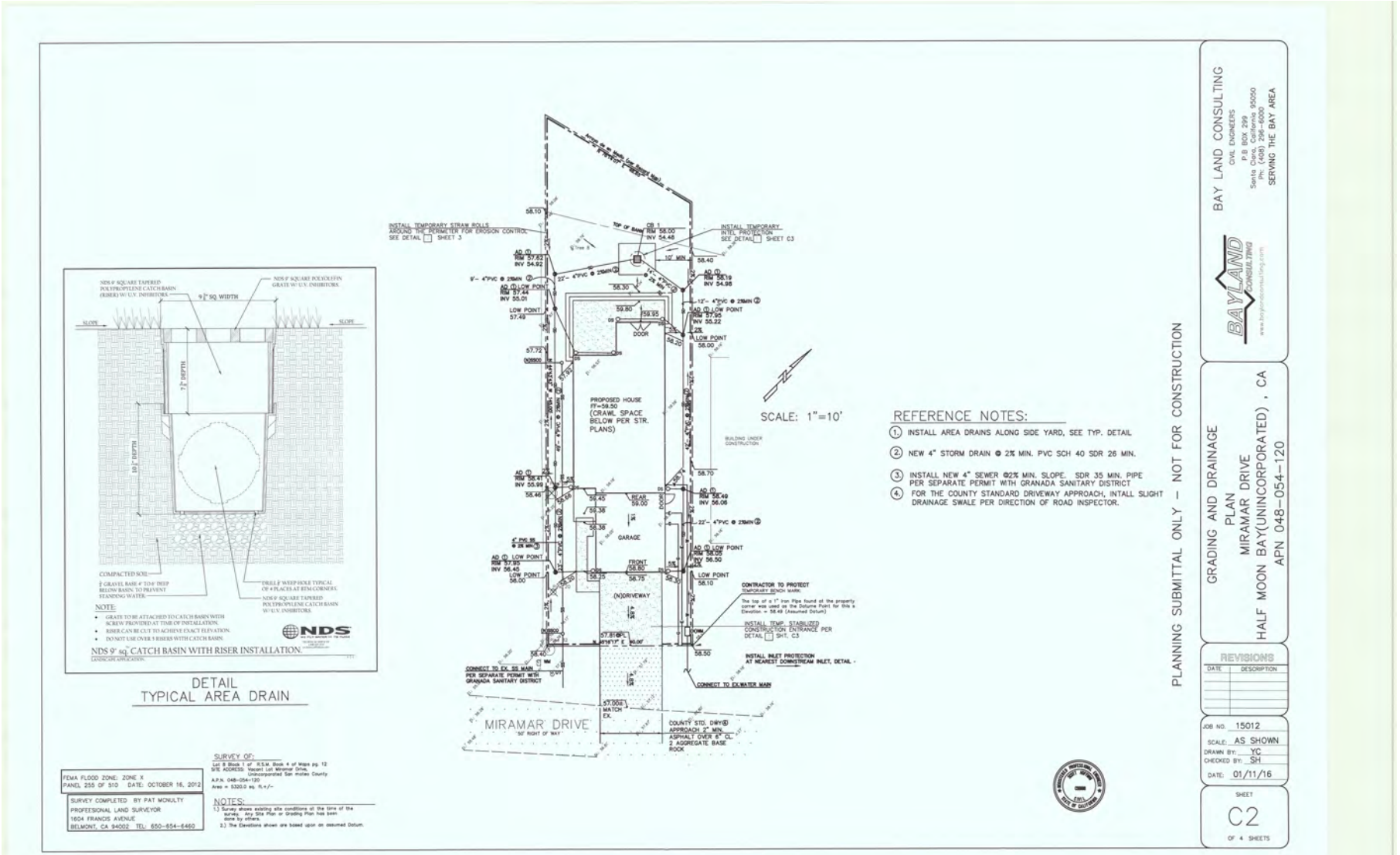


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

File Numbers: PLN2016-00014

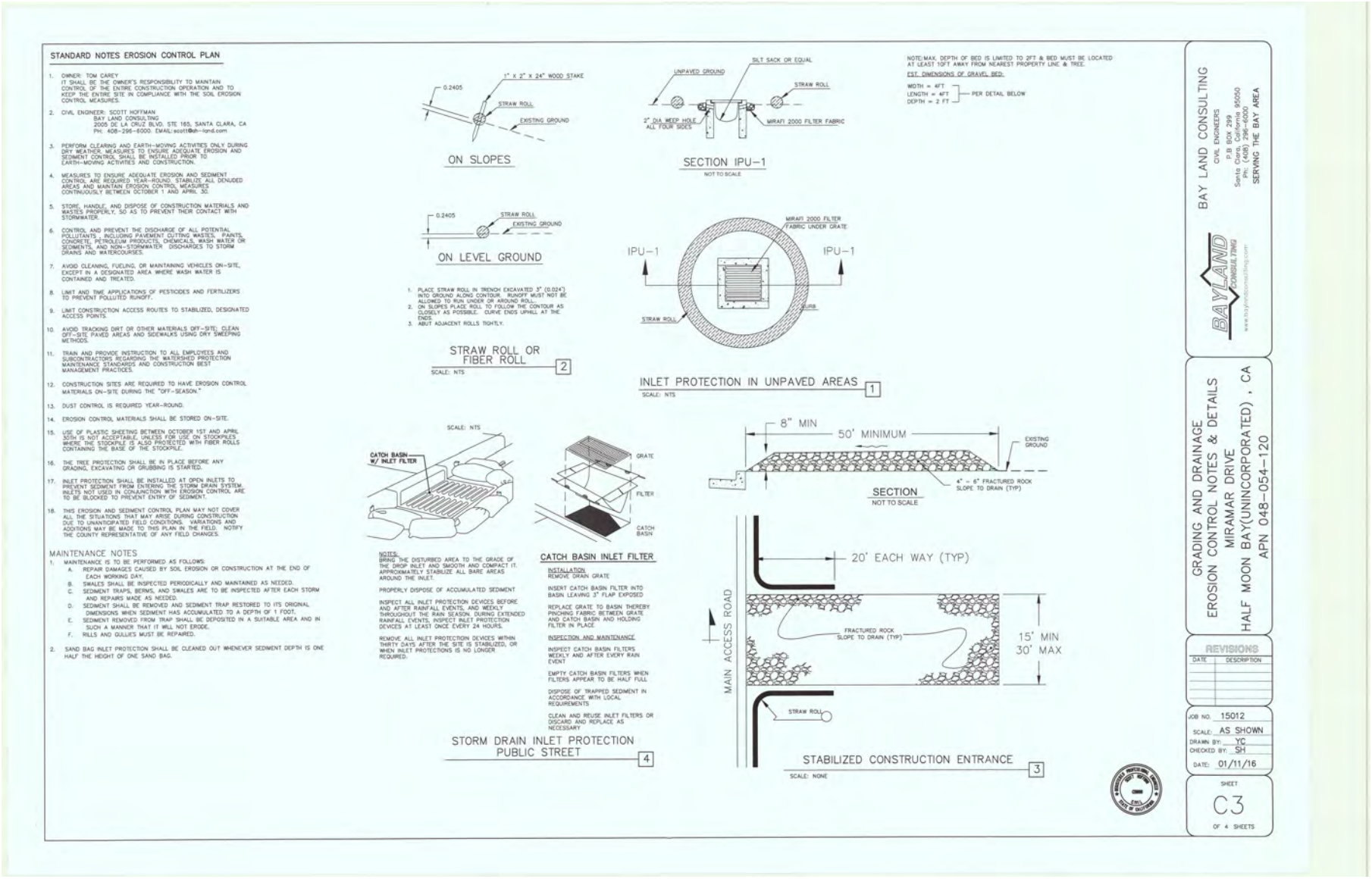


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

File Numbers: PLN2016-00014



San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

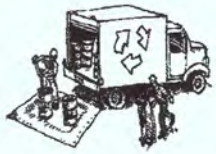
File Numbers: PLN2016-00014

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

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

Landscaping

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

Painting & Paint Removal

Painting Cleanup and Removal

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

Dewatering

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

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

BAY LAND CONSULTING
CIVIL ENGINEERS
P.B BOX 299
Santa Clara, California 95050
Ph. (408) 296-6000
SERVING THE BAY AREA
BAYLAND CONSULTING
www.baylandconsulting.com

GRADING AND DRAINAGE
BEST MANAGEMENT PRACTICES PLAN
MIRAMAR DRIVE
HALF MOON BAY(UNINCORPORATED) , CA
APN 048-054-120

REVISIONS

DATE	DESCRIPTION

JOB NO. 15012
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 01/11/16

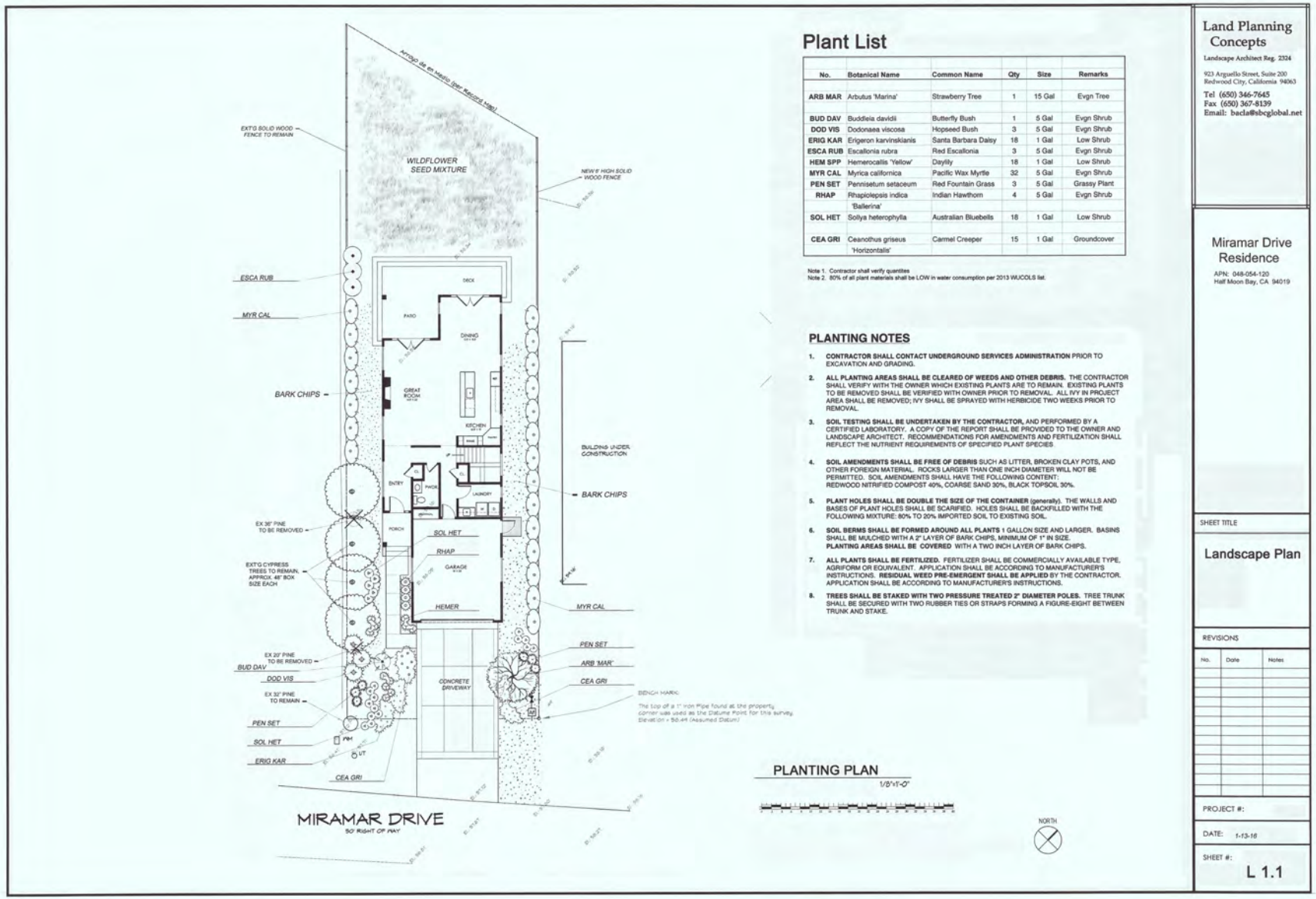
SHEET
C4
OF 4 SHEETS

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

File Numbers: PLN2016-00014



Plant List

No.	Botanical Name	Common Name	Qty	Size	Remarks
ARB MAR	Arbutus 'Marina'	Strawberry Tree	1	15 Gal	Evgn Tree
BUD DAV	Buddleia davidii	Butterfly Bush	1	5 Gal	Evgn Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush	3	5 Gal	Evgn Shrub
ERIG KAR	Erigeron karvinskianis	Santa Barbara Daisy	18	1 Gal	Low Shrub
ESCA RUB	Escallonia rubra	Red Escallonia	3	5 Gal	Evgn Shrub
HEM SPP	Hemerocallis 'Yellow'	Daylily	18	1 Gal	Low Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	32	5 Gal	Evgn Shrub
PEN SET	Pennisetum setaceum	Red Fountain Grass	3	5 Gal	Grassy Plant
RHAP	Rhapiolepsis indica 'Ballerina'	Indian Hawthorn	4	5 Gal	Evgn Shrub
SOL HET	Solya heterophylla	Australian Bluebells	18	1 Gal	Low Shrub
CEA GRI	Ceanothus griseus 'Horizontalis'	Carmel Creeper	15	1 Gal	Groundcover

Note 1. Contractor shall verify quantities
Note 2. 80% of all plant materials shall be LOW in water consumption per 2013 WUCOLS list.

PLANTING NOTES

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION** PRIOR TO EXCAVATION AND GRADING.
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR,** AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES
4. **SOIL AMENDMENTS SHALL BE FREE OF DEBRIS** SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
5. **PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally).** THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
6. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS** 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. **PLANTING AREAS SHALL BE COVERED** WITH A TWO INCH LAYER OF BARK CHIPS.
7. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. **RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED** BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. **TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES.** TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

PLANTING PLAN
1/8"=1'-0"

NORTH

Land Planning Concepts
Landscape Architect Reg. 2324
923 Arguello Street, Suite 200
Redwood City, California 94063
Tel (650) 346-7645
Fax (650) 367-8139
Email: bacla@sbcglobal.net

Miramar Drive Residence
APN: 048-054-120
Half Moon Bay, CA 94019

SHEET TITLE
Landscape Plan

REVISIONS

No.	Date	Notes

PROJECT #:
DATE: 1-13-16
SHEET #: L 1.1

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: E

File Numbers: PLN2016-00014

ATTACHMENT F

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

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

FILE NO.: PLN 2016-00014

OWNER: Philomena LLC

APPLICANT: Tom Carey

POSTING ONLY

DEC 07 2016
BESZ DE LA VEGA

ASSESSOR'S PARCEL NO.: 048-054-120

LOCATION: Miramar Drive, unincorporated Miramar area of San Mateo County

PROJECT DESCRIPTION: The applicant requests a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 2,029 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The parcel is located in close proximity to Arroyo de en Medio Creek. Two (2) significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

FINDINGS AND BASIS FOR A MITIGATED 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, as proposed and mitigated, will not adversely affect water or air quality or increase noise levels substantially.

2. The project, as proposed and mitigated, will not have adverse impacts on the flora or fauna of the area.

3. The project, as proposed and mitigated, will not degrade the aesthetic quality of the area.

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

5. In addition, the project, as proposed and mitigated, will not:

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

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

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

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

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

MITIGATION MEASURES recommended for project implementation to avoid potentially significant effects:

Mitigation Measure 1: Any proposed vegetation removal, construction or project activities shall remain outside of the 30-foot setback to remain in compliance with the LCP.

Mitigation Measure 2: Trees or shrubs proposed for removal or trimming should be removed or trimmed during the bird non-nesting season (August 16 – February 14).

Mitigation Measure 3: In the event that tree or shrub removal or project activities are initiated during the nesting season (February 15 – August 15), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.

Mitigation Measure 4: In the event that active nests are observed, a qualified biologist will determine the suitable buffers based upon nest location and bird species. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.

Mitigation Measure 5: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
h. Performing clearing and earth-moving activities only during dry weather.
i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
j. Limiting construction access routes and stabilizing designated access points.
k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 6: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 7: The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

Mitigation Measure 8: A tree protection zone is required for the existing trees to remain and shall be established according to the following standards:
a. Establish and maintain tree protection zones throughout the entire length of the project.
b. Delineate tree protection zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.
d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
f. Street tree trunks should be wrapped with straw wattles, orange fence and 2 x4 boards in concentric layers to a height of six feet.

Mitigation Measure 9: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 10: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 11: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 12: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

Mitigation Measure 13: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Buckley Engineering Associates dated January 7, 2016.

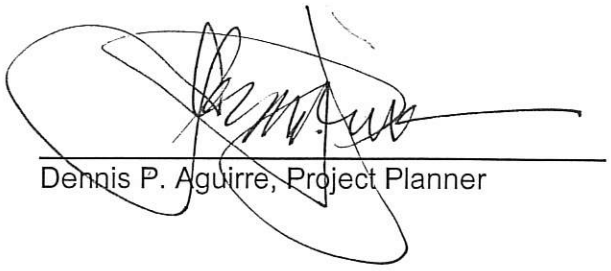
RESPONSIBLE AGENCY CONSULTATION: None.

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 less than significant with the implementation of mitigation measures. A copy of the initial study is attached.

REVIEW PERIOD: December 8, 2016 to December 29, 2016

All comments regarding the correctness, completeness, or adequacy of this Mitigated 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., December 29, 2016.**

CONTACT PERSON
Dennis P. Aguirre
Project Planner, 650/363-1867
daguirre@smcgov.org



Dennis P. Aguirre, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** *New Philomena LLC Single-Family Residence*

2. **County File Number:** PLN 2016-00014

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

4. **Contact Person and Phone Number:** Dennis P. Aguirre, Project Planner, 650/363-1867

5. **Project Location:** Miramar Drive, unincorporated Miramar area of San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:** 048-054-120; 5,320 sq. ft.

7. **Project Sponsor's Name and Address:** Tom Carey, 758 Vasques Drive, Half Moon Bay

8. **General Plan Designation:** Medium High Density Residential

9. **Zoning:** R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)

10. **Description of the Project:** The applicant requests a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 2,029 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The parcel is located in close proximity to Arroyo de en Medio Creek. Two (2) significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

11. **Surrounding Land Uses and Setting:** The project site is a vacant lot located on Miramar Drive in the unincorporated Miramar area of San Mateo County, within a general area of developed parcels. The subject site is relatively flat in topography with a majority of the site composed of ruderal/disturbed vegetation community with arroyo willow scrub along the Arroyo de en Medio corridor in the north. Cabrillo Highway eastward, Miramar Drive southward, and developed parcels to the north and west bound this parcel.

12. **Other Public Agencies Whose Approval is Required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

There are environmental factors that would be potentially be 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		Hazards and Hazardous Materials		Public Services
	Air Quality	X	Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:

		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	

Discussion: The proposed project site is not located within any designated State or County Scenic Corridor. The site is not visible from Cabrillo Highway due to existing mature vegetation that provides screening for the project and minimizes any significant visual impacts from this main thoroughfare. The project is located in a Design Review (DR) District. The Coastside Design Review Committee (CDRC) considered the project at its April 19, 2016 meeting, and recommended approval of the project, as submitted.

Source: Project Plans, Field Observation and County GIS Resource Maps.

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	

Discussion: Regarding scenic resources, reference response to Section 1.a., above. As discussed in Section 4.d, below, two (2) significant trees are proposed for removal. A large 32" diameter at breast height (d.b.h.) Pine tree located at the front of the property would remain and, along with proposed landscaping, would provide project screening from Miramar Drive. The project involves only minor grading (approximately 40 cubic yards associated with standard construction activities) and would not involve significant change in existing site topography. There are no rock outcroppings at the property.

Source: Project Plans, Field Observation and County GIS Resource Maps.					
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	
Discussion: The project involves only minor grading (approximately 40 cubic yards associated with standard construction activities) and would not involve significant change in existing site topography. The project is consistent with the existing residential character of the neighborhood, as determined by the CDRC. **Source:** Project Plans and Field Observation.					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: As the project involves the construction of a single family residence and associated installation of exterior lighting fixtures that are downward directed, as required by the Design Review standards, no significant source of light and glare will be created that would affect views in the area. **Source:** Project Plans and San Mateo County Zoning Regulations.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: Reference response to Section 1.a., above. **Source:** Project Plans and Field Observation.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: The subject parcel is zoned R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development). The project requires County review and approval of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations. The project, as proposed, is generally consistent with these regulations. The proposed development conforms to the use requirements of the R-1 Zoning District and the development standards of the S-17 Zoning District. **Source:** Project Plans and San Mateo County Zoning Regulations.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: Cabrillo Highway eastward, Miramar Drive southward, and developed parcels to the north and west bound this parcel. The proposed residence would blend in with existing houses within the existing residential neighborhood. Reference response to Section 1.a., above.					

Source: Project Plans and Field Observation.

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

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: N/A. The project site is located within the Coastal Zone, does not contain farmland and is not located in an agricultural zoning district, nor is it adjacent to such lands. The project site does not contain an open space easement and is not subject to a Williamson Act contract. **Source:** Project Plans and Field Observation.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X

Discussion: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
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: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: N/A. The project site does not contain forestland/timberland and is not located in an area containing or zoned for forestland/timberland. **Source:** Project Plans and Field Observation.					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The project involves construction and operation of a single-family residence. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113). The construction of the new					

residence may result in temporary generation of pollutants related to construction and minor earthwork (40 cubic yards) which may temporarily impact occupants of nearby residences. However, the proposed single family residential use would not result in the regular generation of air pollutants. Permanent and temporary project air quality impacts would be considered less than significant. Section 2-1-113 (*Exemption, Sources and Operations*) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. No mitigation measures are necessary. **Source:** Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	
Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
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
Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
3.e.	Create objectionable odors affecting a significant number of people?				X
Discussion: While project construction for the new residence may create temporary construction-related odors, the project would not result in the regular generation of odors, nor would temporary odors affect a significant number of people, as the project is located on private property within a single-family residential neighborhood and directly adjoins only one developed residential property. **Source:** Project Application/Plans.					

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	

Discussion: Reference response to Section 3.a., above.

Source: BAAQMD Regulation 2, Rule 1: General Requirements.

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: A Biological Assessment Report prepared by WRA Environmental Consultants (Biological Report) dated October 19, 2016 (Attachment B), submitted for the project states the following, in part:

"The Study Area [project site] is located on Miramar Drive in the Miramar neighborhood of Half Moon Bay. It consists of undeveloped ruderal uplands and Arroyo de en Media, an intermittent stream. The majority of the Study Area is composed of a ruderal/disturbed vegetation community with arroyo willow scrub along the Arroyo de en Media corridor in the north. Within the banks of Arroyo de en Medio arroyo willow scrub is present. Dominant wetland plants seen within the Ordinary High Water Mark (OHWM) include dotted smartweed (Persicaria punctata OBL) and arroyo willow (Salix lasiolepis, FACW). Non-wetland plants within the OHWM include California blackberry (Rubus ursinus), cape ivy (Delairea odorata) and garden nasturtium (Tropaeolum majus). No riparian habitat is present above top of bank. Three Monterey pine (Pinus radiata) occur within the Study Area along the western fence line consisting of [32-inch, 20-inch and 36-inch] diameter breast height (dbh) trees. The Study Area is bounded by residential development and a neighborhood road.

Two vegetation communities are present in the Study Area: ruderal/disturbed and arroyo willow scrub. Ruderal/disturbed habitat will be permanently and temporarily disturbed by the construction of the residence. Arroyo willows occur only within the Arroyo de en Medio corridor and are not expected to be directly or indirectly disturbed by the construction of a residence. Arroyo de en Medio is designated as a Sensitive Habitat Area (Mid-Coast San Mateo County Local Coastal Program (LCP) Sensitive Habitats Map) and arroyo willow scrub is a riparian corridor and sensitive habitat as defined by the LCP. Ruderal/disturbed habitat is a non-vegetation community.

Arroyo de en Medio drains west to the Pacific Ocean; however, it is dammed approximately 1.5 miles upstream from the Study Area. No water was present in the segment of Arroyo de en Medio adjacent to the Study Area at the time of the site visit on September 27, 2016. Based on available

USGS topographic maps (USGS 1991) and aerial photographs (Google Earth 2016), Arroyo de en Medio is considered intermittent waters. Accordingly, a 30-foot setback from edge of riparian is required by LCP Policy 7.11. The arroyo willow identified in the Study Area is considered a riparian corridor under the LCP and runs along the Arroyo de en Medio bank on the northern border of the parcel (Figure 2). For the purposes of this assessment, the limit of riparian vegetation is defined as the dripline of the arroyo willows to encompass the riparian corridor and sensitive habitat definitions in the LCP.

It is recommended that any proposed construction or project activities maintain a 30-foot setback from the riparian corridor as shown in Figure 2 of Attachment B. Proposed development shown in project plans dated October 19, 2016 and shown on Figure 2 of Attachment B are outside of the 30-foot setback.

The Study Area has potential to support one special-status bird species. In addition, most native bird nests are protected under the Migratory Bird Treaty Act. No rare, endangered, or unique species are anticipated to be present in the Study Area. Avoidance of the bird nesting season or pre-construction surveys for nesting birds are recommended for tree or shrub removal activities. No special-status plant species have potential to be present. No further measures are recommended.

Recommendations to protect the riparian corridor and nesting birds are described below.

Mitigation Measure 1: Any proposed vegetation removal, construction or project activities shall remain outside of the 30-foot setback to remain in compliance with the LCP.

Mitigation Measure 2: Trees or shrubs proposed for removal or trimming should be removed or trimmed during the bird non-nesting season (August 16 – February 14).

Mitigation Measure 3: In the event that tree or shrub removal or project activities are initiated during the nesting season (February 15 – August 15), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.

Mitigation Measure 4: In the event that active nests are observed, a qualified biologist will determine the suitable buffers based upon nest location and bird species. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.

The project, as proposed, would result in less than significant impacts in the area of stormwater run-off and quality upon implementation of a proposed Erosion Control Plan and Best Management Practices (BMPs):

Mitigation Measure 5: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 6: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 7: The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

Mitigation Measure 8: A tree protection zone is required for the existing trees to remain and shall be established according to the following standards:

a. Establish and maintain tree protection zones throughout the entire length of the project.

b. Delineate tree protection zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.

d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut

should be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

f. Street tree trunks should be wrapped with straw wattles, orange fence and 2 x4 boards in concentric layers to a height of six feet.

Source: Project Application/Plans.

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		

Discussion: Reference response to Section 4.a., above.

Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Evaluation and Biotic Survey Reports.

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

Discussion: No federally protected wetlands have been identified at the site, although wetland plants have been identified within Arroyo de en Medio. Reference response to Section 4.a., above.

Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Evaluation and Biotic Survey Reports.

4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

Discussion: Reference response to Section 4.a. and c., above. The project would not interfere with the movement of any native resident or migratory fish as the project would not directly affect Arroyo de en Medio Creek, which is located approximately 30 feet from proposed development. The project does not contain and, therefore, would not impede the use of any native wildlife nursery sites.

Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Biotic Survey Report.

4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
Discussion: Two significant pine trees (36" and 20" diameter at breast height (d.b.a.)) are proposed for removal. Based on a Tree Evaluation Report prepared by Bruce A. Chan, Landscape Architect (Tree Report), the existing four (4) Monterey Cypress trees planted previously near the trees to be removed are adequate to mitigate the proposed tree removals. **Source:** Project Plans; Tree Report; Field Observation.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?			X	
Discussion: Discussion: The project does not conflict with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Reference response to Section 4.a., above. Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps and Biotic Survey Report. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The site is located within an existing residential neighborhood and is not located inside or within 200 feet of a marine or wildlife reserve. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project would not result in the loss of oak woodlands or other non-timber woodlands, only two pine trees. Reference response to Section 4.e., above. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		

Discussion: No structures are located on the property. The project site does not contain any historical resource. Reference response to Section 5.b., below.

Source: Project Application/Plans, San Mateo County General Plan and California Historical Resources File System Results.

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

Discussion: An archeological report (Archaeological Report) was prepared by Michael Newland, Staff Archaeologist, Anthropological Studies Center, Sonoma State University, dated August 2016 (see Attachment D). The Archaeological Report concludes that the records and literature search identified no previously recorded cultural resources in the Project Area (project site). No information has been received from the Native American Heritage Commission (NAHC) or the Native American people on the list of contact provided by the NAHC that suggests the presence of cultural resources in the Project Area. While the background research indicates sensitivity for prehistoric archeological resources within the Project Area, no evidence of archeological deposits were found on the surface in the pedestrian survey, in the sidewalls of a trench adjacent to the Project Area, in a cleared natural cut within the Project Area, or in any of the auger-testing units. The entire parcel appears to consist of alluvial deposits mixed with local fill. The Archaeological Report states that, in sum, while the corridor on either side of the Arroyo de en Medio in general should be considered sensitive for archeological resources, the current Project Area does not appear to contain any. Local geomorphology suggests that buried archeological resources are unlikely to be present in the upper portions of the deposits in these parcels.

The Archaeological Report states that there is a low possibility that unrecognized surficial resources or subsurface archeological deposits are present within the Project Area. Prehistoric and historic-era resources may be obscured by colluvium, alluvium, vegetation, or other factors.

The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event that archaeological and/or cultural resources are encountered during grading or construction activities:

Mitigation Measure 9: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 10: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Source: Archaeological Report, Project Application/Plans and San Mateo County General Plan.

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event paleontological specimen are discovered:

Mitigation Measure 11: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Source: Project Application/Plans and San Mateo County General Plan.

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

Discussion: Although there were no human remains found within the project area, the following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event that they are discovered:

Mitigation Measure 12: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

Source: Archaeological Report, Project Application/Plans and San Mateo County General Plan.

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:				

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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*		X		

Discussion: A Geotechnical Investigation prepared by Buckley Engineering Associates dated January 7, 2016 (Geotechnical Report) (Attachment C), for the project determined the following:

"Geologic Hazards - Since no mapped faults pass through the site, it is our opinion that the probability of fault rupture affecting the site is low. Given the un-saturated and cohesive nature of the near surface soils, we judge that the probability that liquefaction will affect the building during earthquakes is also low. On the basis of the historical seismic record in the Bay Area, it is reasonable to assume that the proposed building will be subject to moderate to severe earthquake shaking during the life of the proposed structure. The earthquake-shaking hazard can be mitigated provided that the seismic design standards in the 2013 edition of the California Building Code are followed."

To incorporate the full recommendations of the Geotechnical Report, the following mitigation measure has been added:

Mitigation Measure 13: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Buckley Engineering Associates dated January 7, 2016.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

ii. Strong seismic ground shaking?		X		

Discussion: Reference response to Section 6.a. above.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		

Discussion: Reference response to Section 6.a. above. Ground failure and differential settling were not specifically identified by the Geotechnical Report as potential significant adverse effects.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

iv. Landslides?			X	

Discussion: Reference response to Section 6.a. above. Landsliding was not specifically identified by the Geotechnical Report as a potential significant adverse effect. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: N/A. The site is not located on or adjacent to a cliff or bluff. **Source:** Project Plans/County GIS Resource Map.				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
Discussion: The project involves minor earthwork of approximately 40 cubic yards. The project, as proposed, would result in less than significant impacts in this area upon implementation of mitigation measures indicated in Section 4.a. **Source:** Project Application/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		
Discussion: Reference responses to Section 6, above. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: The Geotechnical Study does not identify expansive soils as potential significant adverse effect. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems				X

	where sewers are not available for the disposal of wastewater?				
Discussion: The project does not involve a septic system for wastewater disposal as the project incorporates a sewer connection. Granada Community Services District (GCSD) has confirmed that it can provide sewer service to the project. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					

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	
Discussion: To ensure that new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. The applicant has provided staff with a completed Checklist indicating the voluntary measures to be taken in order to comply with EECAP (see Attachment E). At the building permit stage, the project is also required to comply with the California Green Building Standards Code, which includes requirements for energy saving measures. Based on the voluntary measures provided by the applicant, staff has determined that no mitigation measures are required. Also, reference response to Section 3.a., above. **Source:** San Mateo County Energy Efficiency Climate Action Plan (EECAP) and BAAQMD Regulation 2, Rule 1: General Requirements.					
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
Discussion: Reference response to Section 3.a. above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project does not involve loss or conversion of forestland, as the project site does not contain forestland. The project does not involve removal of live trees. **Source:** Project Application/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
Discussion: The project site is not located on or adjacent to a cliff or bluff. **Source:** San Mateo County GIS Resource Maps.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The projected site is not located along a shoreline area. **Source:** Project Application/Plans.					
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	
Discussion: The project site is located in Flood Zone X designated as an area of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level (Community Panel No. 06081 0225 E, map revised October 16, 2012). **Source:** FEMA Flood Insurance Rate Map.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					

8.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: N/A. The project involves the construction of a residence and does not involve the routine transport, use, or disposal of hazardous materials. **Source:** Project Application/Plans.					
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
Discussion: The project involves the construction of a residence and would not involve the release of hazardous materials into the environment. **Source:** Project Application/Plans.					
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
Discussion: The project involves the construction of a residence and would not involve hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste. **Source:** Project Application/Plans.					
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 parcel has not been identified as a hazardous material site, based on staff's review of the current Hazardous Waste and Substances Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5). **Source:** California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.					
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: Based on the Half Moon Bay Airport Land Use Compatibility Plan, as adopted on October 9, 2014, the project site is located outside Zone 7 - Airport Influence Area (AIA). Aircraft accident level is considered to be low at the site. **Source:** Project Application/Plans, San Mateo County GIS Resource Maps and Half Moon Bay ALUCP.					

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: Reference response to Section 8.e., above. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project will not physically interfere with an adopted emergency plan. The project site is located in a developed coastal area and is served by emergency response agencies such as the Coastside Fire Protection District and the San Mateo County Sheriff's Department. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
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
Discussion: The project site is not located within a wildland urban interface area nor is the project site within a designated moderate, high, or very high fire severity zone. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
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	
Discussion: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					
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	

Discussion: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					
8.l.	Inundation by seiche, tsunami, or mudflow?			X	
Discussion: Regarding seiche and tsunami, the risk of these are low as the project is not located near a lake or along a shoreline. Regarding mudflows, the site and vicinity area are relatively flat and would not be impacted by mudflows as generated from upslope areas. **Source:** Project Application/Plans.					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: The project, as proposed, would result in less than significant impact to stormwater quality upon implementation of mitigation measures indicated in Section 4.a above. Regarding wastewater service to the project, see Section 17.a, above. **Source:** Project Application/Plans					
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)?				X
Discussion: The project will not involve direct use of groundwater as a domestic water source as the project site is located in a developed residential zone already serviced by Coastside County Water District (CCWD). Coastside County Water District has verified the ability to provide domestic water service to this project.					

Source: Project Application/Plans.				
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?			X	
Discussion: The project involves only minor grading (approximately 40 cubic yards associated with standard construction activities) and would not involve significant change in existing site topography. The project would not significantly alter site topography and would not impact the creek at the rear of the parcel due to the proposed 30-foot setback for development. The project's impervious areas will increase but proposed new drainage facilities (as shown on the project plans) would capture and filter increased site runoff flow and volume in compliance with the County's Guidelines for Drainage Review. **Source:** Project Application/Plans.				
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?			X	
Discussion: Reference response to Section 9.c., above. **Source:** Project Application/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	
Discussion: Reference response to Section 9.c., above. **Source:** Project Application/Plans and San Mateo County Drainage Policy.				
9.f. Significantly degrade surface or ground-water water quality?				X
Discussion: Reference response to Section 9.c., above. **Source:** Project Application/Plans.				
9.g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: Reference response to Section 9.c., above. **Source:** Project Application/Plans.				

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Physically divide an established community?				X
Discussion: The project involves development of a vacant parcel, or infilling, of an existing developed residential neighborhood that will not divide the established community. **Source:** Project Application/Plans.				
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	
Discussion: Reference response to Section 1.f., above. **Source:** Project Plans, San Mateo County General Plan and San Mateo Zoning Regulations.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The project site is located adjacent to Arroyo de en Medio creek. The Local Coastal Program regulates development adjacent to creeks. Reference response to Section 4.a., above. **Source:** California Department of Fish and Wildlife, Habitat Conservation Planning.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project does not involve the congregation of more than 50 people as the project is for a new single-family residence. **Source:** Project Application/Plans.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The proposed project would not result in the introduction of new activities in the area. The subject R-1 Zoning District permits single-family residential use and such use is established within the subject community. **Source:** Project Application/Plans.				

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
Discussion: The addition of a new residence on the vacant parcel designated for residential use will not encourage off-site development as the project, including proposed utilities, will result in development of the subject parcel. The project would be served by water and sewer services already provided in the area. The project does not involve the establishment of new industry, commercial facilities or recreation activities. **Source:** Project Plans and San Mateo County GIS Resource Maps.					
10.g.	Create a significant new demand for housing?				X
Discussion: N/A. The project does not create any permanent jobs in the area and provides one additional dwelling in the area. Therefore, the project would not create a significant new demand for housing. **Source:** Project Plans and San Mateo County GIS Resource Maps.					

11.	**MINERAL RESOURCES**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction. **Source:** Project Plans and San Mateo County GIS Resource Maps.					
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
Discussion: Reference response to Section 11.a, above. **Source:** Project Plans and San Mateo County GIS Resource Maps.					

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: While this project will not generate noise levels in excess of residential levels once implemented, during construction activities increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Pile driving for pier foundations can be a potential source of excessive ground-borne vibration or ground-borne noise levels. The Geotechnical Report recommends conventional spread footings and slabs-on-grade, and therefore does not involve pile driving. Also, reference response to Section 12.a, above. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: Reference response to Section 12.a, above. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: Reference response to Section 12.a, above. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
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,			X	

	exposure to people residing or working in the project area to excessive noise levels?				
Discussion: The project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours identified in the Half Moon Bay Airport Land Use Plan and is therefore not exposed to significant levels of aircraft noise. **Source:** Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).					
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
Discussion: The project site is located within an existing single-family residential neighborhood and is not located within the vicinity of a private air strip. **Source:** Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).					

13.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: Reference response to Section 10.f, above. The project involves the construction of only one new home and does not involve the establishment of a business nor the extension of a road. **Source:** Project Application/Plans.					
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
Discussion: The project does not displace housing but involves the construction of a new dwelling on a vacant parcel within an existing single-family residential area. **Source:** Project Application/Plans.					

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:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: The current level of public services will not be significantly affected by the addition of one new single-family residence in the neighborhood.

Source: Project Application/Plans.

15. RECREATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: The project will not generate an increase in the use of existing recreational facilities beyond the service levels anticipated for the area.

Source: Project Application/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

Discussion: The project does not include any recreational facilities. As described in Section 15.a, New or expanded recreational facilities will not be required by this project.

Source: Project Application/Plans.

16. TRANSPORTATION/TRAFFIC. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	
Discussion: The proposed single-family residence will not significantly increase the vehicular or pedestrian traffic nor change their patterns in the area beyond the levels anticipated for the area. **Source:** Project Plans and Field Observation.					
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: Reference response to Section 16.a, above. **Source:** Project Plans and Field Observation.					
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: N/A. The project will not result in a change in air traffic patterns. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					

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 includes pavement of the road shoulder for Miramar Drive and a new driveway accessed directly from Miramar Drive, which has been reviewed by the Department of Public Works and preliminarily approved. **Source:** Project Plans and Field Observation.				
16.e. Result in inadequate emergency access?				X
Discussion: The project will not impact emergency access to the area. Reference response to Section 8.g., above. **Source:** Project Plans and Field Observation.				
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	
Discussion: No sidewalks are present in this area; however, pedestrians likely use road shoulders for access. The project includes pavement of the road shoulder for Miramar Drive and a new driveway accessed directly from Miramar Drive, which has been reviewed by the Department of Public Works and preliminarily approved. The project involves the development of residential uses on a residentially zoned parcel and would not conflict with pedestrian facilities or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. **Source:** Project Plans and Field Observation.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?			X	
Discussion: Reference response to Section 16.f, above. **Source:** Project Plans and Field Observation.				
16.h. Result in inadequate parking capacity?			X	
Discussion: The project complies with applicable County's Parking Regulations, as it includes two on-site covered parking spaces. **Source:** Project Plans and Field Observation.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The project site would be serviced by Granada Community Services District (GCSD) for sanitary sewer service. GCSD has confirmed that it has the capacity to serve the project at the subject property. Any increase in the total wastewater treatment by GCSD would be minimal associated with one new single-family dwelling and associated residents. **Source:** Project Application/Plans.				
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: Reference response to Section 17.a, above. **Source:** Project Application/Plans.				
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: Proposed new on-site drainage facilities would minimize the impacts of runoff to off-site areas and facilities. Reference Section 9.c., above. **Source:** Project Application/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: Reference response to Section 9.b., above. **Source:** Project Application/Plans; Letter from CCWD dated August 14, 2014 and Letter from GCSD dated August 14, 2014.				

17.e. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: Reference response to Section 17.a, above. **Source:** Project Application/Plans.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's needs?				X
Discussion: The project site is located in a developed residential area already adequately serviced by GCSD, provides solid waste disposal service via an exclusive franchise agreement with Recology of the Coast. Any increase in the total solid waste would be minimal associated with one new single-family dwelling and associated residents. **Source:** Project Application/Plans; GCSD website.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: Reference response to Section 17.f., above. **Source:** Project Application/Plans.				
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: Reference Section 7.a., above. **Source:** Project Application/Plans.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?			X	
Discussion: Reference response to Section 14 and Sections 17.a through 17.f, above. **Source:** Project Application/Plans.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: Yes, as discussed in Section 4.a., above, the project has the potential to impact plant and wildlife species in the area. Implementation of mitigation measures included in this document would adequately reduce project impacts to less-than-significant levels. **Source:** San Mateo County General Plan Sensitive Habitats Map.					
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	
Discussion: No cumulative effects are associated with this project. The project involves a singular lot in an area of existing single-family homes. While a few other homes in the Miramar area may be under construction at similar times, potentially significant cumulative impacts of this project in the areas of traffic and noise are not likely due to the site's proximity from other undeveloped parcels and accessibility of these parcels from other streets in the area. **Source:** Project Application/Plans.					
18.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		

Discussion: As previously discussed, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would reduce project impacts to less-than-significant levels.

Source: Project Application/Plans.

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	
California Coastal Commission		X	Appealable to the Coastal Commission
Sewer District: Granada Community Services District		X	
Water District: Coastside County Water District		X	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

Mitigation Measure 1: Any proposed vegetation removal, construction or project activities shall remain outside of the 30-foot setback to remain in compliance with the LCP.

Mitigation Measure 2: Trees or shrubs proposed for removal or trimming should be removed or trimmed during the bird non-nesting season (August 16 – February 14).

Mitigation Measure 3: In the event that tree or shrub removal or project activities are initiated during the nesting season (February 15 – August 15), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.

Mitigation Measure 4: In the event that active nests are observed, a qualified biologist will determine the suitable buffers based upon nest location and bird species. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.

Mitigation Measure 5: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 6: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 7: The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. The erosion control plan shall provide for the protection of willow stands and existing vegetation to remain using a barrier as approved by a professional biologist. The fence shall remain in place during all land disturbance, grading and construction activities.

Mitigation Measure 8: A tree protection zone is required for the existing trees to remain and shall be established according to the following standards:

a. Establish and maintain tree protection zones throughout the entire length of the project.

b. Delineate tree protection zones using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms or equipment within these areas.

d. Should any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be monitored by an arborist or forester and documented. Roots to be cut should be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

e. Normal irrigation shall be maintained, but oaks should not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.

f. Street tree trunks should be wrapped with straw wattles, orange fence and 2 x4 boards in concentric layers to a height of six feet.

Mitigation Measure 9: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 10: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 11: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 12: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

Mitigation Measure 13: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Report prepared by Buckley Engineering Associates dated January 7, 2016.

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 that 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.

(Signature)

December 8, 2016
Date

Dennis Aguirre, Planner III
Name, Title

ATTACHMENTS:

A. Project Plans
B. Biological Constraints and Environmentally Sensitive Habitat Areas Assessment prepared by WRA, Environmental Consultants (Biological Report), dated October 19, 2016
C. Geotechnical Investigation report prepared by Buckley Engineering Associates dated January 7, 2016
D. Archaeological Resources Study prepared by Michael Newland, Staff Archaeologist, Anthropological Studies Center, Sonoma State University, dated August 2016
E. Energy Efficient Climate Action Plan Checklist, submitted by applicant on August 25, 2016

PROPOSED NEW RESIDENCE

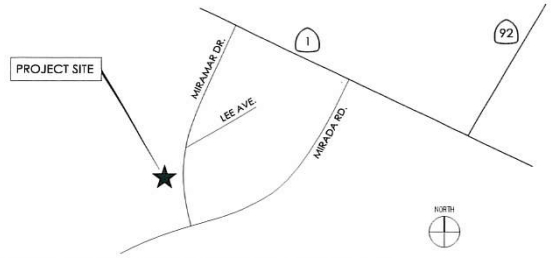
Miramar Drive
Half Moon Bay, CA 94019

APN: 048-054-120

SHEET INDEX

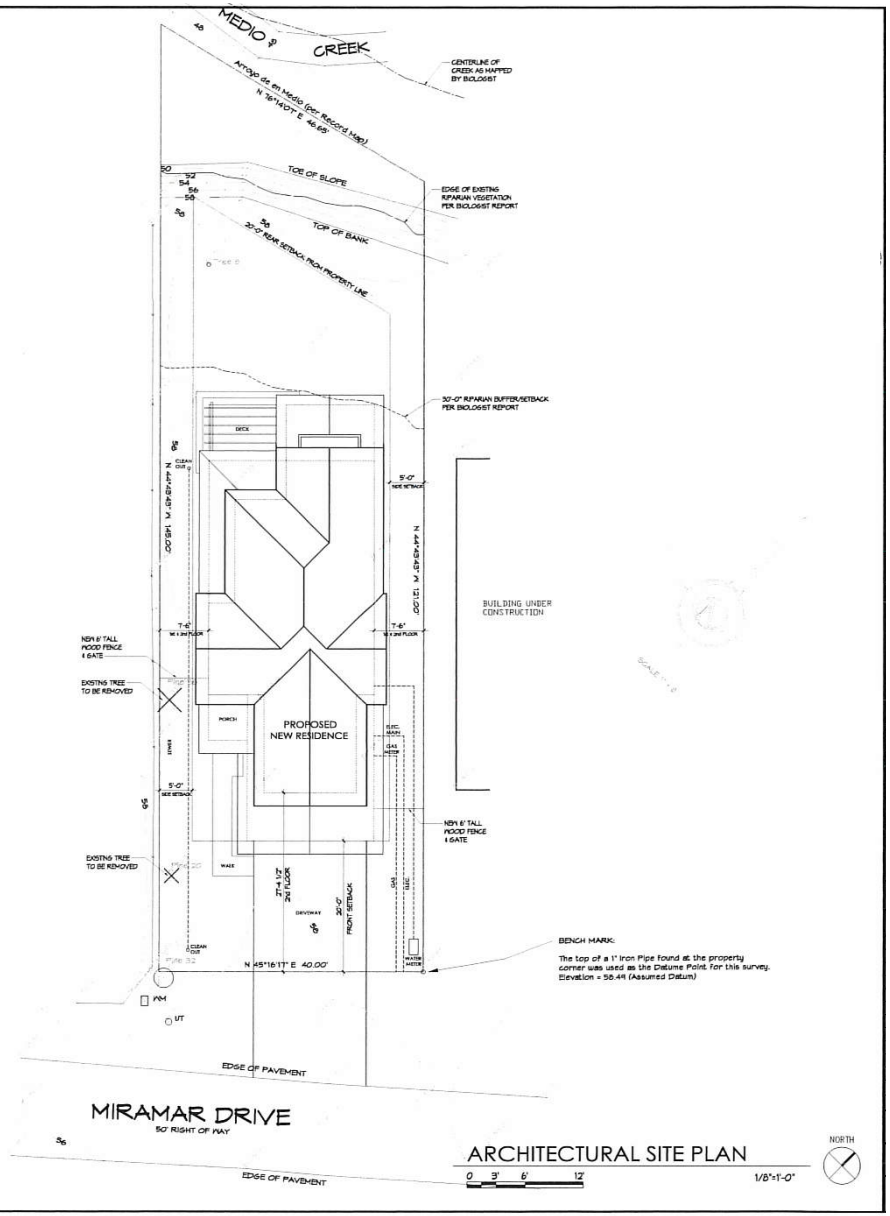
SD-1	PROJECT INFO & ARCHITECTURAL SITE PLAN
C-0	TOPOGRAPHIC SURVEY
SD-2	FLOOR PLANS & ROOF PLAN
SD-3	EXTERIOR ELEVATIONS
SD-4	BUILDING SECTIONS
C-1	GRADING & DRAINAGE NOTES
C-2	GRADING & DRAINAGE PLAN
C-3	EROSION CONTROL NOTES & DETAILS
C-4	BEST MANAGEMENT PRACTICES
L-1.1	LANDSCAPE PLAN

PROJECT LOCATION



PROJECT DATA

ZONING	S-17	
SITE AREA	5,320 S.F.	
ALLOWABLE FLOOR AREA	2,819 S.F.	(.53 x SITE AREA)
ALLOWABLE COVERAGE	1,862 S.F.	(35% OF SITE AREA)
ALLOWABLE IMPERVIOUS	532 S.F.	(10% OF SITE AREA)
FLOOR AREA		
FIRST FLOOR	1,435 S.F.	
SECOND FLOOR	972 S.F.	
TOTAL	2,407 S.F.	
FRONT PORCH & REAR PATIO	142 S.F.	
TOTAL	2,549 S.F.	
SITE COVERAGE	1,577 S.F.	(1st FLOOR, FRONT PORCH, REAR DECK)
IMPERVIOUS SURFACE	523 S.F.	(DRIVEWAY, FRONT WALK, DECK STEPS)

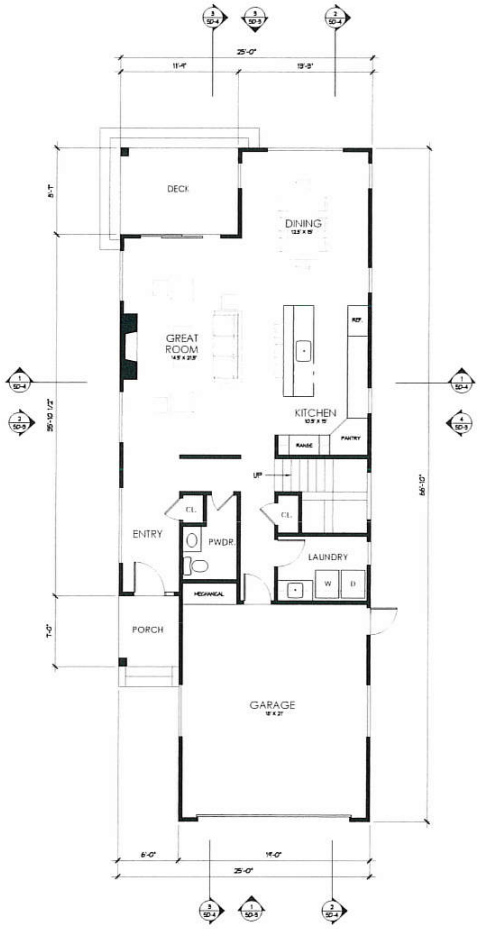


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

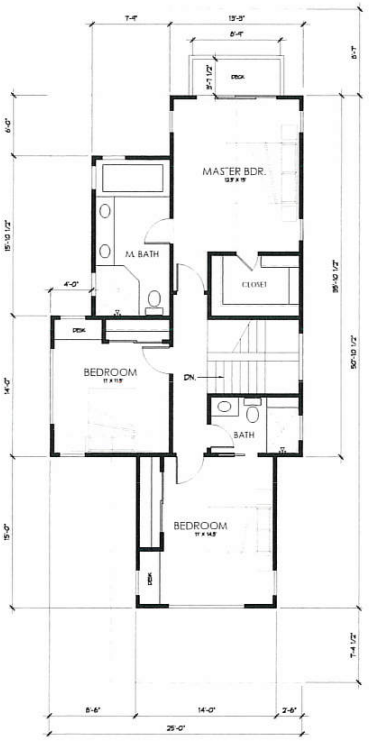
File Numbers: PLN2016-00014



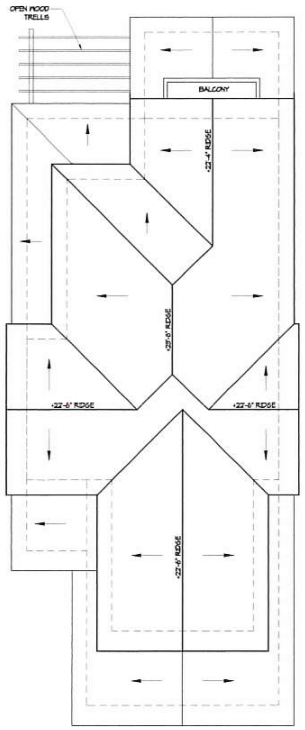
FIRST FLOOR PLAN 3/16"=1'-0"

NORTH

0 3' 6' 12'



SECOND FLOOR PLAN 3/16"=1'-0"



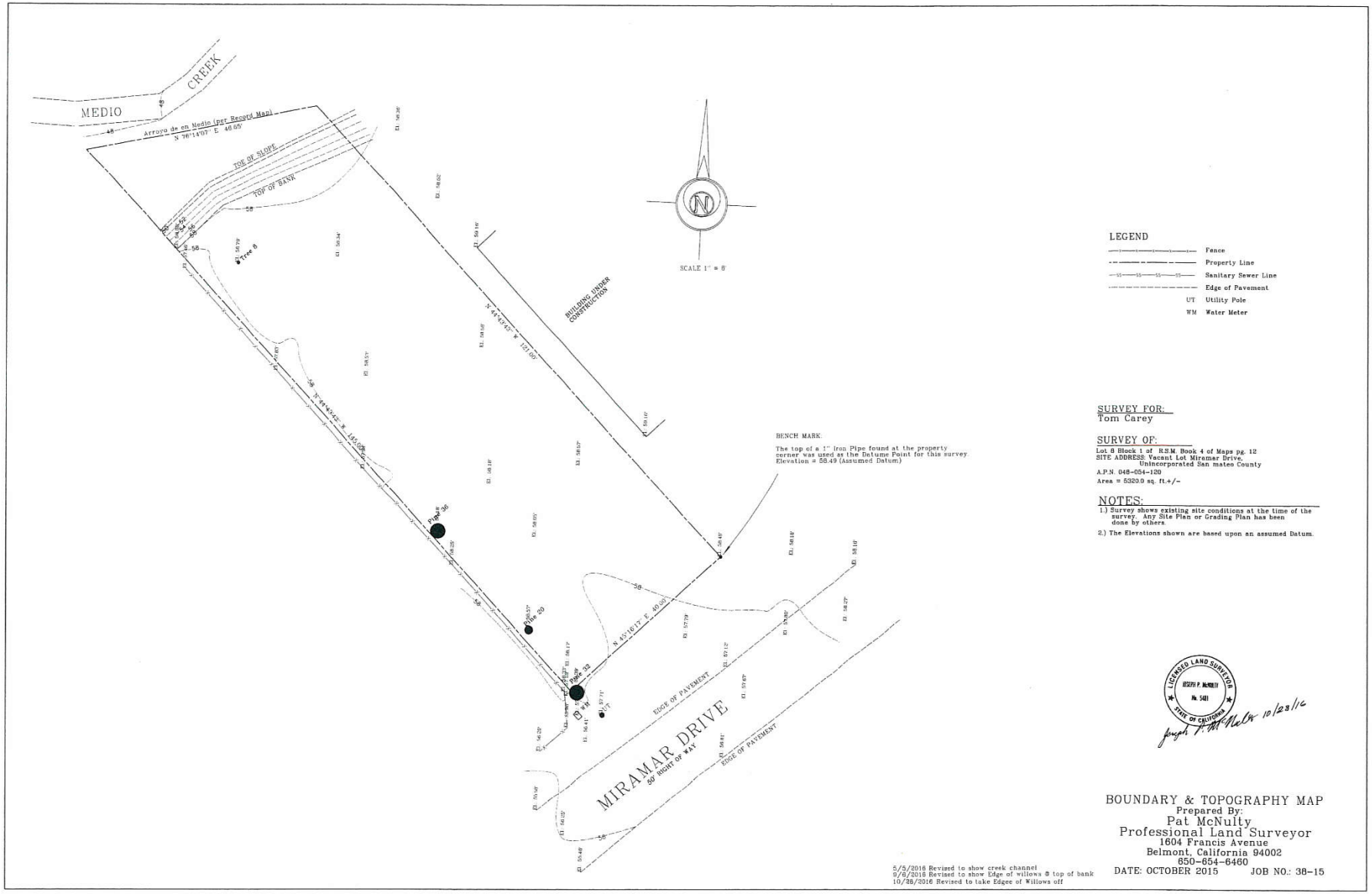
ROOF PLAN 3/16"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

File Numbers: PLN2016-00014



San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

File Numbers: PLN2016-00014

1 FRONT ELEVATION (SOUTHEAST) 3/16"=1'-0"

0 3' 6' 12'

2 SIDE ELEVATION (SOUTHWEST) 3/16"=1'-0"

3 REAR ELEVATION (NORTHWEST) 3/16"=1'-0"

4 SIDE ELEVATION (NORTHEAST) 3/16"=1'-0"

KEYNOTES

1. COMPOSITION SHINGLE ROOF CERTAINTEED LANDMARK TL 'MOIRE BLACK'
2. STUCCO WALL WITH PAINTED FINISH BENJAMIN MOORE, PURITAN GRAY, #HC-154
3. HARDIE LAP SIDING W/ PAINTED FINISH BENJAMIN MOORE, BOOTHBAY GRAY, #HC-185
4. WOOD TRIM / DETAIL WITH STAINED FINISH CABOT STAIN - 'FIELDSTONE'
5. WOOD DOORS & WINDOWS W/ METAL CLADDING ANDERSEN (OR EQUAL) WITH 'WHITE' FINISH
6. WOOD TRIM / DETAIL WITH PAINTED FINISH WHITE TO MATCH DOORS & WINDOWS
7. HALF ROUND GUTTER W/ ROUND DOWNSPOUTS PAINTED TO MATCH TRIM
8. DOOR WITH STAINED FINISH CABOT STAIN - 'FIELDSTONE'
9. WALL MOUNTED DARK SKY LIGHT FIXTURE KICHLER LIGHTING #10339NI

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

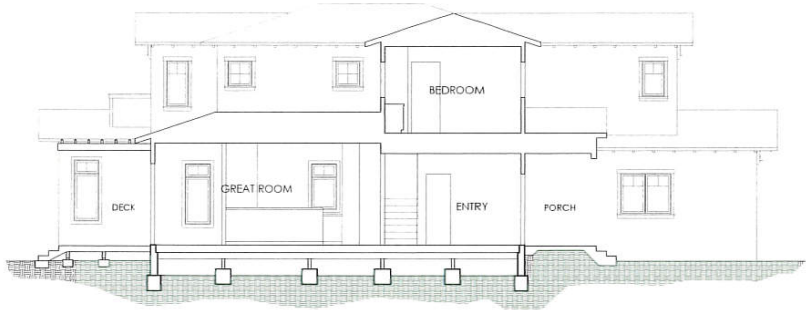
Attachment: A

File Numbers: PLN2016-00014

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

0 3' 6' 12'

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

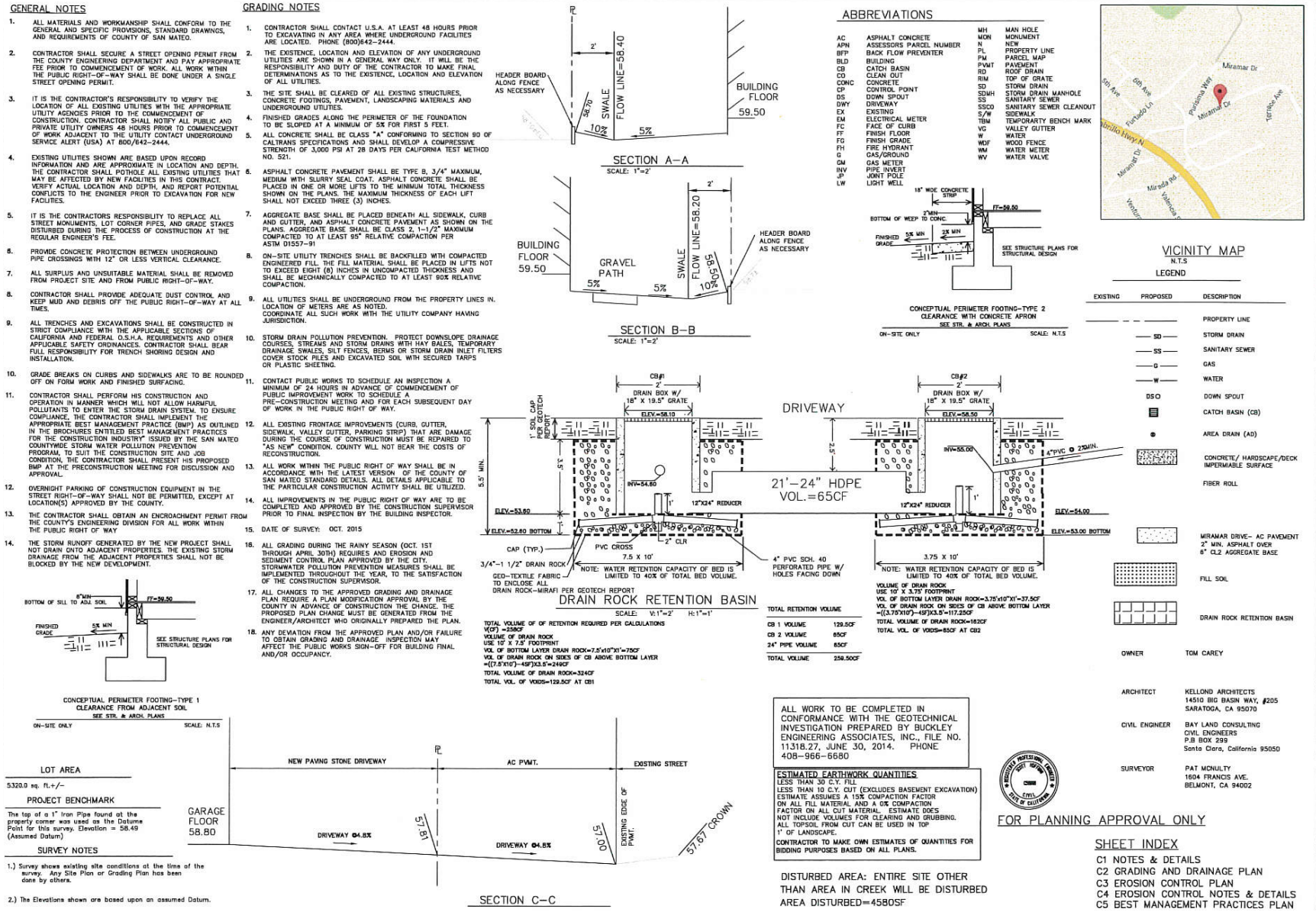


3 SECTION 3/16"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey Attachment: A

File Numbers: PLN2016-00014



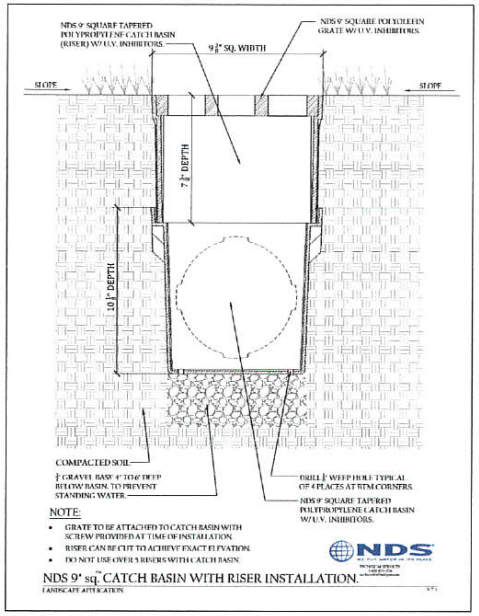
San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

File Numbers: PLN2016-00014

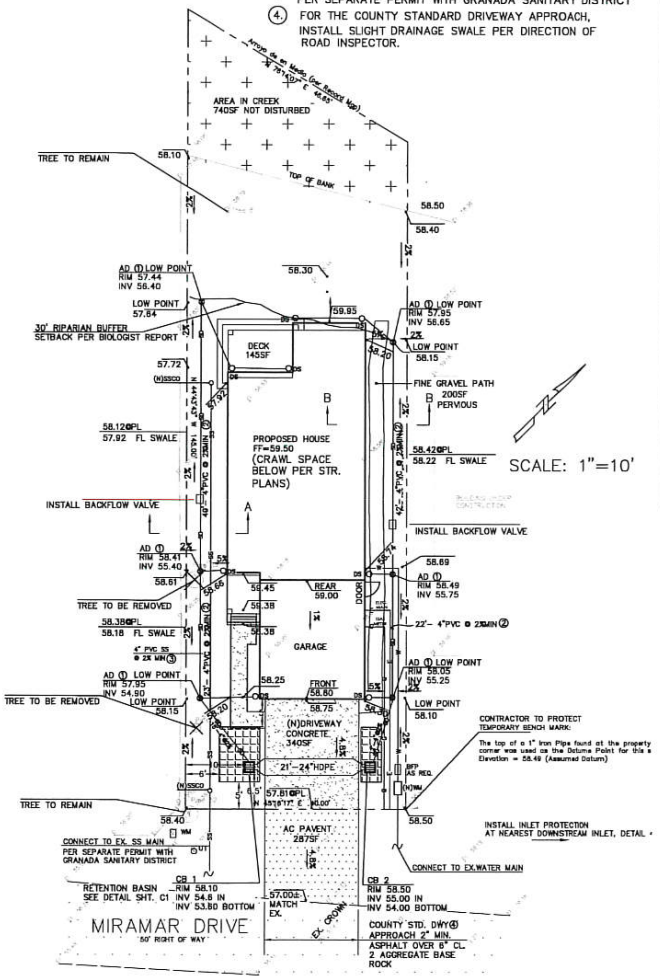
IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED THE SWALES ALONG THE SIDES OF THE BUILDING SHALL BE MAINTAINED AS SHOWN ON THIS PLAN.



DETAIL
TYPICAL AREA DRAIN

REFERENCE NOTES:

1. INSTALL AREA DRAINS ALONG SIDE YARD, SEE TYP. DETAIL
2. NEW 4" STORM DRAIN @ 2% MIN. PVC SCH 40 SDR 26 MIN.
3. INSTALL NEW 4" SEWER @2% MIN. SLOPE. SDR 35 MIN. PIPE PER SEPARATE PERMIT WITH GRANADA SANITARY DISTRICT
4. FOR THE COUNTY STANDARD DRIVEWAY APPROACH, INSTALL SLIGHT DRAINAGE SWALE PER DIRECTION OF ROAD INSPECTOR.

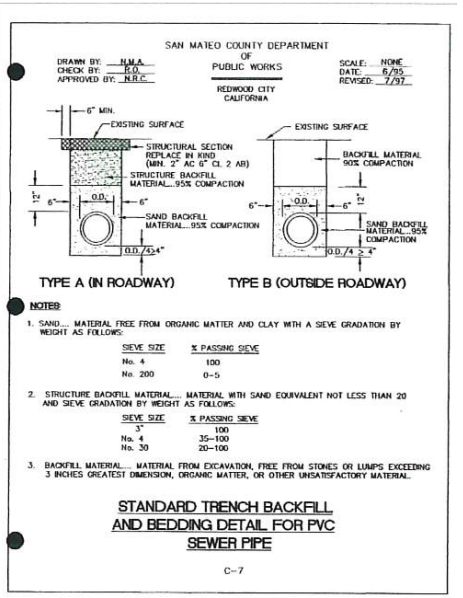


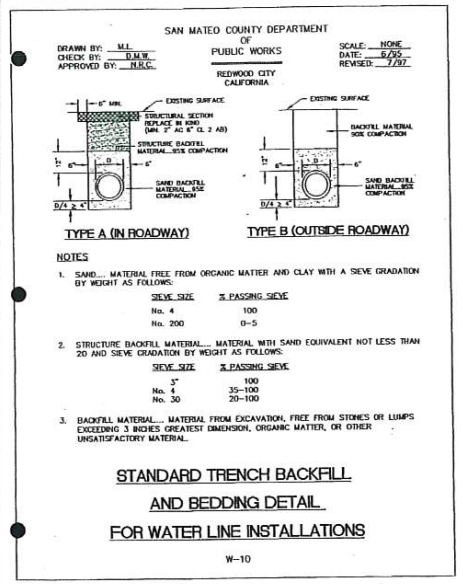
FEMA FLOOD ZONE: ZONE X
PANEL 255 OF 510 DATE: OCTOBER 16, 2012

SURVEY COMPLETED BY PAT MCNULTY
PROFEESIONAL LAND SURVEYOR
1604 FRANCIS AVENUE
BELMONT, CA 94002 TEL: 650-654-6460

SURVEY OF:
Lot 8 Block 1 of R.S.M. Book 4 of Maps pg. 12
SITE ADDRESS: Vacant Lot Miramar Drive, Unincorporated San mateo County
A.P.N. 048-054-120
Area = 5320.0 sq. ft.+/-

NOTES:
1.) Survey shows existing site conditions at the time of the survey. Any Site Plan or Grading Plan has been done by others.
2.) The Elevations shown are based upon an assumed Datum.



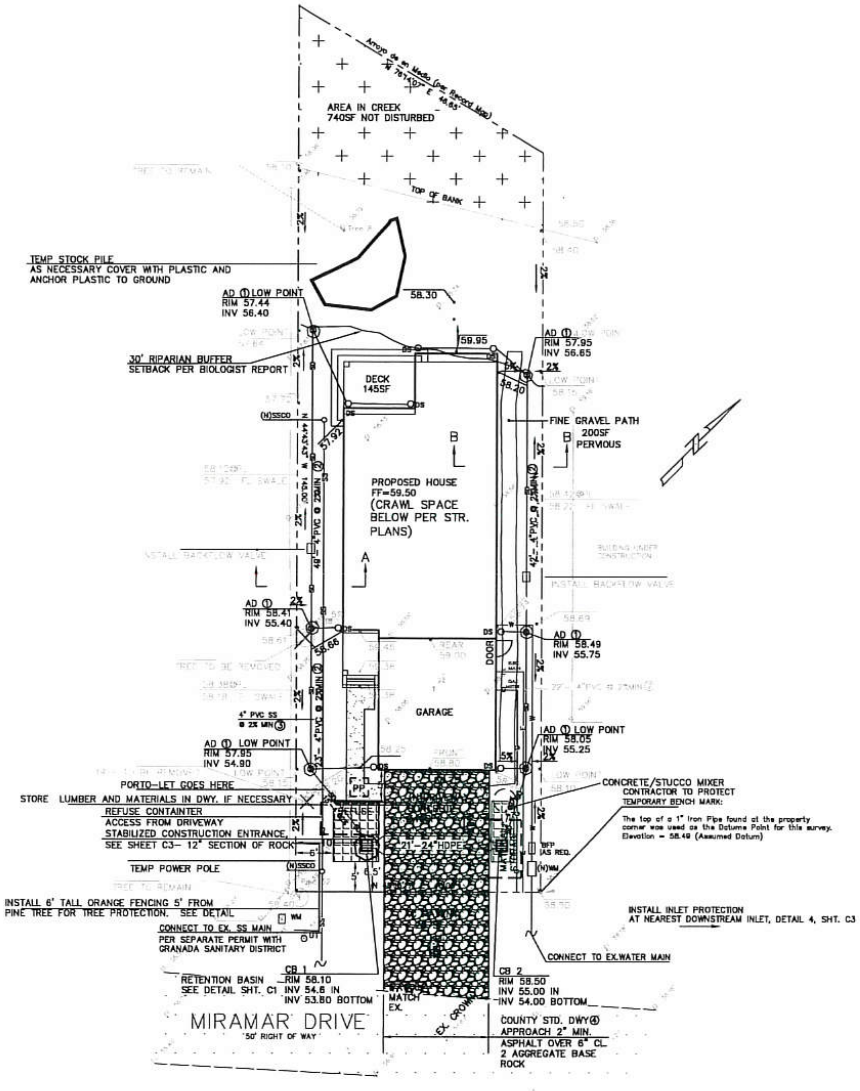


San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

File Numbers: PLN2016-00014



San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

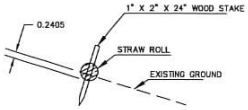
File Numbers: PLN2016-00014

STANDARD NOTES EROSION CONTROL PLAN

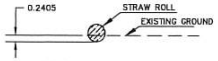
1. OWNER: TOM CAREY
   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL MEASURES.
2. CIVIL ENGINEER: SCOTT HOFFMAN
   BAY LAND CONSULTING
   2005 DE LA CRUZ BLVD. STE 165, SANTA CLARA, CA
   PH: 408-296-6000. EMAIL: scott@bh-land.com
3. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
4. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
5. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
6. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS , INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
7. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
11. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.
17. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
18. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.



ON SLOPES

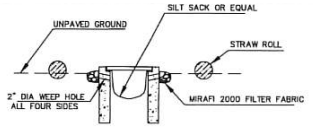


ON LEVEL GROUND

1. PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.024') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
3. ABUT ADJACENT ROLLS TIGHTLY.

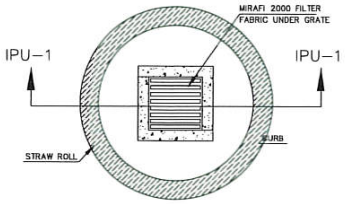
STRAW ROLL OR FIBER ROLL — 2

SCALE: NTS



SECTION IPU-1

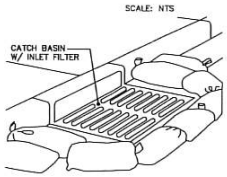
NOT TO SCALE



INLET PROTECTION IN UNPAVED AREAS — 1

SCALE: NTS

SCALE: NTS

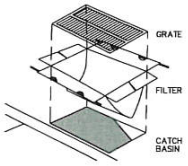


NOTES:
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.



CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE

INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

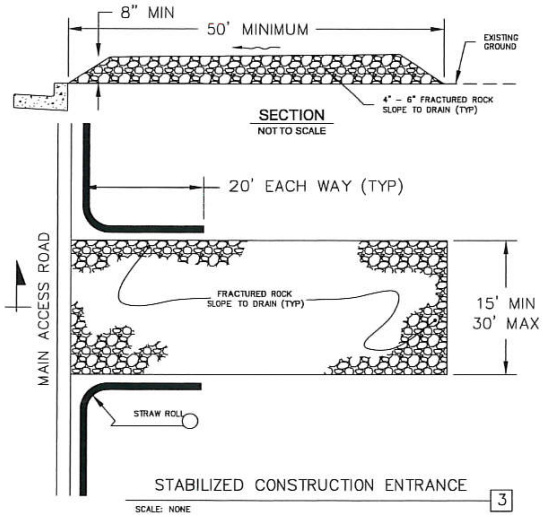
CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED AT LEAST 10FT AWAY FROM NEAREST PROPERTY LINE & TREE.

EST. DIMENSIONS OF GRAVEL BED:

WIDTH = 4FT
LENGTH = 4FT — PER DETAIL BELOW
DEPTH = 2 FT

STORM DRAIN INLET PROTECTION PUBLIC STREET — 4



STABILIZED CONSTRUCTION ENTRANCE — 3

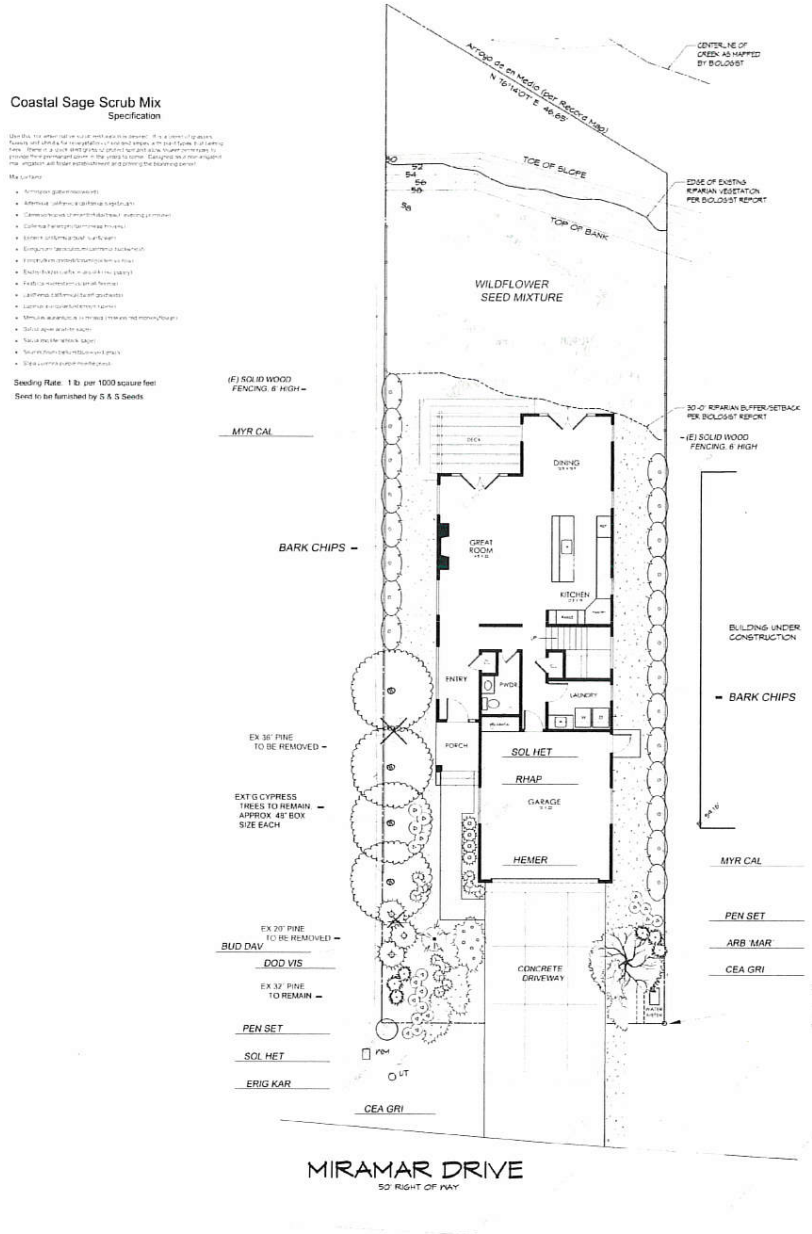
SCALE: NONE

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

File Numbers: PLN2016-00014



Plant List

No.	Botanical Name	Common Name	Qty	Size	Remarks
ARB MAR	Arbutus 'Marina'	Strawberry Tree	1	15 Gal	Evgn Tree
BUD DAV	Buddleia davidii	Butterfly Bush	1	5 Gal	Evgn Shrub
DOD VIS	Dodonaea viscosa	Hopseed Bush	3	5 Gal	Evgn Shrub
ERIG KAR	Erigeron karvinskianis	Santa Barbara Daisy	18	1 Gal	Low Shrub
HEM SPP	Hemerocallis 'Yellow'	Daylily	18	1 Gal	Low Shrub
MYR CAL	Myrica californica	Pacific Wax Myrtle	32	5 Gal	Evgn Shrub
PEN SET	Pennisetum setaceum	Red Fountain Grass	3	5 Gal	Grassy Plant
RHAP	Rhapiolepsis indica 'Ballerina'	Indian Hawthorn	4	5 Gal	Evgn Shrub
SOL HET	Sollya heterophylla	Australian Bluebells	18	1 Gal	Low Shrub
CEA GRI	Ceanothus griseus 'Horizontalis'	Carmel Creeper	15	1 Gal	Groundcover

Note 1. Contractor shall verify quantites
Note 2. 80% of all plant materials shall be LOW in water consumption per 2013 WUCOLS list

PLANTING NOTES

1. **CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION** PRIOR TO EXCAVATION AND GRADING.
2. **ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS.** THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
3. **SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR,** AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
4. **SOIL AMENDMENTS SHALL BE FREE OF DEBRIS** SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
5. **PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER** (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
6. **SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1** GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE. **PLANTING AREAS SHALL BE COVERED** WITH A TWO INCH LAYER OF BARK CHIPS.
7. **ALL PLANTS SHALL BE FERTILIZED.** FERTILIZER SHALL BE COMMERCIALLY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. **RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED** BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. **TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES.** TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.

PLANTING PLAN
1/8"=1'-0"

NORTH

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: A

File Numbers: PLN2016-00014

ATTACHMENT B

wra
ENVIRONMENTAL CONSULTANTS

October 19, 2016

Tom Carey Realty
1580 Laurel Street, Suite C
San Carlos, CA 94070

Re: Biological Constraints and Environmentally Sensitive Habitat Areas Assessment for APN 048-054-120 Miramar Drive, Miramar, San Mateo County, California

Dear Mr. Carey,

The purpose of this letter is to inform you of the results of the biological constraints and Environmentally Sensitive Habitat Area (ESHA) assessments at an undeveloped parcel (APN 048-054-120) located on Miramar Drive in Miramar, San Mateo County, California (Figure 1). Construction of residences is proposed on the parcels (Project). The assessment encompassed the parcel and the surrounding 50 feet (Study Area) to identify any potential sensitive habitats in the vicinity. The purpose of these assessments is to comply with the San Mateo County Mid-Coast Local Coastal Program (LCP).

Figures are provided in Attachment A, and photographs depicting the current Study Area conditions are provided in Attachment B.

Survey Methods

A site visit to the Study Area was made on September 27, 2016 by WRA biologist Erich Schickenberg (wetland and plant ecologist) and reviewed by Patricia Valcarcel (wildlife biologist). Prior to the site visit, a review was conducted of background information including:

- San Mateo County Midcoast Local Coastal Program (LCP) biological resources policies
- San Mateo County Heritage Tree Ordinance
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2016)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2016)
- U.S. Fish and Wildlife Service (USFWS) 7.5' Quadrangle Species Lists for the Montara Mountain and Half Moon Bay quadrangles (USFWS 2016)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication "California Bird Species of Special Concern" (Shuford and Gardali 2008)
- California Amphibian and Reptile Species of Special Concern (Thomson et al. 2016)

The Study Area was traversed on foot by the WRA biologist and examined for: (a) sensitive natural communities as defined by the CDFW and LCP and, (b) for the presence, and potential to support, special-status plant and wildlife species. Vegetation within the Study Area and vicinity was also evaluated for riparian habitat criteria and/or unvegetated streams as defined by

2169-G East Francisco Blvd., San Rafael, CA 94901 (415) 454-8868 tel (415) 454-0129 fax info@wra-ca.com www.wra-ca.com

PLN2016-00014

the LCP. If a special-status species was observed during the site visit, its presence is recorded and discussed further below. For some species, a site assessment visit at the level conducted for this report may not be sufficient to determine presence or absence of a species to the specifications of regulatory agencies. In these cases, a species may be assumed to be present or further protocol-level special-status species surveys may be necessary. Special-status species for which further protocol-level surveys may be necessary are described further below.

Survey Results

Study Area Description

The Study Area is located on Miramar Drive in the Miramar neighborhood of Half Moon Bay. It consists of undeveloped ruderal uplands and Arroyo de en Medio, an intermittent stream. The majority of the Study Area is composed of a ruderal/disturbed vegetation community with arroyo willow scrub along the Arroyo de en Medio corridor in the north. Within the banks of Arroyo de en Medio arroyo willow scrub is present. Dominant wetland plants seen within the Ordinary High Water Mark (OHWM) include dotted smartweed (*Persicaria punctata* OBL) and arroyo willow (*Salix lasiolepis*, FACW). Non-wetland plants within the OHWM include California blackberry (*Rubus ursinus*), cape ivy (*Delairea odorata*) and garden nasturtium (*Tropaeolum majus*). No riparian habitat is present above top of bank. Three Monterey pine (*Pinus radiata*) occur within the Study Area along the western fence line consisting of 36-inch, 32-inch and 24-inch diameter breast height (dbh) trees. The Study Area is bounded by residential development and a neighborhood road.

Vegetation Communities

Two vegetation communities are present in the Study Area: ruderal/disturbed and arroyo willow scrub (Figure 2). Ruderal/disturbed habitat will be permanently and temporarily disturbed by the construction of a residence. Arroyo willows occur only within the Arroyo de en Medio corridor and are not expected to be directly or indirectly disturbed by the construction of a residence. Arroyo de en Medio is designated a Sensitive Habitat Area (Mid-Coast San Mateo County LCP Sensitive Habitats Map) and arroyo willow scrub is a riparian corridor and sensitive habitat by the LCP. Ruderal/disturbed habitat is a non-sensitive vegetation community.

Non-Sensitive Vegetation Communities

The ruderal/disturbed vegetation is the dominant vegetation within the Study Area, and it encompasses approximately 0.11 acre. Non-native forbs dominate the ruderal vegetation. The ruderal uplands are dominated by weedy vegetation including prostrate knotweed (*Polygonum aviculare*), common sow thistle (*Sonchus oleraceus*), and Jersey cudweed (*Pseudognaphalium luteoalbum*). Several Monterey pine trees and four newly planted Monterey cypress trees are present in this ruderal upland area. The slopes leading down to the Arroyo de en Medio creekbed are covered in California blackberry, garden nasturtium, and cape ivy.

Sensitive Vegetation Communities and Wetland and Waters Features

Approximately 0.01 acre of arroyo willow scrub is located along the northern boundary of the Study Area. Arroyo willow canopy in this area is over 50 percent cover and considered a riparian corridor and Sensitive Habitat Area per the LCP. Understory is sparse with little to no

cover; however, edges around the arroyo willow scrub have an intermittent cover of garden nasturtium, California blackberry and cape ivy.

Riparian Corridor

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

Pursuant to the LCP, riparian corridors are defined as an association of plant and animal species containing at least 50 percent cover of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. For perennial streams, the LCP requires a buffer 50 feet outward from the limit of riparian vegetation. For intermittent streams, the LCP requires a buffer 30 feet outward from the limit of riparian vegetation as shown in Figure 2.

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

Riparian Corridor and Buffer Zones Applicable to the Study Area

Arroyo de en Medio drains west to the Pacific Ocean; however, it is dammed approximately 1.5 miles upstream from the Study Area. No water was present in the Arroyo de en Medio adjacent to the Study Area at the time of the site visit on September 27, 2016. Based on available USGS topographic maps (USGS 1991) and aerial photographs (Google Earth 2016), Arroyo de en Medio is considered intermittent waters. Accordingly, a 30-foot setback from edge of riparian is required. The arroyo willow identified in the Study Area is considered a riparian corridor under the LCP and runs along the Arroyo de en Medio bank on the northern border of the parcel (Figure 2). For the purposes of this assessment, the limit of riparian vegetation is defined as the dripline of the arroyo willows to encompass the riparian corridor and sensitive habitat definitions in the LCP.

Special-Status Species

Special-Status Plants

Based upon a review of the resources and databases discussed previously, all special-status plant species documented in the vicinity of the Study Area were assessed. Figure 3 shows occurrences documented within 2 miles of the Study Area in the CNDDB (CDFW 2016). No special-status plant species were observed in the Study Area. Many species requiring certain habitat types not present in the Study Area, such as serpentine endemics and plants requiring coastal bluff or scrub habitats, were determined to have no potential to occur. Of the 27 special-status plant species evaluated, all were determined to have no potential or a low potential to occur based on the high disturbance levels in and around the Study Area and/or a lack of

suitable habitat components in the Study Area. Although the site visit did not constitute a protocol-level rare plant survey, no special-status plants or their habitats were observed.

San Mateo County Heritage Tree and Significant Tree Ordinances

Pursuant to the County of San Mateo Heritage Tree Ordinance (Ordinance No. 2427), "Heritage" trees may be subject to regulation under the tree ordinance pursuant to the ordinance. Several native species above certain diameter breast height (dbh) are considered "Heritage" trees and include madrone, coast live oak, and California bay laurel trees. Permits may be required by the County for the trimming or removal of trees which qualify for heritage status under the Ordinance. Under the same ordinance, "Significant" trees are subject to regulation. "Significant" trees are any species which have dbh 38 inches or greater. The trees currently within the Study Area are Monterey cypress (*Hesperocyparis macrocarpa*), arroyo willow, and Monterey pine (*Pinus radiata*). None of these species are covered under the San Mateo County Heritage Tree Ordinance; therefore, no "Heritage" trees occur in the Study Area. The largest tree within the Study Area is a 36-inch dbh Monterey pine; therefore, no trees within the Study Area meet the "Significant" tree designation.

Special-Status Wildlife

Based upon a review of the databases and literature, 39 special-status wildlife species have been documented to occur in the vicinity of the Study Area. Figure 3 shows occurrences documented within 2 miles of the Study Area in the CNDDB (CDFW 2016). Of the 39 special-status wildlife species documented to occur in the vicinity, only one species, Allen's hummingbird (*Selasphorus sasin*), has a moderate potential to occur within the Study Area and is discussed further below. Most species do not have potential to occur because a lack of suitable habitat including no aquatic features for breeding, no serpentine habitat, no dense understory vegetation, and barriers to dispersal. Suitable cavities are not present in the trees within the Study Area; therefore, the Study Area is unlikely to support cavity nesting bird or bat species.

California red-legged frog (*Rana draytonii*; CRLF) is unlikely to be present because of a lack of suitable pond breeding habitat in the vicinity of the Study Area. Typical CRLF breeding habitat is characterized by deep and still or slow-moving water associated with emergent marsh and/or riparian vegetation. CRLF often seek upland refugia during the dry months, over-summering in small mammal burrows, moist leaf litter, incised stream channels, or large cracks in the bottom of dried ponds (Jennings and Hayes 1994). Adult and sub-adult CRLF may disperse between breeding habitats and nearby riparian and/or estivation habitats during the respective rainy season and summer. During such dispersals, frogs can travel up to one mile over a variety of topographic and habitat types during rain events or wet weather (Bulger et al. 2003, Fellers and Kleeman 2007, USFWS 2010); however, typical dispersal distances are less than 0.5 mile (Fellers 2005). Dispersal habitat is defined as accessible upland or riparian habitats between occupied locations within one mile of each other that allow for movement between these sites and do not contain barriers to movement (USFWS 2010). Moderate to high density urban or industrial developments, large reservoirs and heavily traveled roads without bridges or culverts are considered barriers to dispersal (USFWS 2010). Arroyo de en Medio in the vicinity of the Study Area is an intermittent creek and does not contain suitable breeding habitat based upon water levels and vegetation. The lower Arroyo de en Medio system is not known to support CRLF (CDFW 2016), and urban development is present between the Study Area and occupied

habitats one mile to the northeast and southeast. Based upon the intermittent status of Arroyo de en Medio and the lack of suitable breeding habitat in the vicinity of the Study Area, it is unlikely CRLF is present within the Study Area and unlikely to use this section of Arroyo de en Medio as dispersal habitat.

San Francisco gartersnake (*Thamnophis sirtalis tetrataenia*; SFGS) is also unlikely to occur within the Study Area based upon a lack of suitable habitat in the vicinity. The preferred habitat of SFGS is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied. Temporary ponds and other seasonal freshwater bodies are also used. Emergent and bankside vegetation such as cattails (*Typha* spp.), bulrushes (*Scirpus* spp.) and spike rushes (*Juncus* spp.and *Eleocharis* spp.) apparently are preferred and used for cover. The area between stream and pond habitats and grasslands or bank sides is used for basking, while nearby dense vegetation or water often provide escape cover (USFWS 2006). During periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover, and are not documented to travel over open terrain (McGinnis 2001). The nearest SFGS occurrence is over 1.5 miles to the south and dispersal barriers including development are present between the occurrence and the Study Area. It is unlikely SFGS will occur in the Study Area or vicinity because of the lack of suitable pond habitat and distance from occupied habitat.

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

Impacts and Recommendations

The Study Area contains a riparian corridor and has potential to support one special-status bird species. In addition, most native bird nests are protected under the Migratory Bird Treaty Act. No rare, endangered, or unique species are anticipated to be present in the Study Area. Recommendations to protect the riparian corridor and nesting birds are described below.

Riparian Corridor

Per LCP guidelines, Arroyo de en Medio is an Environmentally Sensitive Habitat Area and setbacks are recommended to avoid impacts to the Arroyo de en Medio riparian corridor. The setback for an intermittent creek is 30 feet from edge of riparian habitat or centerline of the creek where no riparian vegetation is present. Based upon the vegetation in the Study Area, the setback is recommended to be 30 feet from the dripline of the arroyo willow habitat. The setback is shown in Figure 2.

- It is recommended that any proposed construction or project activities remain outside of the 30-foot setback to remain in compliance with the LCP.

- Project plans incorporated into Figure 2 and dated October 19, 2016, adhere to the 30-foot setback. The roof overhangs into the 30-foot setback; however, the footprint of the residence remains outside of the setback.

Special-Status and Non-Special-Status Nesting Birds

One special-status and several non-special-status bird species have potential to nest within the Study Area. Therefore, the following measures are recommended to avoid impacts to active nests of both special-status and non-special-status bird species:

- Trees or shrubs proposed for removal or trimming should be removed or trimmed during the bird non-nesting season (August 16 – February 14).
- If tree or shrub removal or Project activities are initiated during the nesting season (February 15 – August 15), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.
    - If active nests are observed, a qualified biologist will determine suitable buffers based upon nest location and bird species. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.

Summary

Based upon a review of databases and a site visit to the Study Area on September 27, 2016, one sensitive habitat is present within the Study Area, the Arroyo de en Medio riparian corridor. It is recommended that any proposed construction or project activities maintain a 30-foot setback from the riparian corridor as shown in Figure 2. Project plans dated October 19, 2016 and shown on Figure 2 are outside of the 30-foot setback. Avoidance of the bird nesting season or pre-construction surveys for nesting birds are recommended for tree or shrub removal activities. No special-status plant species have potential to be present. No rare, endangered, or unique species have potential to be present. No Heritage or Significant trees are present. No further measures are recommended.

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

Sincerely,

Patricia Valcarcel

Patricia Valcarcel
Wildlife Biologist

Enclosures:
Attachment A - Figures
Attachment B - Study Area Photographs

References

Bulger, J. B., S. J. Norman, and R. B. Seymour. 2003. Terrestrial activity and conservation of adult California red-legged frogs (*Rana aurora draytonii*) in coastal forests and grasslands. Biological Conservation 110 (2003) 85–95.

California Department of Fish and Wildlife (CDFW). 2010. List of Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Game. Sacramento, CA. September.

California Department of Fish and Wildlife (CDFW). 2016. Natural Diversity Database, Wildlife and Habitat Data Analysis Branch. Sacramento.

County of San Mateo. 2013. Local Coastal Program.

Fellers, G. 2005. Rana draytonii Baird and Girard, 1852b California red-legged frog. Pages 553-554 in M. Lanoo (ed). Amphibina declines: the conservation status of United States species. University of California Press, Berkeley, California.

Fellers, G. M. and Kleeman, P. M. 2007. California Red-Legged Frog (*Rana draytonii*) Movement and Habitat Use: Implications for Conservation. Journal of Herpetology 41(2):276-286.

Holland, RF. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Prepared for the California Department of Fish and Game, Sacramento, CA.

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

Mitchell, D.E. 2000. Allen's Hummingbird (*Selasphorus sasin*), The Birds of North America Online (A Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/501

Thomson, R.C., A.N. Wright, and H.B. Shaffer. 2016. California Amphibian and Reptile Species of Special Concern. Co-published by the California Department of Fish and Wildlife and University of California Press. Oakland, California.

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

U.S. Fish and Wildlife Service (USFWS). 2010. Endangered and Threatened Wildlife and Plants: Revised Designation of Critical Habitat for California Red-legged Frog; Final Rule. Federal Register, Vol. 75, No. 51. 12815-12959.

U.S. Geological Survey (USGS). 1991. Montara Mountain. 7.5 minute topographic map. Available at: http://www.usgsquads.com/index.php. Accessed September 2016.

Attachment A

Figures

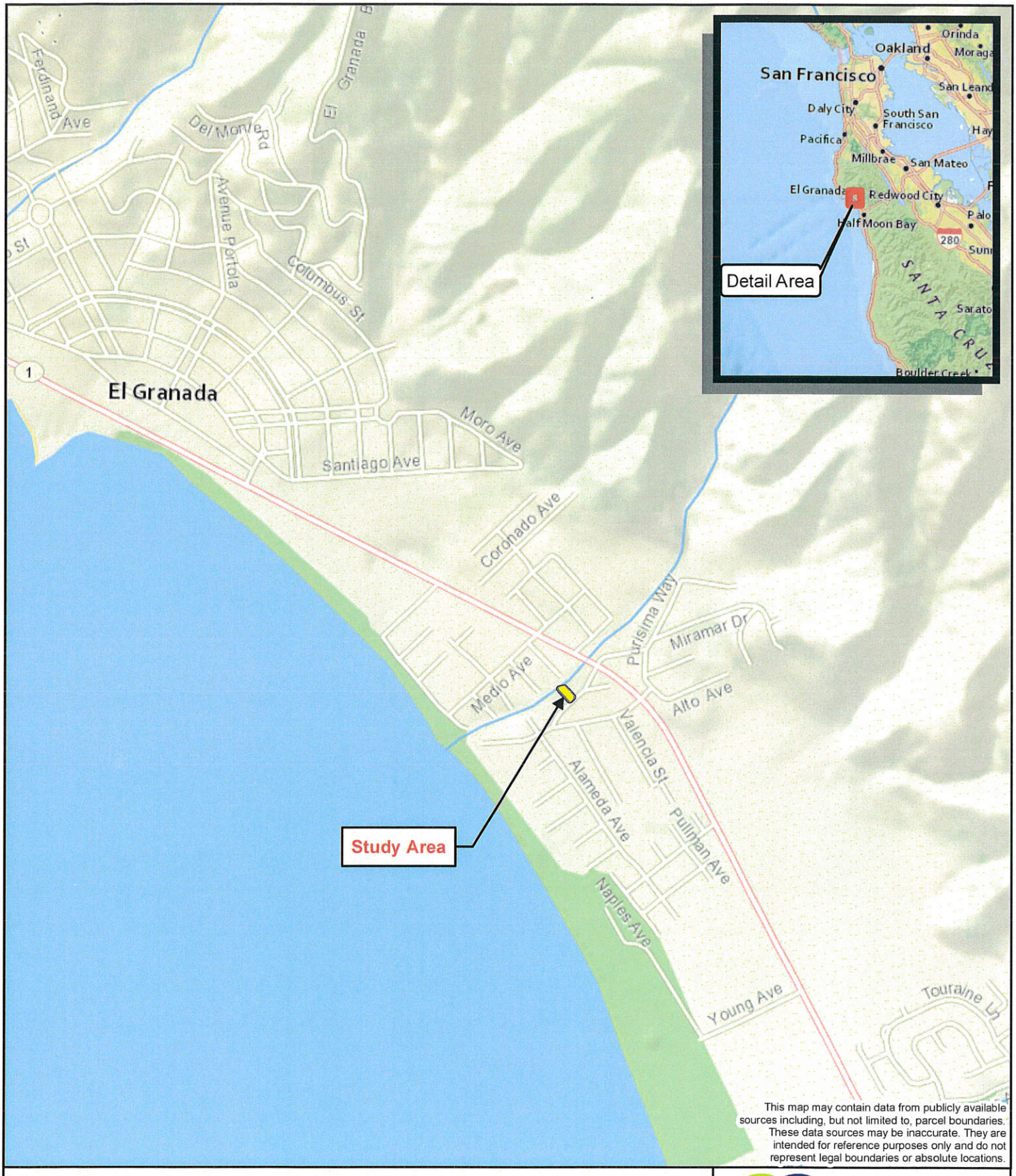


Figure 1. Study Area Location Map

APN 048-054-120
Miramar Dr.
San Mateo County, California

0 500 1,000 2,000 Feet

ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 10/18/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - National Geographic
Data Source(s): WRA

Path: L:\Acad 2000 Files\26000\26263\GIS\ArcMap\LocationMap.mxd

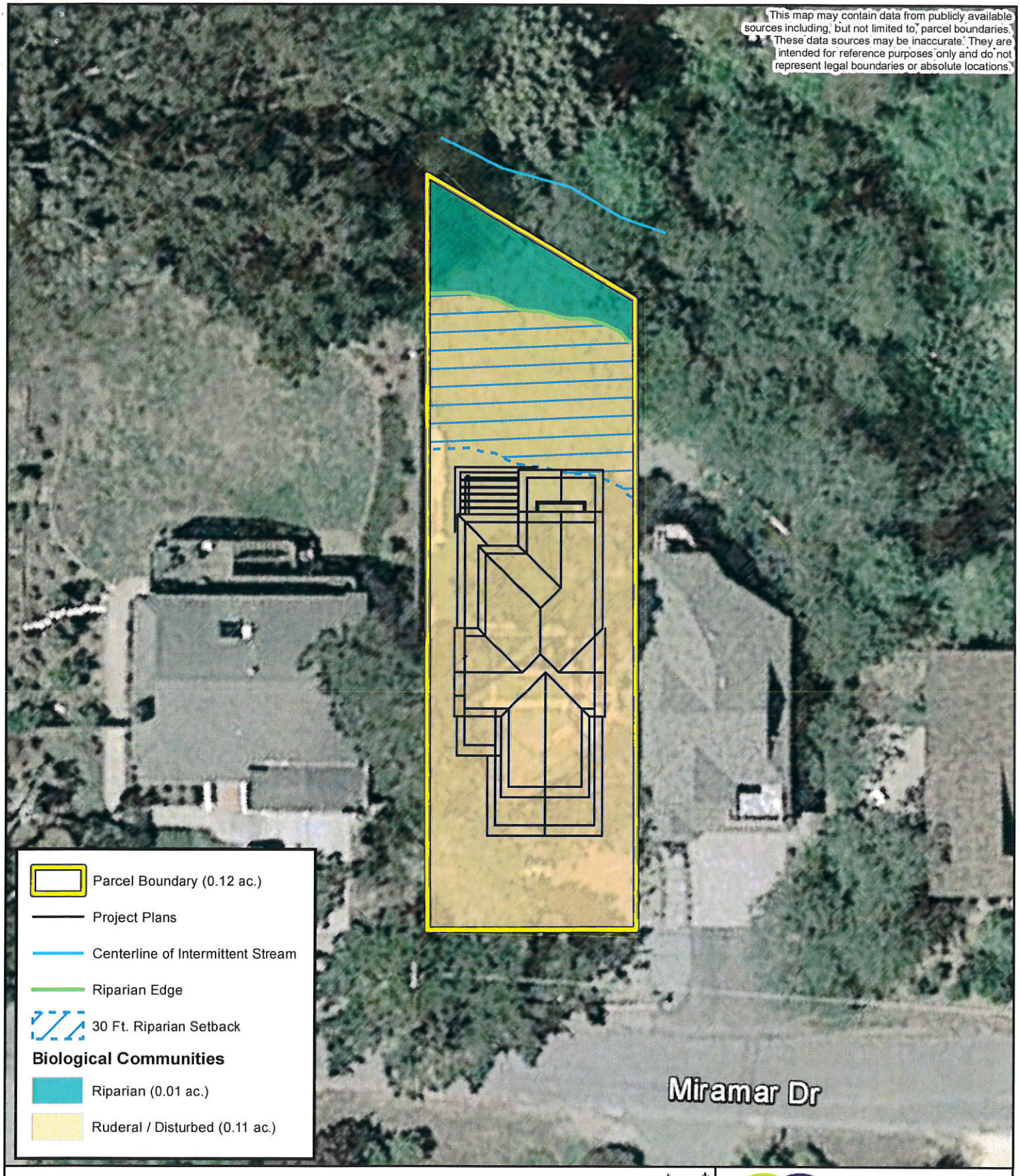


Figure 2. Riparian Habitat and Potential Setbacks

APN 048-054-120
Miramar Dr.
San Mateo County, California

0 10 20 40 Feet

wra
ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 10/19/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - Google 2016
Data Source(s): WRA

Path: L:\Acad 2000 Files\26000\26263\GIS\ArcMap\GEAerial.mxd

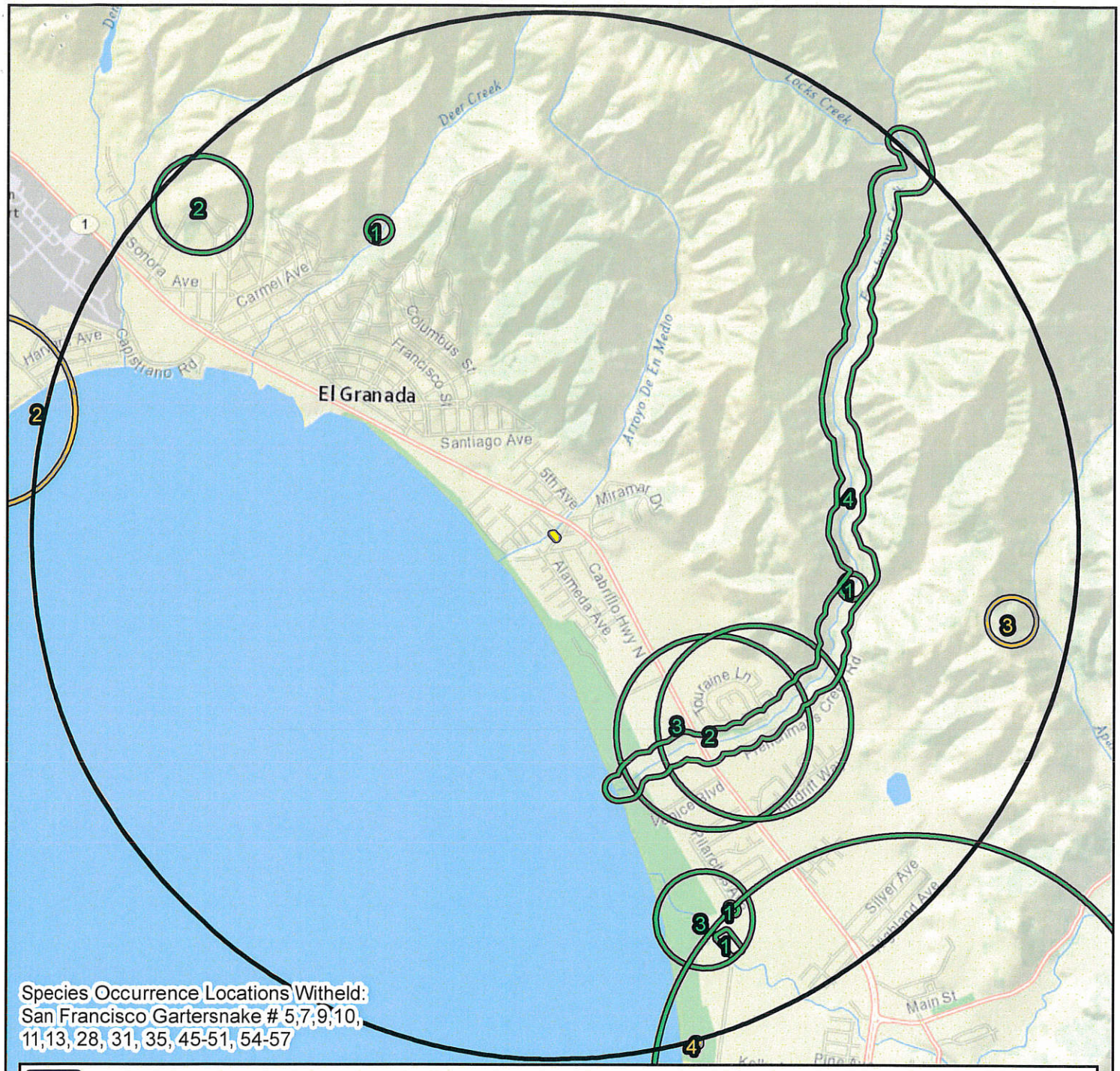


Figure 3. Special-Status Plant and Wildlife Species within 2 Miles of the Study Area

APN 048-054-120
Miramar Dr.
San Mateo County, California

0 1,250 2,500 5,000
Feet

wra
ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 10/18/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - National Geographic
Data Source(s): WRA

Path: L:\Acad 2000 Files\26000\26263\GIS\ArcMap\CNDDB_Plants.mxd

Attachment B

Representative Photographs

View of the Study Area facing northwest. The Study Area is predominantly ruderal/disturbed habitat. The willows and the Arroyo de en Medio riparian corridor are in the background. Photo taken on September 27, 2016.

PLN2016-00014

GEOTECHNICAL INVESTIGATION
Proposed Residence
Miramar Drive (APN 048-054-120)
Half Moon Bay, California

PREPARED FOR:

Mr. Tom Carey
Philomena, LLC
1580 Laurel Street, Suite C
San Carlos, California

PREPARED BY:

Buckley Engineering Associates
39267 Marbella Terraza
Fremont, California 94538
(408) 966-6680

January 7, 2016

ATTACHMENT C

BUCKLEY ENGINEERING ASSOCIATES, INC.
Soil Engineering and Geology

~~P.O. Box 902~~
~~Half Moon Bay, CA 94019-0902~~
Mobile: 408.966.6680
~~dave@buckleyengineering.com~~

January 7, 2016
Job #15318.28

Mr. Tom Carey
Philomena LLC
1580 Laurel Street, Suite C
San Carlos, CA 94070

RE: GEOTECHNICAL INVESTIGATION
Proposed Residence
Miramar Drive (APN 048-054-120)
Half Moon Bay, California

Dear Mr. Carey:

INTRODUCTION

As authorized by our 12-10-15 agreement, we have completed a geotechnical investigation of the subject property, located on the northwest side of the Miramar Drive near Lee Avenue and Highway 1 in Half Moon Bay, California (Vicinity Map, Plate 1). The purpose of this investigation was to characterize the site soils in order to provide geotechnical design parameters for construction of a single-family residence. We understand that a two-story, wood-frame house with attached garage is planned on the nearly rectangular, flat lot.

The scope of work undertaken for this study included 1) Review of pertinent geotechnical information; 2) Site reconnaissance and subsurface exploration; 3) Laboratory testing and 4) Geotechnical engineering analysis.

GEOLOGIC SETTING

According to Brabb & Pampeyan, 1983, the site is located on younger alluvial deposits, consisting of unconsolidated sand, silt and clay. These sediments are underlain at depth medium- to coarsely crystalline, foliated granitic rock, which is highly fractured and deeply weathered.

The nearest active faults include the San Gregorio/Seal Cove Fault, approximately 1.5 miles southwest of the site, the San Andreas Fault, about 5.5 miles to the northeast and the Hayward Fault, mapped on the western margin of the East Bay Hills.

These faults have been sources for several strong earthquakes in the historic past. In addition, the Working Group (2008) predicted that there is a 63 percent chance of a magnitude 6.7 or greater earthquake on one or more of the major Bay Area faults within the next 30 years.

GEOLOGIC HAZARDS

Since no mapped faults pass through the site, it is our opinion that the probability of fault rupture affecting the site is low. Given the un-saturated and cohesive nature of the near surface soils, we judge that the probability that liquefaction will affect the building during earthquakes is also low.

On the basis of the historical seismic record in the Bay Area, it is reasonable to assume that the proposed building will be subject to moderate to severe earthquake shaking during the life of the proposed structure. The earthquake-shaking hazard can be mitigated provided that the seismic design standards in the 2013 edition of the California Building Code are followed.

REFERENCES CITED

Brabb, Earl E. & Pampeyan, Earl H., "Geologic Map of San Mateo County," 1983, Scale - 1:62,500.

Working Group on California Earthquake Probabilities, 2008, "The Uniform California Earthquake Rupture Forecast," Version 2 (UCERF 2): U.S. Geological Survey Open File Report 2007-1437.

SITE CHARACTERISTICS

Surface Features

At the time of our investigation, the flat site was vacant and covered with natural grasses. The rear property line is apparently formed by the steep bank of Arroyo De En Medio Creek. Drainage would be by sheet flow toward the street.

Exploration Method

Two borings were drilled utilizing a portable MinuteMan drill rig at the approximate locations shown on the Site Plan, Plate 2. The borings were advanced utilizing a continuous drive sample technique. In the borings, 3-inch, 2.5-inch and 2-inch O.D.

split-barrel samplers were driven consecutively in 2-foot intervals to achieve the total depths. A 140-pound hammer supported by a portable tri-pod drove the samplers.

After correcting for the larger diameter samplers, Standard penetration resistance was tabulated for the middle 12 inches of each interval driven. The earth materials were continuously logged and sampled by our geologist. The logs of the borings showing the standard penetration blow-counts are contained on Plates 3 & 4. Plate 5 is the Key to the Boring Logs. Plate 6 contains the results of our plasticity test.

Subsurface Conditions

In the borings we encountered about 4 feet of dark gray to gray, firm to very stiff, sandy clay, underlain by about 4 feet of gray-brown, stiff to very stiff, sandy clay, in turn, underlain by medium dense, clayey sand to the maximum depth explored of 10 feet. On the basis of our plasticity index test, the upper two feet of soil has moderate to high expansion potential. Detailed results of the laboratory tests are contained in Appendix A.

We did not encounter ground water in the borings. However, the amount of near-surface seepage and level of the ground water can vary with changes in annual rainfall and from season to season.

CONCLUSIONS AND RECOMMENDATIONS

In our opinion, the site is suitable for the proposed building provided the recommendations contained in this report are followed. The primary geotechnical considerations are strong seismic shaking during a future earthquake and control of site drainage.

Because of the flat site and the presence of firm to stiff, sandy clay at a shallow depth, the proposed structure can be supported on a shallow spread footing foundation.

In addition, we recommend that the building be set back a distance of at least 10 feet from the top of the creek bank.

Seismic Design

Utilizing a Site Class D, the project structural engineer should determine the seismic parameters to be used with the 2013 California Building Code.

Site Preparation, Grading and Compaction

Areas to be developed should be stripped of all vegetation and organic material. Stripping depths should be determined in the field at the time of construction, but for planning purposes an average stripping depth of 4 inches may be assumed. Organic strippings may be stockpiled for subsequent use in landscaping. The resulting subgrade should be scarified to a depth of 6 inches and compacted to at least 90 percent relative compaction.

Imported fill should be granular and non-expansive, having a Plasticity Index of 12 or less. Compact structural fill and the driveway subgrade to at least 90 percent relative compaction, based on ASTM D1557, latest edition laboratory compaction test procedure. Aggregate base placed in the driveway should be compacted to at least 95 percent relative compaction.

Utility Trenches

Utility trenches extending under building areas should be backfilled with native on-site soils. Backfill should be properly compacted to mitigate against water migration underneath the structure. Where granular pipe bedding extends under buildings, this area should be sealed with impermeable clay or lean concrete a minimum of 2 feet away from the building.

In pavement areas, trench backfill should be compacted to a minimum of 90 percent relative compaction with the top 6 inches compacted to 95 percent.

Applicable safety standards with respect to shoring of trench walls should be followed. If requested, the Soil Engineer can provide recommendations for sloping trench walls for trenches deeper than 5 feet.

Foundation

The proposed building can be supported on conventional spread footings bearing in the stiff, sandy clay encountered in the borings. The footings should extend 24 inches below lowest adjacent grade and should have a minimum width of 12 inches. Any loose or soft soil on the footing bottoms should be removed or tamped to achieve a uniform condition. The footings should be designed for allowable bearing pressures of 2,000 pounds per square foot for dead loads, 2,500 pounds per square foot for dead plus live loads with a 1/3-increase for all loads including

wind and seismic. The weight of the footing can be neglected for design purposes.

Continuous footings should be designed with adequate top and bottom reinforcement to provide structural continuity to permit spanning of local irregularities and should be no less than two #4 bars top and bottom. Footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1:1 (horizontal to vertical) plane projected upward from the bottom edge to the trench.

Lateral loads may be resisted by friction between the footings and the supporting subgrade. A coefficient of friction of 0.3 may be used in design. In addition, lateral resistance may be provided by passive pressures acting against the sides of footings poured neat in the excavations. We recommend that an equivalent fluid pressure of 300 pounds per cubic foot beginning at the surface be used in design.

Slabs-On-Grade

All loose fill and topsoil should be removed from interior, exterior and garage slab areas. After this work is done, the slabs may be supported directly on compacted fill or prepared natural soil. A 6-inch layer of compacted aggregate base should support the driveway slab. The garage slab should be supported on at least 5 inches of free-draining gravel. Where migration of water vapor would be detrimental, an impermeable vapor barrier, 15-mil Stego Wrap or better should be provided between the gravel and the slab. It may be prudent to place an additional 2 inches of sand over the membrane to protect it during construction. Slabs should be reinforced with at least No. 3 bars at 18-inch centers, both ways, and be provided with control joints to reduce cracking.

Surface Drainage

The structure should be provided with roof gutters and downspouts, connected to a solid pipe system to conduct roof water to approved discharge areas. Roof and surface drainage can be discharged into dry wells, provided that they are at least 2 feet in diameter and 5 feet deep. They should be lined with Mirafi Filter Fabric and filled with ¾ to 1-1/2 inch drain rock to within 1 foot of the surface. The top foot should consist of compacted on-site soil. The dry wells should be provided with overflow provisions and back-flow preventors. Alternatively, roof runoff can be captured in cisterns for use as irrigation.

In addition, positive surface gradients of at least 2 percent for a distance of 3 feet should be provided next to the building to conduct surface water away from the foundation.

Periodic land maintenance may be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary.

INVESTIGATION LIMITATIONS

This report has been prepared in accordance with generally accepted geotechnical engineering principles and practices and is in accordance with the standards of practice set by the geotechnical consultants in the area. This acknowledgment is in lieu of all warranties, either expressed or implied.

This report is submitted with the understanding that it is the client's responsibility to ensure that the recommendations of this report are made known to the design professionals involved with the project; that they are incorporated into the construction drawings; and that the necessary steps are taken to see that the contractor and subcontractors carry out the recommendations in the field.

This report has been prepared for the exclusive use of Tom Carey and his consultants for specific application to the building of a residence on Miramar Drive (APN 048-054-120) in Half Moon Bay, California. In the event that there are any changes in the nature, design or location of the project or if any future additions or appurtenant structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless (1) the project changes are reviewed by us and (2) the conclusions and recommendations presented in this report are modified or verified in writing.

This report does not necessarily represent all of the information that has been communicated by us to Mr. Tom Carey during the course of this engagement and our rendering of professional engineering services to him. Reliance on this report by parties other than those described above must be at their own risk unless we are first consulted as to the parties' intended use of this report and only after we obtain the written consent of Tom Carey to divulge information that may have been communicated to him.

In addition, the practice of geotechnical engineering evolves over time. Therefore, we should be consulted to update this report if construction is not performed within 12 months.

Subsurface conditions could vary between those indicated by test borings and interpreted from surface features. Therefore, a representative of this office should be retained to provide construction observation services, to observe the conditions, to modify recommendations, if necessary, and to ascertain that the project is constructed in accordance with the recommendations.

SUPPLEMENTAL SERVICES

We recommend that we review the final grading, drainage and foundation plans for conformance with the intent of our recommendations. During construction, we should observe the grading, foundation excavations and the installation of drainage facilities to ascertain that our recommendations are followed. Upon completion of the project, we should perform a final site observation and present the results of our work in a written report.

We request that the owner inform us or the owner's representative with regard to construction scheduling. We request at least 2 days notice to allow for our scheduling and preparation. We cannot accept responsibility for items that we are not notified to observe.

The following plates are attached and complete this report:

Plate 1 - Vicinity Map
Plate 2 - Site Plan
Plates 3 & 4 - Logs of Borings
Plate 5 - Key to Logs of Borings

Appendix A - Results of Laboratory Tests

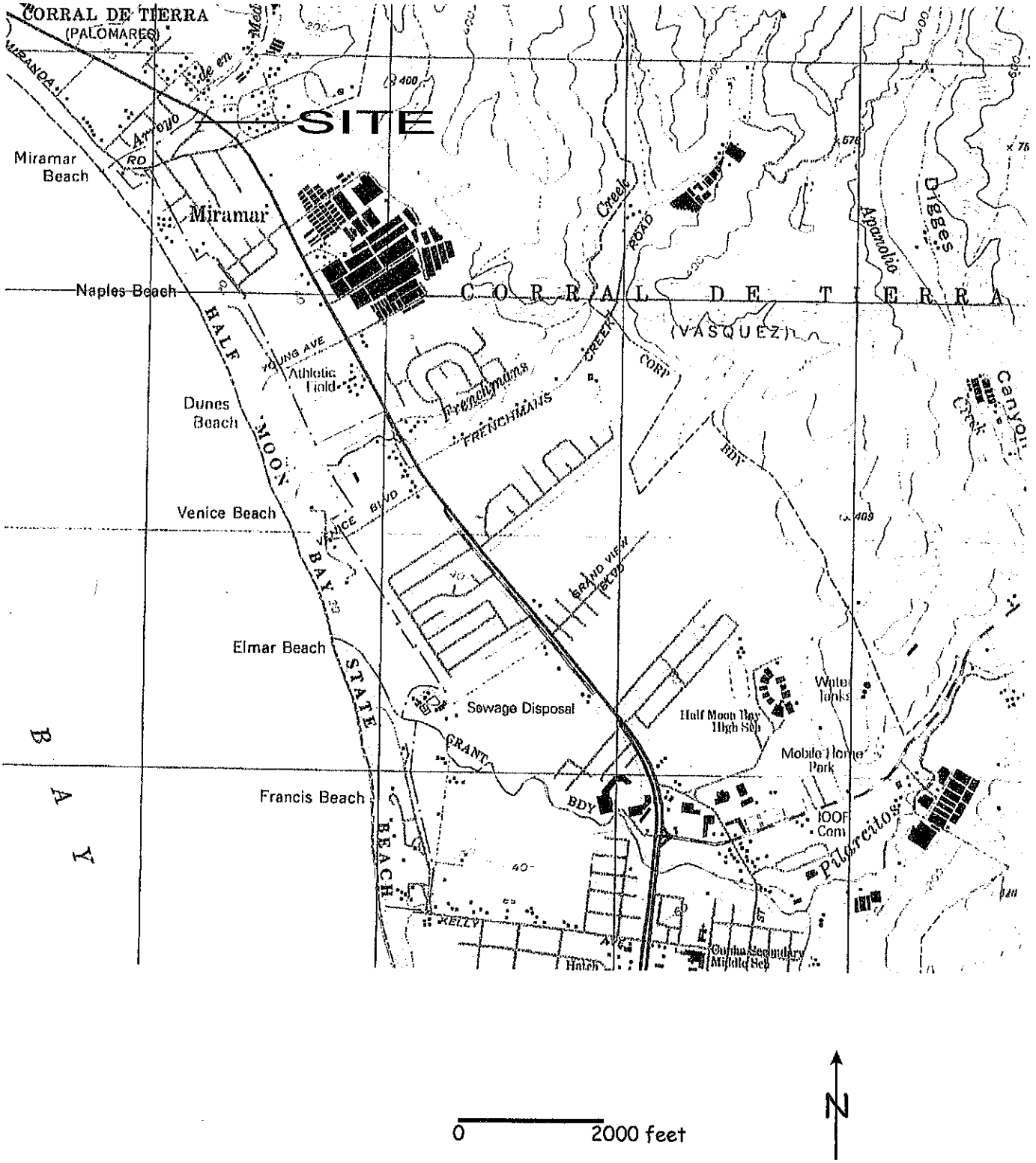
We appreciate the opportunity to have been of service to you. If you have any questions, please call.

Very truly yours,

BUCKLEY ENGINEERING ASSOCIATES, INC.

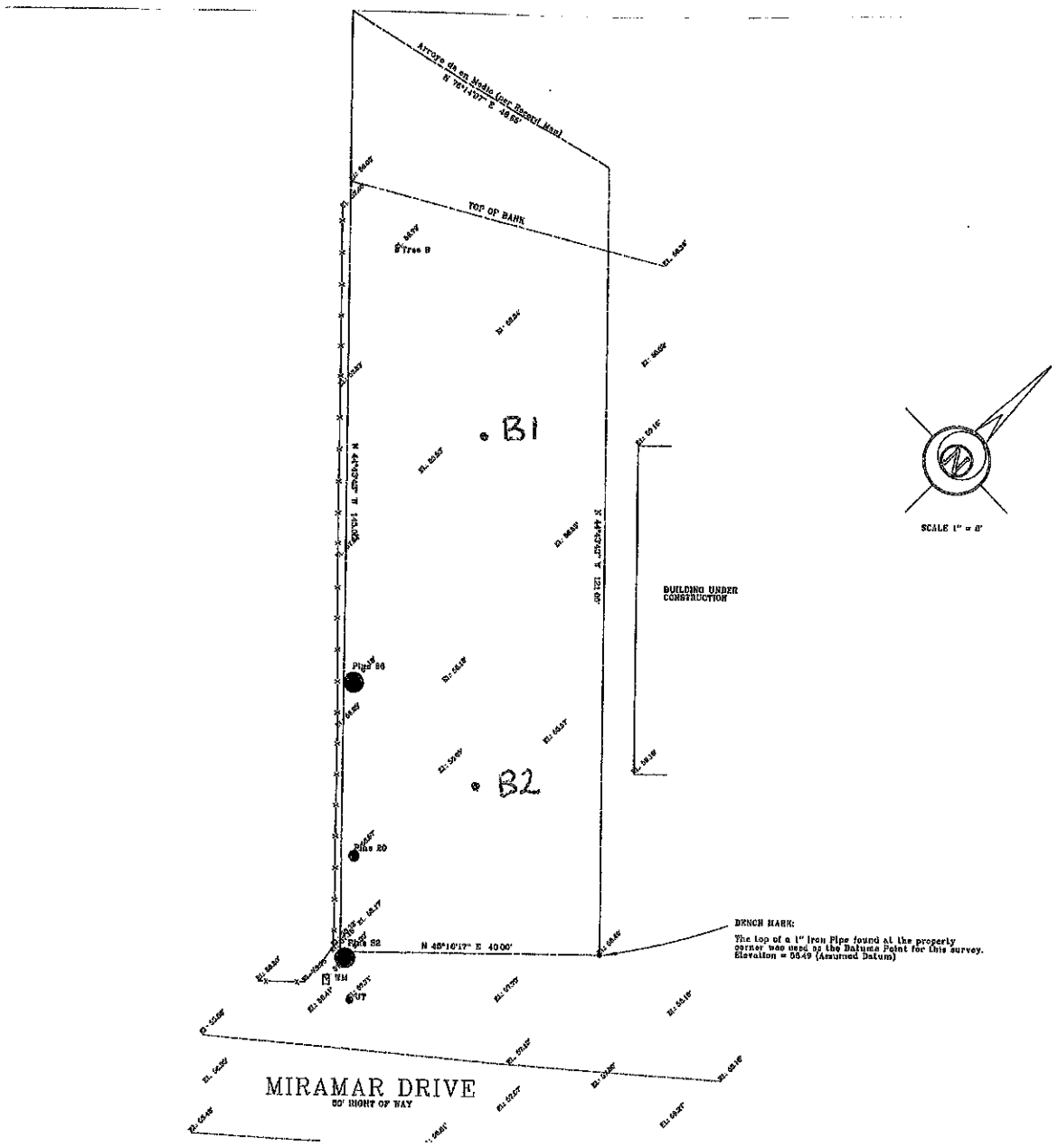
David W. Buckley,
Civil Engineer 34386

Distribution: e-file and 3 bound copies to Mr. Tom Carey



From USGS 7.5 min. Half Moon Bay Topographic Quadrangle, 1997.

Buckley Engineering Associates	Job No. 14318.28 Date 1-12-16	VICINITY MAP Miramar Drive (APN 048-054-120) Half Moon Bay, California	Plate 1



- Approximate boring location

From Boundary & Topography Map prepared by Pat McNulty Professional Land Surveyor.

Buckley Engineering Associates	**Job No.** 15318.28 **Date** 1-12-16	**SITE PLAN** Miramar Drive (APN 048-054-120) Half Moon Bay, California	**Plate** 2

BORING B1

Equipment Portable Minute Man Drill Rig

Elevation ---- **Date** 12-28-15

Dry Density (pcf)	Moisture Content (%)	Blows/Foot (SPT)	Depth (ft.)	USCS	
		3	0	CL	Dark gray, Sandy CLAY, moist, firm
		6			
					Stiff
	11.8	14	5		
					Very stiff
		18			
	12.7	13		SC	Gray-brown, Clayey SAND, moist, medium dense
			10		Boring terminated at 10.0 feet. No ground water encountered.
			15		
			20		
			25		
			30		
			35		
			40		

Blows/Foot (SPT) — Sample — USCS

Depth (ft.)

Buckley Engineering Associates	Job No. 15318.28 Date 1-12-16	LOG OF BORING Miramar Drive (APN 048-054-120) Half Moon Bay, California	Plate 3

BORING B2

Equipment Portable Minute Man Drill Rig

Elevation ---- **Date** 12-28-15

Dry Density (pcf)	Moisture Content (%)	Blows/Foot (SPT)	Depth (ft.)	USCS	Description
		9	0	CL	Gray, Sandy CLAY, moist, stiff
	9.4	22			Very Stiff
		51	5		Hard
	8.1	23			Very Stiff
		14		SC	Gray-brown, Clayey SAND, moist, medium dense
			10		Boring terminated at 10.0 feet. No ground water encountered.
			15		
			20		
			25		
			30		
			35		
			40		

Blows/Foot (SPT) — Sample — 0 — 50

Depth (ft.)

Buckley Engineering Associates	Job No. 15318.28 Date 1-12-16	LOG OF BORING Miramar Drive (APN 048-054-120) Half Moon Bay, California	Plate 4

Primary Divisions			GROUP SYMBOL	Secondary Divisions
COARSE GRAINED SOILS — MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS — MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS — MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS — MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS — LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Orangic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS — LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

Definition of Terms

U.S. Standard Series Sieve — **Clear Square Sieve Openings**

200	40	10	4	3/4"	3"	12"

SILTS AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

Grain Sizes

SAND AND GRAVELS	BLOWS/FOOT*
VERY LOOSE	0 -4
LOOSE	4 -10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

Relative Density

SILTS AND CLAYS	STRENGTH **	BLOWS/FOOT*
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

Consistency

* Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586)

** Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

■ Sample location; blow counts listed are from the bottom 12 inches of 18- inch drive sample.

Unified Soil Classification System (ASTM D-2487)

Buckley Engineering Associates	Job No. 15318.28 Date 1-12-16	KEY TO BORING LOG Miramar Drive APN (048-54-120) Half Moon Bay, California	Plate 5

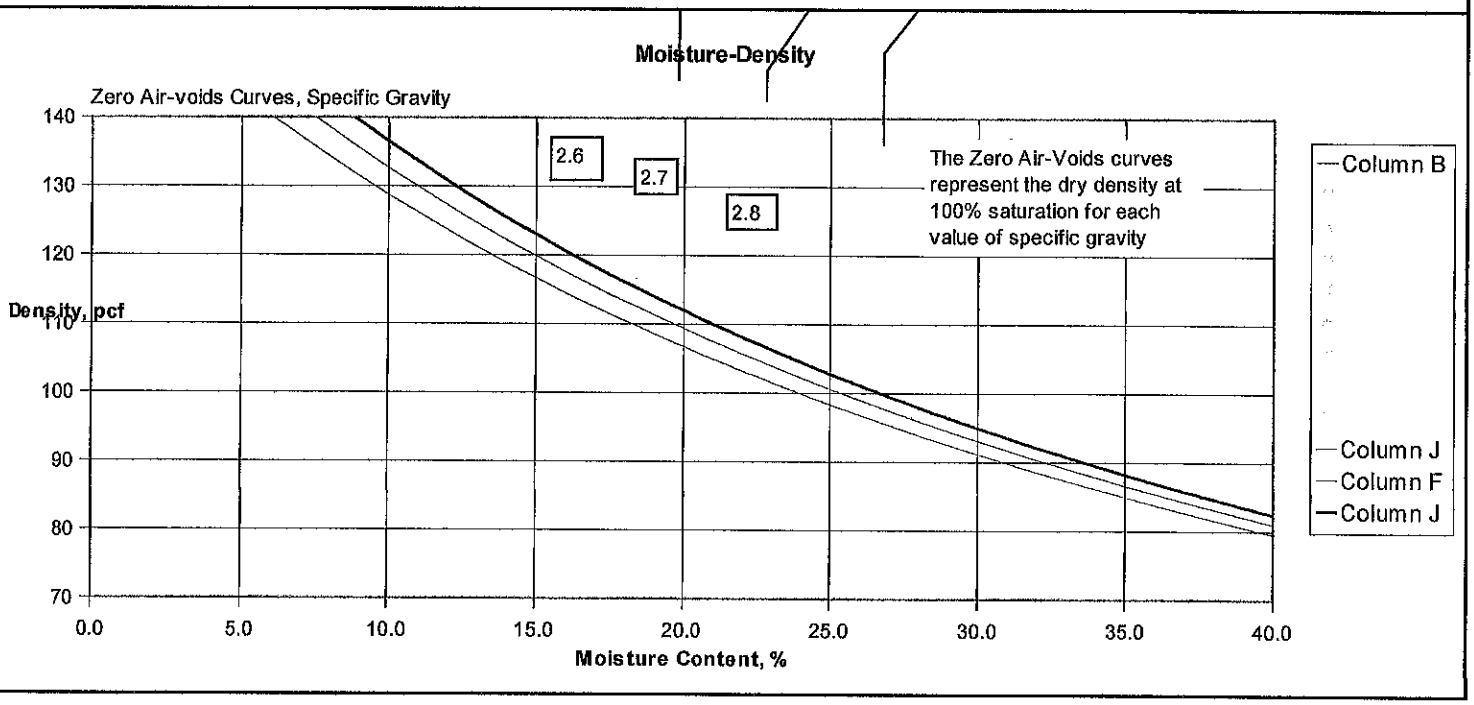
APPENDIX A
Laboratory Test Results
Cooper Testing Laboratory

Moisture-Density-Porosity Report
Cooper Testing Labs, Inc. (ASTM D7263b)

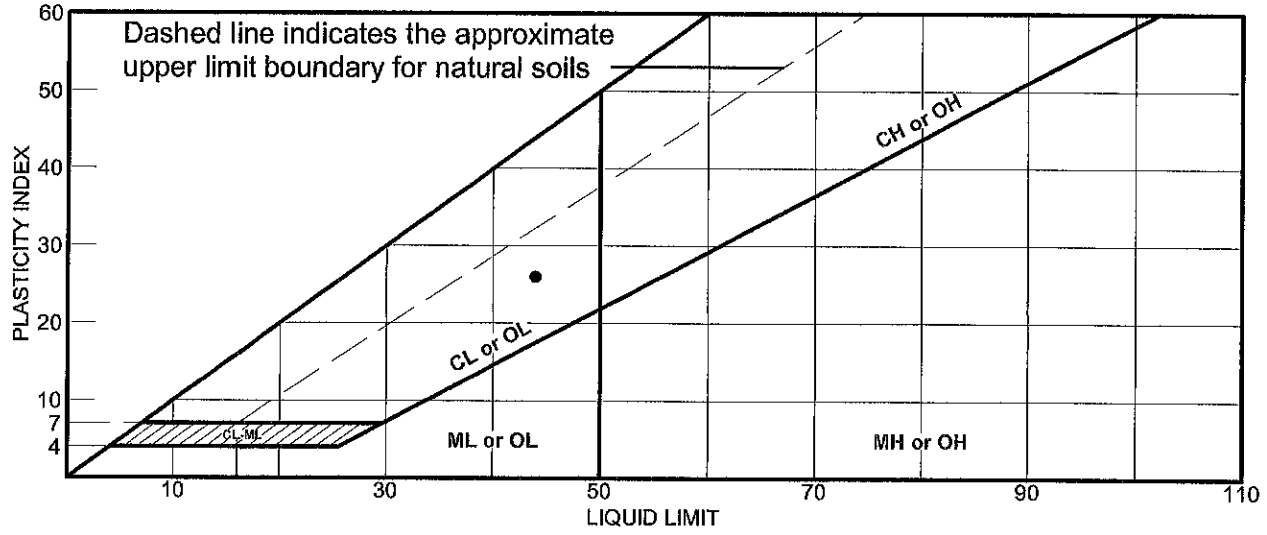
CTL Job No:	146-123	**Project No.**	15318.28	**By:**	RU
Client:	Buckley Engineering	**Date:**	01/05/16		
Project Name:	Miramar Dr	**Remarks:**			

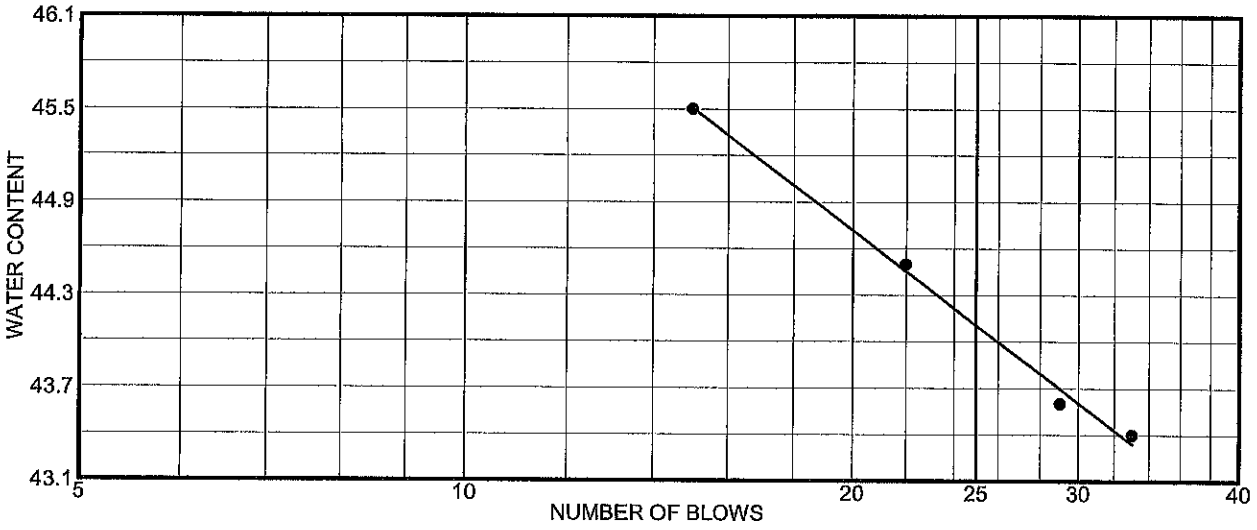
Boring:	B1	B1	B2	B2	B2			
Sample:								
Depth, ft:	4-6	8-10	2-4	6-8	10-12			
Visual Description:	Drk Grayish Brown Sandy CLAY	Dark Grayish Brown Clayey SAND	Dark Grayish Brown Clayey SAND	Dark Grayish Brown Clayey SAND	Grayish Brown Clayey SAND			
Actual G_s								
Assumed G_s								
Moisture, %	11.8	12.7	7.4	9.4	8.1			
Wet Unit wt, pcf								
Dry Unit wt, pcf								
Dry Bulk Dens.ρb, (g/cc)								
Saturation, %								
Total Porosity, %								
Volumetric Water Cont,Θw,%								
Volumetric Air Cont., Θa,%								
Void Ratio								
Series	1	2	3	4	5	6	7	8

Note: All reported parameters are from the as-received sample condition unless otherwise noted. If an assumed specific gravity (Gs) was used then the saturation, porosities, and void ratio should be considered approximate.



LIQUID AND PLASTIC LIMITS TEST REPORT





	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Black Lean Clayey SAND	44	18	26			

Project No. 146-123 **Client:** Buckley Engineering

Project: Miramar Dr - 15318.28

● **Source:** B1 **Elev./Depth:** 0-2'

Remarks:

●

LIQUID AND PLASTIC LIMITS TEST REPORT

COOPER TESTING LABORATORY

Figure

#200 Sieve Wash Analysis
ASTM D 1140

Job No.:	146-123	**Project No.:** 15318.28	**Run By:** MD
Client:	Buckley Engineering	**Date:** 1/11/2016	**Checked By:** DC
Project:	Miramar Dr		

Boring:	B1							
Sample:								
Depth, ft.:	0-2							
Soil Type:	Black Lean Clayey SAND							
Wt of Dish & Dry Soil, gm	305.7							
Weight of Dish, gm	175.7							
Weight of Dry Soil, gm	130.0							
Wt. Ret. on #4 Sieve, gm	3.7							
Wt. Ret. on #200 Sieve, gm	73.6							
% Gravel	**2.8**							
% Sand	**53.8**							
% Silt & Clay	**43.4**							

Remarks: As an added benefit to our clients, the gravel fraction may be included in this report. Whether or not it is included is dependent upon both the technician's time available and if there is a significant enough amount of gravel. The gravel is always included in the percent retained on the #200 sieve but may not be weighed separately to determine the percentage, especially if there is only a trace amount, (5% or less).

ARCHAEOLOGICAL RESOURCES STUDY OF APNS 048-054-120, 365 MIRAMAR DRIVE, CITY OF HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

Prepared for

Philomena LLC

August 2016

ASC
ANTHROPOLOGICAL STUDIES CENTER
SONOMA STATE UNIVERSITY

ARCHAEOLOGICAL RESOURCES STUDY OF APNS 048-054-120, 365 MIRAMAR DRIVE, CITY OF HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA

Prepared for

Thomas J. Carey
Philomena LLC
1580 Laurel Street, Suite C
San Carlos, CA 94070

Prepared by

Michael Newland, M.A., RPA
Anthropological Studies Center
Sonoma State University
1801 East Cotati Avenue, Building 29
Rohnert Park, California 94928

phone: (707) 664-2381 fax: (707) 664-4155
www.sonoma.edu/asc
e-mail: asc@sonoma.edu

August 2016
NT235 ASC1603

This project was completed under the supervision of Dr. Adrian Praetzellis (Registered Professional Archaeologist), Director, Anthropological Studies Center.

CONTENTS

INTRODUCTION AND SUMMARY 1

REGULATORY CONTEXT 1

PROJECT AREA AND STUDY AREA 2

Geological and Ecological Setting 4

RECORDS SEARCH AND LITERATURE REVIEW 4

Methods 4

Results of Records Search 5

Recorded Cultural Resources in the Project Area 5

Recorded Cultural Resources in the Study Area 6

Recorded Cultural-Resource Studies in the Project Area 6

Recorded Cultural-Resource Studies in the Study Area 6

Resultsof Literature Review 8

Ethnographic Overview 8

Prehistoric Overview 8

Historic-era Overview 9

Portola Expedition 9

Early Euro-American Settlement 9

Agency and Tribal Communication 10

Sensitivity for Buried Archaeological Resources 10

Potential for Archaeological Resources 10

PEDESTRIAN ARCHAEOLOGICAL SURVEY 11

Methods 11

Results of Pedestrian Survey 11

AUGER TESTING 12

Methods 12

Results of Auger Testing 14

CONCLUSIONS 14

ENCOUNTERING UNRECORDED ARCHAEOLOGICAL Resources 14

Encountering Human Remains 15

REFERENCES CITED 16

Figures

FIGURE 1. LOCATION OF THE PROJECT AREA AND STUDY AREA. 3

FIGURE 2. PROJECT AREA, LOOKING NORTH FROM EDGE OF PROPERTY 12

FIGURE 3. LOCATION OF AUGER-TESTING UNITS. 13

Tables

Table 1. Recorded cultural resources in the Study Area. 6
Table 2. Recorded cultural-resource studies in the Study Area 6

Appendices

Appendix A: NAHC/Organization Correspondence
Appendix B: Auger Logs

INTRODUCTION AND SUMMARY

The Anthropological Studies Center (ASC) of Sonoma State University conducted an archaeological-resources study of a 10,700 sq. ft.-square-foot (0.24-acre) parcel on Miramar Drive, in the community of Miramar, City of Half Moon Bay, San Mateo County at the request of Philomena LLC, the owner of the property. It was completed as part of the environmental review documentation required by the County of San Mateo Planning and Building Department pursuant to the California Environmental Quality Act of 1970 (CEQA), including the recent amendments to it by Assembly Bill 52. The proposed project includes the construction of a single-family house on the property.

The archaeological-resources study comprised five main parts: a records and literature search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS), administered by the California Office of Historic Preservation (CA-OHP); a further literature review of publications, files, and maps at ASC and online for ethnographic, historic-era, and prehistoric resources and background information; communication with the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File and contact information for the appropriate tribal communities, which ASC then contacted regarding the project; a pedestrian archaeological survey of the parcel; and a program of auger testing for subsurface deposits. Based on the results of this study, this report concludes with an assessment of the potential for surficial and buried archaeological resources in the project area.

ASC Staff Archaeologist Michael Newland conducted the records and literature search at the NWIC on 29 July 2016, supplemented by further literature review at ASC and online. Michael Newland also handled the NAHC contacts and carried out the pedestrian archaeological field survey of the parcels on 1 August 2016.

The records search found no previously recorded cultural resources on the parcel. The pedestrian archaeological survey and the auger-testing program identified no archaeological resources on the property.

REGULATORY CONTEXT

The California Environmental Quality Act (CEQA) regulates discretionary projects proposed to be carried out or approved by public agencies of the state of California or political subdivisions of the state, whether directly undertaken by the agency, undertaken by a person supported, in whole or in part, by the agency; or involving the issuance of a lease, permit, license, certificate, or other entitlement for use by the agency, which may directly or indirectly cause a physical change in the environment (California Public Resources Code (PRC), Division 13, §21063, §21065, and §21080). A project "that may cause a substantial adverse change in the significance of an historical resource" is considered one

that "may have a significant effect on the environment" (California Code of Regulations [CCR] Title 14, Chapter 3, §15064.5[b]).

A historical resource under CEQA (also called a cultural resource [14 CCR Appendix A]) is "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California . . . Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources [CRHR]" (CCR §15065.5[a][3]). The eligibility criteria for listing cultural resources, both archaeological and historical, in the CRHR are defined in CRHR publications (CA-OHP 1998) and in the CEQA guidelines (CCR §15064.5).

Any resource that is eligible for listing in the California Register must be given consideration under the CEQA process (PRC §21084.1; CCR §15064.5; CCR §15021); adverse effects to cultural resources eligible for listing on the CRHR must be avoided or the effect must be mitigated (CCR §15021).

The first step in satisfying these regulations is to ascertain whether any historical resource might be affected by the activity. The present archaeological resources study is intended to facilitate compliance with this requirement by identifying any previously recorded or currently observable archaeological resources that might be affected, and by assessing the likelihood of encountering currently unknown resources in the course of the activity.

PROJECT AREA AND STUDY AREA

The Project Area (Figure 1) comprises two adjacent parcels on 3rd Avenue, Half Moon Bay that total 10,700 square feet (0.24 acre). It lies within unsectioned land within the Rancho Corral de Tierra (Palomares) land grant of Township 5 North, Range 5 West, Mt. Diablo Base and Meridian, as depicted on the United States Geological Survey (USGS) Half Moon Bay, California 7.5-minute topographic quadrangle map (USGS 1991). Elevation is between approximately 40 and 60 feet above mean sea level.

The Project Area borders the southern bank of the Arroyo de en Medio and consists of an undeveloped parcel. The Study Area for reports (Figure 1) comprises the Project Area and a 0.2-mile-wide strip along the Arroyo de Medio to a distance of 0.5 mile from the ocean edge inland, deemed sufficient to capture any recorded resources likely to be affected by the project, to provide contextual background, and to indicate the potential for unknown resources in the Project Area based on the sensitivity of this landform. The Study Area for site records extends 0.5 mile from the Project Area.

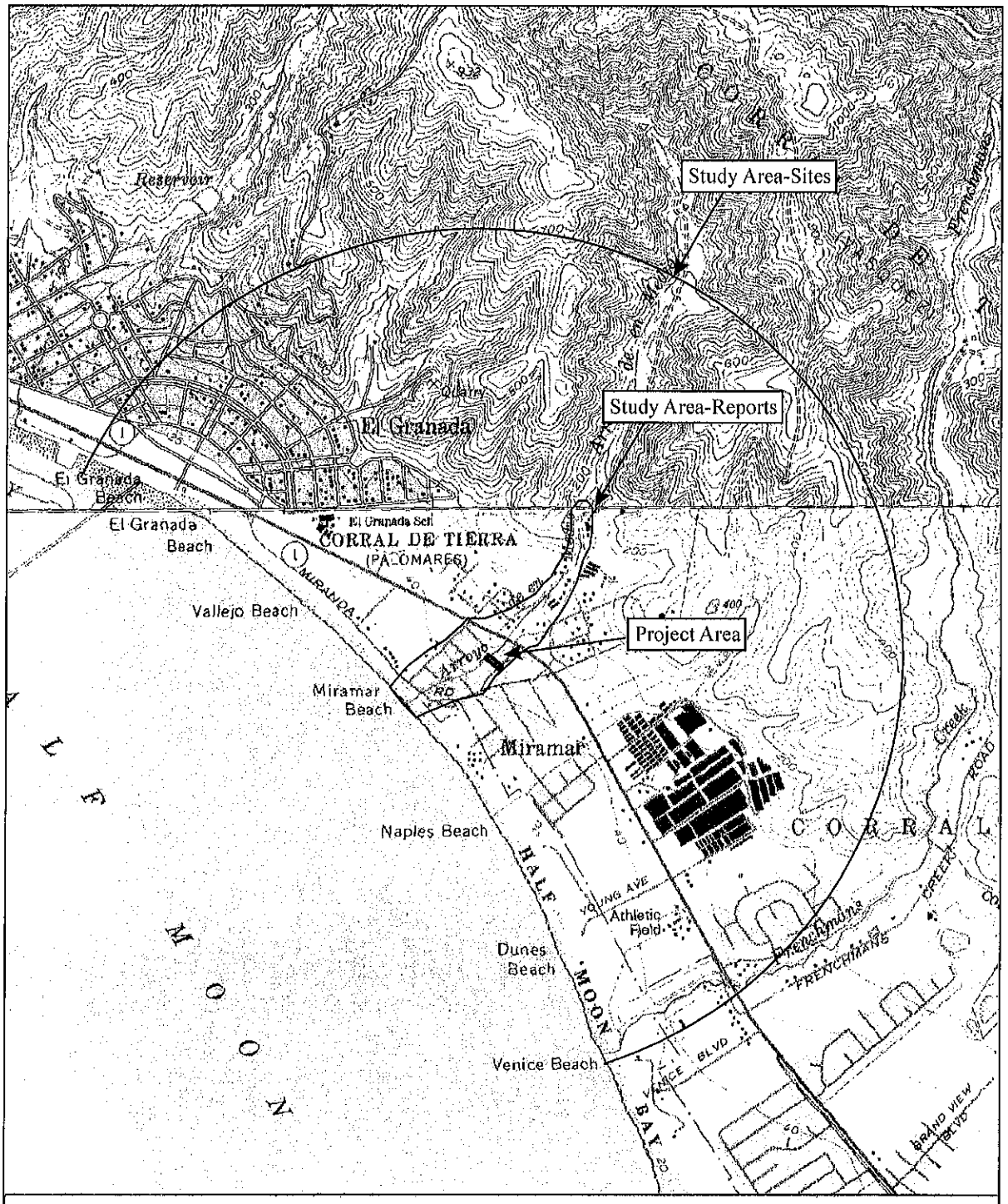


Figure 1. Project Area and Study Areas Map
Archaeological Resources Study of 365 Miramar Drive
Half Moon Bay, San Mateo County, California

Half Moon Bay, Calif. (1991) and Montara Mountain, Calif (1956, pr 1980)

GEOLOGICAL AND ECOLOGICAL SETTING

The Project Area and Study Area rest on undifferentiated Holocene alluvial fan deposits (Knudsen et al. 2000; Witter et al. 2006). The soils are of the Watsonville-Elkhorn-Tierra land complex, a well-drained, shallow, silty sandy loam soil that extends 18 to 39 inches below the surface before reaching decomposing bedrock (United States Department of Agriculture 2016). The slope for this soil profile is nearly level to slightly sloping, ranging from 5 to 10 percent.

The natural vegetation in the Study Area in historical times has been California coastal prairie and scrub. The prairie is somewhat open and occasionally dense expanses of a medium tall bunchgrass, dominated by oatgrass (*Danthonia californica*) and red fescue (*Festuca rubra*). The coastal scrub habitat is characterized by medium-tall bunchgrass and broad-leaved evergreen shrubs, primarily coyote brush (*Baccharis pilularis)* (Küchler 1977).

Current vegetation in the Project Area is low grasses that have been mowed to the point where most of the property is exposed dirt. Historically, the Project Area vegetation was consistent with a Coastal Prairie-Scrub Mosaic (*Baccharis, Dantonia-Festuca*), which includes: coastal prairie (dominated by *Danthonia-Festuca*), which is made up of low-to-medium-height perennial bunchgrasses and forbs that grow up to 20 and 4 inches, respectively, and coastal scrub (dominated by *Baccharis pilularis* ssp. *consanguinea*), which is made up of dense, broad-leaved evergreen shrubs, subshrubs, vines, forbs, and graminoids that grow up to 12-20 inches high (Küchler 1977:30-31).

RECORDS SEARCH AND LITERATURE REVIEW

This study began with a records search and literature review in order to (1) determine whether cultural resources had been recorded within or near the Project Area; (2) assess the likelihood of unrecorded archaeological resources existing in the Project Area, based on archaeological, ethnographic, and historical documents and literature, and on the distribution and environmental setting of nearby sites; and (3) develop regional background and context information to aid in identifying resources and making preliminary assessments of them.

METHODS

Prior to the pedestrian archaeological survey, ASC Staff Archaeologist Michael Newland conducted a records search and literature review on 29 July 2016 at the NWIC. The NWIC at Sonoma State University in Rohnert Park, California, is administered by the State of California Office of Historic Preservation (CA-OHP) as part of the system that maintains the California Historical Resources Information System (CHRIS), the official state repository

for records and reports on historical resources, including archaeological resources. The NWIC's records cover an 18-county area that includes San Mateo County. Additional research was conducted using maps, files, reports, and publications at ASC and online.

The records search and literature review examined the following documents:

- NWIC maps (USGS 7.5-minute topographic maps with NWIC annotations), to identify recorded archaeological sites, recorded archaeological surveys, and recorded historic-era resources of the built environment (buildings, structures, and objects) within the Study Area.
- Site records and study reports on file at the NWIC corresponding to those marked on the NWIC maps within the Study Area.
- The California Department of Parks and Recreation's (1976) *California Inventory of Historic Resources* and the OHP's (2012) *Historic Properties Directory* (HPD, updated 5 April 2012), to identify California Historical Landmarks, California Points of Historic Interest, and California historic properties that are listed in, or determined eligible for listing in, the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) located within the Study Area. This edition of the HPD includes the most updated consolidated listings of these registries available.
- Historic-era maps (*diseños*, General Land Office maps, and 19th- and early-20th-century USGS 15- and 7.5-minute topographic maps), to identify additional historic-era buildings, structures, objects, and areas of archaeological sensitivity located in or near the Study Area.
- *Handbook of North American Indians, Volume 8: California* (Heizer 1978) to identify ethnographic village locations in or near the Study Area.
- Online resources including historical map collections, the United States Department of Agriculture (USDA) Web Soil Survey website, United States Geological Survey online map and geological information, websites of local historical museums and societies, tribal websites, and subject-specific search results.

RESULTS OF RECORDS SEARCH

The records search identified four recorded cultural resources in the Cultural Resources Study Area, none of which are in the Project Area.

Recorded Cultural Resources in the Project Area

The records search identified no previously recorded cultural resources within the Project Area.

Recorded Cultural Resources in the Study Area

The records search identified four prehistoric cultural resources outside the Project Area, but within the 1-mile radius of the Study Area (Table 1).

Table 1. Recorded cultural resources in the Study Area.

Primary No.	Trinomial	Era	OHP Status	Description	Recorder	Relation to Project Area
P-41-000140	CA-SMA-138	Prehistoric	Not evaluated	Shell midden	Hines and Rivers 1985	1 mile south
P-41-000143	CA-SMA-141	Prehistoric	Not evaluated	Shell midden, noted as possible habitation site	Melandry and Gardener 1982	1 mile southeast
P-41-000151	CA-SMA-149	Prehistoric	Not evaluated	Shell midden and lithic concentration	Bourdeau 1997	0.10 mile northwest
P-41-000429	CA-SMA-340	Prehistoric	Not evaluated	Lithic and shell concentration	Clark 1993	1 mile southeast

Recorded Cultural-Resource Studies in the Project Area

The records search identified no previously recorded cultural-resource studies that included any of the Project Area.

Recorded Cultural-Resource Studies in the Study Area

The records search identified 27 recorded cultural-resource studies outside the Project Area but within the Study Area defined on Figure 1 (Table 2).

Table 2. Recorded cultural-resource studies in the Study Area.

Study No.	Date	Author	Relation to Project Area	Findings
S-18399	1996	Cartier et al.	0.05 miles northwest of the Project Area	None
S-3121	1979	Chaloupka	0.10 miles northwest of the Project Area	Auger tests of an impacted section of CA-SMA-149 found no cultural remains
S-19510	1997	Clark	0.05 miles northwest of the Project Area	None
S-22653	2000	Clark	0.10 miles southwest of the Project Area	None
S-9376	1987	Cartier	0.07 miles southwest of the Project Area	None
S-23897	2001	Desmond	0.1 mile east of the Project Area	None
S-21452	1987	Hylkema	0.1 mile southwest of the Project Area	None
S-20197	1998c	Clark	0.07 miles southwest of the Project Area	None
S-20484	1998a	Clark	0.10 miles southwest of the Project Area	None
S-17649	1995	Clark	0.10 miles northwest of the Project Area	Discovered and recovered one burial during construction over a portion of CA-SMA-149
S-9569	1988	Bourdeau	0.07 mile southwest of the Project Area	None

S-10539	1989	Clark	0.1 mile west of the Project Area	None
S-10671	1988	Baker and Smith	0.15 mile west of the Project Area	None
S-13714	1992	Clark	0.15 mile southwest of the Project Area	None
S-18864	1997a	Bourdeau	0.08 mile northeast of the project Area	Component of CA-SMA-149 identified
S-19214	1997b	Bourdeau	0.08 mile northeast of the project Area	Monitoring finds at CA-SMA-149
S-19221	1997c	Bourdeau	0.08 mile northeast of the project Area	Components of CA-SMA-149 identified
S-21450	1999b	Clark	0.13 mile southwest of the Project Area	None
S-22252	1998	Clark	0.01 mile south of the Project Area	None
S-22392	1999a	Clark	0.18 mile southwest of the Project Area	None
S-22585	2000a	Clark	0.12 mile east of the Project Area	None
S-22586	2000b	Clark	016 mile northeast of the Project Area	None
S-14107	1992	Clark	0.10 miles northwest of the Project Area	Test excavations and augering at CA-SMA-149 identified shell midden and sparse lithic artifacts
S-22382	1999	Losee	0.08 mile south of the Project Area	None
S-24405	2001	Clark	0.11 mile southwest of the Project Area	None
S-3112	1979	Brown and Landry	0.10 miles northwest of the Project Area	Referred to CA-SMA-149, but did not investigate it
S-3113	1979	Chaloupka	0.10 miles northwest of the Project Area	Monitoring recommendations for CA-SMA-149 do not mention any investigation
S-3114	1979	Clark and Holman	0.10 miles northwest of the Project Area	Mitigation recommendations for CA-SMA-149 do not mention any investigation
S-18395	1995	Cartier	0.05 mile northwest of the Project Area	None
S-11974	1989	Cartier	0.08 mile east of the Project Area	None

RESULTSOF LITERATURE REVIEW

The literature review provides context for cultural resources in the region.

Ethnographic Overview

The Study Area is within the northern area of the territory occupied at the period of European contact by people collectively called the Ramaytush Ohlone by ethnographers. The term Ohlone includes several distinct groups who spoke separate languages within the Costanoan language family, the speakers of which included populations from the southern and eastern San Francisco Bay areas to south of Monterey Bay and east into the Coast Range (Levy 1978:485). The primary sociopolitical unit appears to have been the multi-village tribelets that characterized much of California (Levy 1978:487). The recorded villages closest to the Project Area were *?Olxon* to the south near Half Moon Bay and *Kotxen* to the north near La Granada.

The Ohlone hunted and gathered plants in a variety of environments. Their territory included both coastal and open-valley environments. The latter provided a wide variety of resources, including acorns, grass seeds, bulbs and tubers, deer, elk, antelope, several bird species, rabbits, and other small mammals. Marine foods were particularly important. Ohlone captured surf and bay fish, bullhead, steelhead, and salmon, and gathered shellfish, including mussels and clams, from rocks and beaches (Levy 1978:491).

Prehistoric Overview

Fredrickson (1974a) outlined an analytical framework for interpreting the prehistory of the San Francisco Bay and North Coast Ranges that divides human history in California into three broad periods: The Paleoindian period, the Archaic period, and the Emergent period. It differentiates cultural units based on sociopolitical complexity, trade networks, population, and the introduction and variations of artifact types. The scientific significance of prehistoric sites rests partly on their ability to help archaeologists explain the reasons for these changes in different places and at different times in prehistory. With minor revisions (Fredrickson 1994), this scheme remains the dominant framework for prehistoric archaeological research in the region.

The Paleoindian period (10,000 to 6,000 B.C.) was characterized by small, highly mobile groups occupying broad geographic areas. During the Archaic period, subdivided into the Lower Archaic (6000 to 3000 B.C.), Middle Archaic (3000 B.C. to 500 B.C.), and Upper Archaic (500 B.C. to A.D. 1000), some groups may have remained mobile, while others began to establish longer-term base camps in places from which a more diverse range of resources could be exploited. The addition of milling tools and concave-base projectile points of obsidian and chert, together with the occurrence of sites in a wider range of environments, suggest that the economic base had become more diverse. By the Upper Archaic, mobility was being replaced by a more sedentary adaptation. With the development of numerous small villages, the beginnings of a more complex society and

economy began to emerge. During the Emergent period (A.D. 1000 to 1800), social complexity developed toward the ethnographic pattern of large, central villages where political leaders resided, with associated hamlets and specialized activity sites. Artifacts associated with the Emergent period include the bow and arrow, small corner-notched points, mortars and pestles, and a diversity of beads and ornaments.

Historic-era Overview

The historic era began at different times in different parts of California, as Euro-Americans moved into regions where indigenous populations had been reduced or eliminated completely by waves of Old World diseases that preceded them. Subsequent government policies and ad-hoc vigilante efforts by settlers led to forced removals and violence towards local indigenous communities, resulting in new, mostly immigrant communities embedded in the new economies of ranching, timber harvesting, and farming.

Portola Expedition

The first known Euro-American exploration in the vicinity of the Study Area was likely that of the Portola expedition, which passed east and south of the Study Area in 1769 as they hiked north along the California coast to find Monterey Bay. The expedition failed to recognize Monterey Bay and continued past it, but on November 2, a hunting party discovered the inner San Francisco Bay from a peak on Sweeny Ridge, some 2 miles east of the Project Area (Hoover et al. 1990:369). The expedition crossed Sweeny Peak and travelled east to explore the southern San Francisco Bay area.

Early Euro-American Settlement

The stretch of coastline between Pedro Mountain and Pilarcitos Creek was divided into extensive horse and ox ranches during the late 1700s and early 1800s. The Rancho Corral de Tierra was granted in two parts, the first of which was given to Josefa Haro de Guerrero, the widow of Francisco Guerrero Palomares in the 1860s; some sources place it earlier in time, during the 1830s and 40s (Dietz and Jackson 1970:22; Hoover et al. 1990:372). The Project Area lies within this earlier portion of the Rancho Corral de Tierra grant, on the northern bank of the Arroyo de en Medio, which, as the name suggests, ran in between the two portions of the land grant.

James Johnston, a Scottish immigrant, arrived in California in 1849 and made a fortune in business enterprises in San Francisco. He established a large cattle ranch near the current location of Half Moon Bay, starting work on a large home there by 1853. Johnston and his brothers were involved in a variety of local businesses and held a number of public offices during the mid- and late 1800s (Dietz and Jackson 1970:24-25). The town plat for what was then known as Spanishtown was laid out and initial plots sold during the 1860s; the name was later changed to Half Moon Bay (Dietz and Jackson 1970:36). Stage lines reached the area in the 1860s, and a whaling station was established at Pillar Point, roughly two miles to the south (Dietz and Jackson 1970:30, 31).

A number of agricultural enterprises were launched throughout the second half of the 19th century, particularly emphasizing potato and flax, but they did not survive. The discovery of oil in the Purisima area in 1880s led to a flurry of claims, but this industry, too, was short-lived (Dietz and Jackson 1970:38).

AGENCY AND TRIBAL COMMUNICATION

ASC contacted the Native American Heritage Commission (NAHC) on 26 July 2016, requesting a review of the Sacred Lands File for information on Native American cultural resources in the project area. On 1 August 2016, the NAHC responded stating that the Sacred Lands File search was negative, and provided a list of groups and individuals who may wish to be contacted about the project. On 4 August, Michael Newland sent letters to individuals identified on the NAHC contact list alerting them to the project and requesting information about resources in the Project Area. (See Appendix for these documents). As of this report date, no responses have been received.

SENSITIVITY FOR BURIED ARCHAEOLOGICAL RESOURCES

The likelihood that an area includes surface or buried archaeological remains is referred to as its archaeological sensitivity. Landform and physical processes play fundamental roles in the creation, preservation, burial, and eventual discovery of archaeological sites in much of California (Meyer and Rosenthal 1997; Rosenthal and Meyer 2004).

Although the presence of known archaeological sites is an indicator of the sensitivity of the general landscape, the results of the records search and NAHC review of the Sacred Lands File reflect only available information on resources that have already been documented. Predictions of an area's sensitivity are based on additional factors, including geological and soil conditions determined from maps and environmental factors based on terrain surface modeling (Meyer et al. 2011: 126).

The Project Area lies on Holocene alluvial fan deposits (Witter et al. 2006). The age and composition of these deposits affects their potential to contain prehistoric buried sites. Landforms that developed in the Holocene may contain buried archaeological remains, as they formed during the time that humans were present. Due to the presence of known archaeological sites near the Arroyo de en Medio corridor, the overall sensitivity for buried archaeological resources in the Holocene deposits that characterize the Project Area is **High**.

POTENTIAL FOR ARCHAEOLOGICAL RESOURCES

The presence of four prehistoric sites within one mile of the Project Area indicate that the sensitivity for similar archaeological remains on the surface of the Project Area is **high**. As discussed above, the sensitivity of the Project Area for buried archaeological resources is

high. Historical research and the absence of known historic-era resources within one mile of the Project Area, despite the numerous cultural-resources studies that have sought them in the Study Area, indicate that the potential for historic-era archaeological resources to be found on the surface within the Project Area is **low**.

PEDESTRIAN ARCHAEOLOGICAL SURVEY

Following the records search and literature review, ASC staff conducted a pedestrian archaeological survey of the Project Area in order to (1) identify prehistoric and historic-era archaeological resources visible on the surface, and (2) assess the likelihood that additional resources not currently visible on the surface exist in the Project Area.

METHODS

Michael Newland, ASC Staff Archaeologist, conducted a pedestrian archaeological survey of the entire 0.24-acre Project Area on 27 June 2016. He walked parallel linear transects separated by about 15 feet, examining the ground surface for archaeological artifacts and features. Ground visibility was uniformly excellent, with near 100% visibility. In addition, the surveyor was prepared to note historic era buildings and structures at a basic level, although none were encountered.

RESULTS OF PEDESTRIAN SURVEY

The pedestrian archaeological survey found no evidence of archaeological resources on the surface or in soil brought to the surface by burrowing rodents. A few fragments of concrete and modern refuse were seen; as no buildings are known to have ever existed here on this lot, this fragments suggest that fill may have been imported to the site.

Figure 2. Project area, looking north from edge of property (photo accession # 1603-01).

AUGER TESTING

In consideration of the proximity of CA-SMA-138, -141, -149, and -340, and the nature of the area as a depositional environment, the author conducted a program of subsurface survey using auger testing to determine if buried archaeological deposits were present.

METHODS

The author placed four auger-testing units through the center of the parcel (Figure 3; Appendix B). Each unit was placed 33 feet apart, with the north and south ends of the auger line near the edges of the property. Each auger test was taken to approximately 4 feet below surface, i.e. to the extent that the auger could reach with standard 4 ft. rod. auger tests were excavated by hand using a post-hole auger and documented with notes describing the soil stratigraphy in 7-inch arbitrary levels. The excavated material was passed through a 1/4-inch screen to separate any cultural remains such as shell, bone, or lithic fragments.

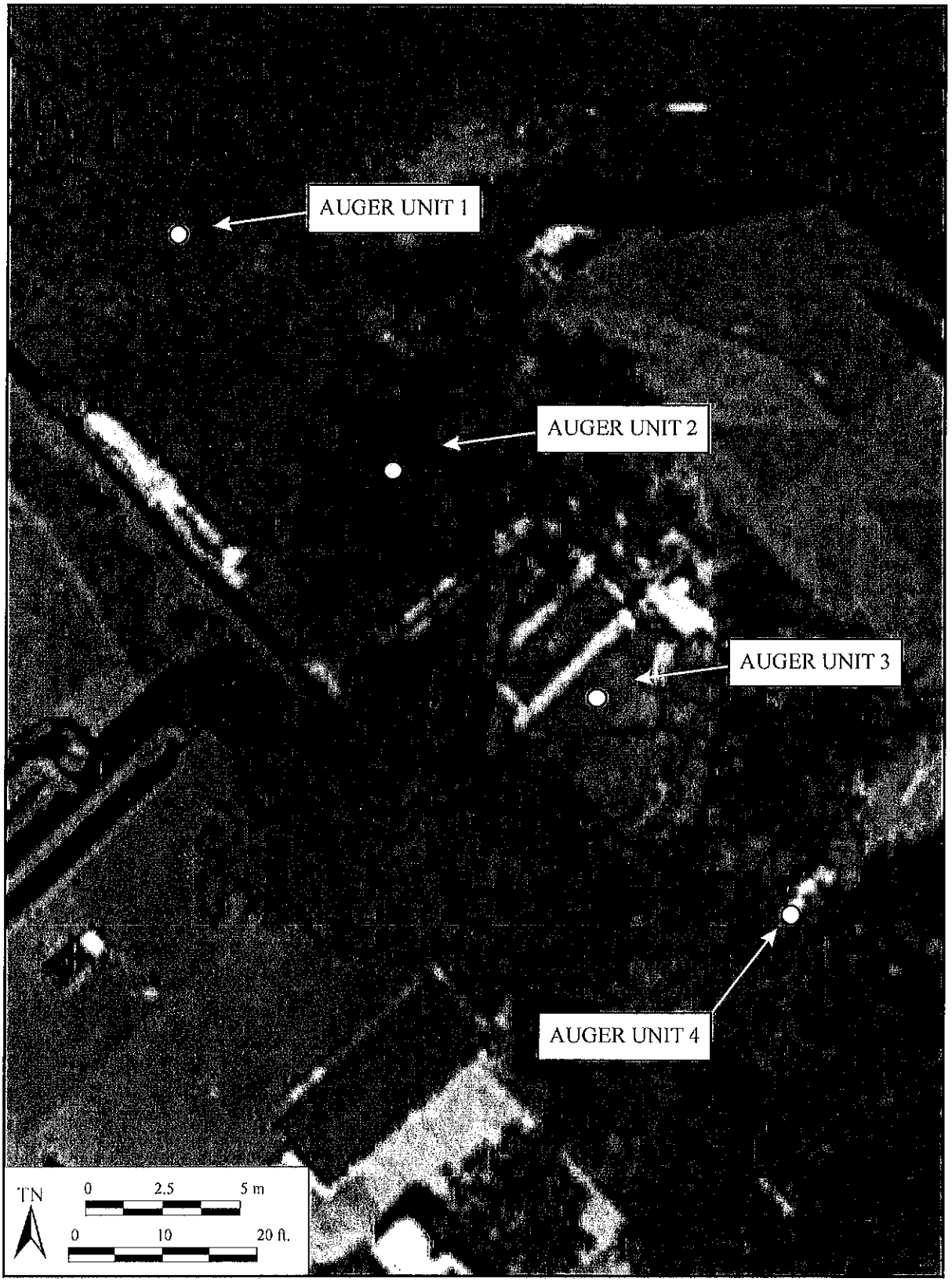


Figure 3. Location of auger units, 365 Miramar Drive, Half Moon Bay.
(Aerial image from Google Earth, imagery dated 5 April 2016)

RESULTS OF AUGER TESTING

No evidence of archaeological deposits was found in any of the auger-testing units. A few pieces of modern refuse were found in some of the upper levels, consistent with the interpretation of the upper part of the site being mixed fill. In only one case was an obstruction met, likely a tree root, near the maximum depth achievable with the auger equipment. The stratigraphy throughout consisted of loam or clay loam of varying moisture content, with the exception of the lowest level of the unit closest to the creek being sandy loam. This corresponds with the flat, low-lying terrain and steep slope up to the upper terrace to suggest that this landform is a flood terrace of the arroyo. Such a geomorphologically active location would not be likely to accumulate in-situ archaeological remains.

CONCLUSIONS

The records and literature search identified no previously recorded cultural resources in the Project Area. No information has been received from the NAHC or the Native American people on the list of contacts provided by the NAHC that suggests the presence of cultural resources in the Project Area. While background research indicates sensitivity for prehistoric archaeological resources within the Project Area, no evidence of archaeological deposits was found on the surface in the pedestrian survey, in the sidewalls of a trench adjacent to the Project Area, in a cleared natural cut within the Project Area, or in any of the auger-testing units. The entire parcel appears to consist of alluvial deposits mixed with local fill.

In sum, while the corridor on either side of the Arroyo de en Medio in general should be considered sensitive for archaeological resources, the current Project Area does not appear to contain any. Local geomorphology suggests that buried archaeological resources are unlikely to be present in the upper portions of the deposits in these parcels.

ENCOUNTERING UNRECORDED ARCHAEOLOGICAL RESOURCES

There is a low possibility that unrecognized surficial resources or subsurface archaeological deposits are present within the Project Area. Prehistoric and historic-era resources may be obscured by colluvium, alluvium, vegetation, or other factors.

If concentrations of prehistoric or historic-era materials are encountered during project activities, it is recommended that all work in the immediate vicinity stop until a qualified archaeologist can evaluate the finds and make recommendations.

Prehistoric materials might include obsidian and/or chert flaked-stone tools such as projectile points, knives, or scrapers; the debris from making, sharpening, and using them ("debitage"); culturally darkened soil containing shell, dietary bone, heat-altered rock, and

carbonized plant material ("midden"); or stone milling equipment such as mortars, pestles, handstones, or milling slabs.

Historic-era materials might include adobe, stone, brick, or concrete footings or walls; buildings or other remains with cut nails; filled privies or wells; or deposits of metal, glass, and/or ceramic artifacts.

ENCOUNTERING HUMAN REMAINS

While there is no indication of human remains within the Project Area, the possibility of encountering archaeological resources that contain human remains cannot be discounted. Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. If human remains are encountered, work must halt in the vicinity and, as required by law, the County Corner must be notified immediately. At the same time, an archaeologist should be contacted to evaluate the situation.

If human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of that determination. The Commission then notifies the Most Likely Descendant, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

REFERENCES CITED

Baker, Suzanne, and Michael Smith

1988 *Archaeological Reconnaissance of the Hutchins Property, Parcel No. 048-015-120, Miramar, California.* Prepared for Josh Hutchins, El Granada, California.

Bourdeau, Larry F.

1988 *Results of Phase I Archaeological Reconnaissance with Recommendations for Cultural Resource Management, 468 Alameda Avenue Project Parcel, APN 048-052-110, Town of Miramar, San Mateo County, California.* Pacific Museum Consultants, Boulder Creek, California. Prepared for Martin Falvey, South San Francisco, California.

1997a *Results of Phase I Archaeological Reconnaissance with Recommendations for Cultural Resource Management, APN 048-033-180, Medio Road at Second Street, Miramar Tract, City of Half Moon Bay, San Mateo County, California.* Pacific Museum Consultants, Boulder Creek, California. Prepared for Martin Falvey, South San Francisco, California.

1997b *Results of Archaeological Monitoring, with Recommendations for Cultural Resource Management, APN 048-033-180, Medio Road at Second Street, Miramar Tract, City of Half Moon Bay, San Mateo County, California.* Pacific Museum Consultants, Boulder Creek, California. Prepared for Martin Falvey, South San Francisco, California.

1997c Archaeological Monitoring at APN 048-033-180, Medio Road at Second Street, Miramar Tract, City of Half Moon Bay, San Mateo County, California. Letter report sent to Martin Falvey dated 27 May 1997. Pacific Museum Consultants, Boulder Creek, California.

California Department of Parks and Recreation

1976 *California Inventory of Historic Resources.* State of California Department of Parks and Recreation, Sacramento, California.

California Office of Historic Preservation (CA-OHP)

1998 *California Register of Historical Resources (CRHR).* State Office of Historic Preservation, Sacramento, California.

2012 *Historic Properties Directory Listing by City* (through 5 April 2012). State Office of Historic Preservation, Sacramento, California.

Cartier, Robert

1987 *Cultural Resource Evaluation of the Freeman Property, in the Town of Miramar, County of San Mateo.* Archaeological Resource Management, San Jose, California. Prepared for Heather Troussman.

1989 *Cultural Resource Evaluation of a Parcel on Furtado Lane, in the County of San Mateo.* Archaeological Resource Management, San Jose, California. Prepared for Forrest Luck, El Granada, California.

1995 *Cultural Resource Evaluation of an Area of Land on Medio Avenue, in the County of San Mateo.* Archaeological Resource Management, San Jose, California. Prepared for the Sally Family Revocable Trust, Toms River, New Jersey.

1996 *Archaeological Resting Program Evaluation for an Area of Land on Medio Avenue, in the County of San Mateo.* Archaeological Resource Management, San Jose, California. Prepared for the Sally Family Revocable Trust, Toms River, New Jersey.

Chaloupka, Chris L.

1979 San Mateo Mid-Coastline Project No. C-06-1022-110, Intertie Pipeline, Archaeological Site SMA-149. Letter sent to Fred Mortinsen, City Manager, Half Moon Bay, California, dated 31 August 1979. California Department of Water Quality, Sacramento.

Clark, Matthew

1989 *Initial Archaeological Reconnaissance of the Neumann Property, 425 Alameda Avenue, Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Ralph and Sharron Neumann, Half Moon Bay, California.

1992 *Archaeological Reconnaissance of the Murphy Property, Proposed Location of the Galway Bay Inn, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Jacobsen & Associates, Half Moon Bay, California.

1997 *An Archaeological Reconnaissance of the Lands of McGuirk on 3rd Avenue, in the Community of Miramar (APN 048-042-220) San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Patrick McGuirk, South San Francisco, California.

1998a *An Archaeological Reconnaissance of a Portion of the English Parcel (048-061-120) at 305 Miramar Avenue, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Samuel English, Half Moon Bay, California.

1998b *An Archaeological Reconnaissance of Parcel 048-054-130, on Miramar Drive, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Fredrick Herring, Redwood City, California.

1998c *An Archaeological Reconnaissance of a Portion of the Welch Parcel (048-054-090) at 340 Miramar Avenue, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for David Welch, Montara California.

1999a *An Archaeological Reconnaissance of Parcel 048-014-130 at Mirada Road and Medio Avenue, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Dan Floyd, Capitola, California.

1999b *An Archaeological Reconnaissance of the Dyball Parcels (048-052-050 &048-052-060) at 239 Mirada Road, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Christopher and Mary Dyball, Half Moon Bay, California.

2000a *An Archaeological Reconnaissance of Parcel 048-0560-070, on Lee Avenue in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Trula Floyd, Half Moon Bay, California.

2000b *An Archaeological Reconnaissance of a Portion of the Harris Parcel (048-061-120) at 485 Miramar Drive, in the Community of Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for David Harris, Half Moon Bay, California.

2001 *An Archaeological Reconnaissance of the Mitchell Property (048-052-024) on Mirada Road in Miramar, San Mateo County, California.* MRC Consulting, El Granada, California. Prepared for Michael Mitchell, Burlingame, California.

Clark, Matthew, and Miley Holmann
1979 San Mateo Coastside Project No. C-06-1022-110, Intertie Pipelines. Letter report sent to Joseph Pope, State Water Resources Control Board, Sacramento, dated 17 September 1979.

Desmond, Lawrence G.
2001 *Report of a Cultural Resources Inventory at 415 Miramar Drive, Half Moon Bay, San Mateo County, California 94019.* Lawrence G. Desmond, Palo Alto, California. Prepared for Brian and Tammy Von Almen, Half Moon Bay, California.

Dietz, Stephen, and Tom Jackson
1975 *An Archaeological Assessment of the Proposed Fitzgerald Marine Reserve Additions.* Archaeological Consulting and Research Services, Mill Valley, California. Prepared for the County of San Mateo Parks and Recreation Department, Redwood City, California.

Fredrickson, David
1974 Cultural Diversity in Early Central California: A View from the North Coast Ranges. *Journal of California Anthropology* 1(1):41-53.
1994 Archaeological Taxonomy in Central California Reconsidered. In *Toward a New Taxonomic Framework for Central California Archaeology: Essays by James A. Bennyhoff and David A. Fredrickson*, assembled and edited by Richard E. Hughes, pp. 91-103. Contributions of the University of California Archaeological Research Facility No. 52. Berkeley, California.

Government Land Office
1860 Plat Map for Rancho Corral de Tierra (Palomares). On file, Northwest Information Center, California Historical Resources Information System, Sonoma State University, Rohnert Park, California.

Hoover, Mildred Brooke, Hero Eugene Rensch, Ethel Grace Rensch, and William N. Abeloe
1990 *Historic Spots in California.* Fourth edition, revised by Douglas E. Kyle. Stanford University Press, Stanford, California.

Hylkema, Mark
1987 Archaeological review of Land Parcel. Letter report sent to Tom Lopez dated 5 September 1987. Archaeological Consulting and Research Services, Inc.

Jackson, Tom, and Steve Dietz
1970 *An Archaeological and Historical Reconnaissance of a Portion of the San Mateo County Coastside.* Robert E. Schenk Archives of California Archaeology 6, Society for California Archaeology, San Francisco, California.

Küchler, A.W.
1977 *The Map of the Natural Vegetation of California.* University of Kansas, Lawrence, Kansas.

Landry, Diane
1979 Letter in reference to CA-SMA-149. Letter report sent to Hans Kreutzberg, State Office of Historic Preservation, Sacramento, dated 18 September 1979.

Levy, Richard
1978 Costanoan in *California*, edited by Robert F. Heizer, pp. 485–495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Losee, Carolyn
1999 Archaeological Survey for Impink Property, APN No. 048-056-160; Negative Results. Letter report sent to Wayne Impink, El Granada, California, dated 24 September 1999. Phase One Archaeology, San Francisco, California.

Meyer, J., and J.S. Rosenthal
1997 *Archaeological and Geoarchaeological Investigations for Stage 2 of the East Sonora Bypass Project State Route 108, Tuolumne County, California*. Anthropological Studies Center, Sonoma State University, Rohnert Park, California. Prepared for Federal Highway Administration, Washington, DC.

Rosenthal, Jeffrey S. and Jack Meyer
2004 *Cultural Resources Inventory of Caltrans District 10 Rural Conventional Highways, Vol. III: Geoarchaeological Study, Landscape Evolution and the Archaeological Record of Central California.* Far Western Anthropological Research Group, Davis, California. Prepared for California Department of Transportation, District 10, Stockton, California.

United States Department of Agriculture (USDA)
2016 Web Soil Survey. USDA Natural Resources Conservation Service. http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (accessed 30 June 2016).

United States Geological Survey (USGS)
1991 *Half Moon Bay, California, Quadrangle Map*. 7.5-minute series. 1:24,000 scale. U.S. Geological Survey, Washington, D.C.

Witter, Robert C., Keith L. Knudsen, Janet M. Sowers, Carl M. Wentworth, Richard D. Koehler, and Carolyn E. Randolph
2006 *Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California.* Version 1.1 United States Geological Survey Open-file Report 2006- 1037, United States Department of the Interior. Digital Database by Carl M. Wentworth, Suzanna K. Brooks, and Kathleen D. Gans. http://pubs.usgs.gov/of/2006/1037 (accessed 30 June 2016).

APPENDIX A

NAHC/Organization Correspondence

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 Fax

August 1, 2016

Newland
Sonoma State

E Mail: newland@sonoma.edu
Number of Pages: 2

RE: 365 Mirimar St., San Mateo

Dear Mr. Newland,

Attached is a list of tribes that have cultural and traditional affiliation to the area of potential project effect (APE) referenced above. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult, as may be required under particular state statutes. If a response has not been received within two weeks of notification, the Native American Heritage Commission (NAHC) requests that you follow-up with a telephone call to ensure that the project information has been received.

The NAHC also recommends that project proponents conduct a record search of the NAHC Sacred Lands File (SLF) at the appropriate regional archaeological Information Center of the California Historic Resources Information System (CHRIS) (http://ohp.parks.ca.gov/?page_id=1068) to determine if any tribal cultural resources are located within the area(s) affected by the proposed action. The SFL, established under Public Resources Code section 5094, are sites submitted for listing to the NAHC by California Native American tribes. The SFL, established under Public Resources Code section 5094, are sites submitted for listing to the NAHC by California Native American tribes. A record search of the SLF was completed for the APE referenced above with negative results. Please note records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of tribal cultural resources. A tribe may be the only source of information regarding the existence of tribal cultural resources.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: frank.lienert@nahc.ca.gov

Sincerely,

Frank Lienert
Associate Governmental Program Analyst

Native American Heritage Commission
Native American Contact List

8/1/2016

Amah MutsunTribal Band
Edward Ketchum,
35867 Yosemite Ave
Davis, CA, 95616
aerieways@aol.com
Costanoan
Northern Valley
Yokut

Amah MutsunTribal Band
Valentin Lopez, Chairperson
P.O. Box 5272
Galt, CA, 95632
Phone: (916)743-5833
vlopez@amahmutsun.org
Costanoan
Northern Valley
Yokut

Amah MutsunTribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road
Woodside, CA, 94062
Phone: (650)400-4806
Fax: (650)332-1526
amahmutsuntribal@gmail.com
Costanoan

Costanoan Ohlone Rumsen-Mutsun Tribe
Patrick Orozco, Chairman
644 Peartree Drive
Watsonville, CA, 95076
Phone: (831)728-8471
yanapvoic@earthlink.net
Costanoan

Costanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909)629-6081
Fax: (909)524-8041
rumsen@aol.com
Costanoan

Esselen Tribe of Monterey County
Tom Little Bear Nason,
38655 Tassajara Road
Carmel Valley, CA, 93924
Phone: (408)659-2153
Costanoan
Esselen

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831)637-4238
ams@indiancanyon.org
Costanoan

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson
P.O. Box 360791
Milpitas, CA, 95036
Phone: (408)314-1898
muwekma@muwekma.org
Costanoan

Ohlone/Costanoan-Esselen Nation
Louise Miranda-Ramirez, Chairperson
P.O. Box 1301
Monterey, CA, 93942
Phone: (408)629-5189
ramirez.louise@yahoo.com
Costanoan
Esselen

Ohlone/Costanoan-Esselen Nation
Christanne Arias, Vice Chairperson
519 Viejo Gabriel
Soledad, CA, 93960
Phone: (831)235-4590
Costanoan
Esselen

The Ohlone Indian Tribe
Andrew Galvan,
P.O. Box 3152
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510)687-9393
chochenyo@AOL.com
Bay Miwok
Costanoan
Patwin
Plains Miwok

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 365 Miramar St.,

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Christanne Arias, Vice-Chairperson
Ohlone/Costanoan-Esselen Nation
519 Viejo Gabriel
Soledad, CA 93960

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Vice-Chairperson Arias

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Rosemary Cambra, Chairperson
Muwekma Ohlone Indian Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairperson Cambra

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA 91766

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairperson Cerda,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3152
Fremont, CA 94539

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Mr. Galvan,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Edward Ketchum
Amah Mutsun Tribal Band
35867 Yosemite Ave.
Davis, CA 95616

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Mr. Ketchum

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928 3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Valentine Lopez, Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairperson Lopez,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 1301
Monterey, CA 93942

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairperson Miranda-Ramirez,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Tom Little Bear Nason
Esselen Tribe of Monterey County
38655 Tassajara Road
Carmel Valley, CA 93924

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Mr. Nason,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Patrick Orozco, Chairman
Costanoan Ohlone Rumsen-Mutsun Tribe
644 Peartree Drive
Watsonville, CA 95076

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairman Orozco,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park, CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA, 95024

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairperson Sayers,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

SONOMA
STATE UNIVERSITY
1801 East Cotati Avenue
Rohnert Park CA 94928-3609

ANTHROPOLOGICAL STUDIES CENTER
707.664.2381 • fax 707.664.4155
www.sonoma.edu/asc

Irenne Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
789 Canada Road
Woodside, CA 94062

5 August 2016

Re: 365 Miramar Drive Project, Half Moon Bay, San Mateo County

Dear Chairperson Zwierlein,

The Anthropological Studies Center (ASC) conducted an archaeological survey of a 0.24-acre parcel (APN 048-054-120) at 365 Miramar St., in Half Moon Bay, San Mateo County as depicted on the Half Moon Bay, California 7.5' topographic map (attached). The proposed project involves the construction of two single family residences. The archaeological study was completed as part of environmental review documentation required by the San Mateo County Planning and Building Department pursuant to the California Environmental Quality Act of 1970. The lead agency, San Mateo County, will consult directly with tribes under Assembly Bill 52.

A records search completed prior to survey indicated that no previously recorded archaeological resources are within the project area; four previously recorded prehistoric archaeological resources are within a 1.0-mile radius surrounding the project area. No resources were found in the project area during our pedestrian surface survey.

We would appreciate any information or concerns that your organization may wish to share with regard to cultural resources within the project area. If you would like to consult with the lead agency, please contact Dennis Aguirre with the County of San Mateo at (650) 363-1867 or daguirre@smcgov.org. If you have concerns or questions, please do not hesitate to give me a call at (707) 664-2734 or contact me via email at newland@sonoma.edu.

Sincerely,

Michael Newland, M.A., RPA
Staff Archaeologist

Enclosures:
Project map

APPENDIX B

Augering Log

PROJECT: MIRAMAR ST., HALF MOON BAY **PC: M. NEWLAND**

PROJECT# NT235 1603 **DATE:8/1/2016**

ALL DEPTHS CENTIMETERS BELOW SURFACE

UNIT 1	DEPTH	DESCRIPTION
	0-20	SLIGHTLY MOIST LOAM, 1 PIECE CUT COW BONE, 1 FRAGMENT WINDOW GLASS, 1 PIECE WHITE IMPROVED EARTHENWARE, 10YR 2/1 BLACK
	20-40	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	40-60	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	60-80	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 1 FRAGMENT CLEAR BOTTLE GLASS, SLIGHTLY HIGHER CLAY CONTENT
	80-100	SLIGHTY MOIST CLAY LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	100-125	TRANSITION TO MOIST SANDY LOAM, 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS, CLOISED AT 125 CMBS

UNIT 2	DEPTH	DESCRIPTION
	0-20	DRY LOAM, FINE ROOTS, 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS
	20-40	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	40-60	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	60-80	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	80-100	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, 0 ARTIFACTS
	100-120	SLIGHTLY MOIST LOAM, 10YR 2/1 BLACK, CLOSED @ 120 CMBS AT ROOT OBSTRUCTION, 0 ARTIFACTS

ASC
ANTHROPOLOGICAL STUDIES CENTER

PROJECT: MIRAMAR ST., HALF MOON BAY **PC: M. NEWLAND**

PROJECT# NT235 1603 **DATE:8/1/2016**

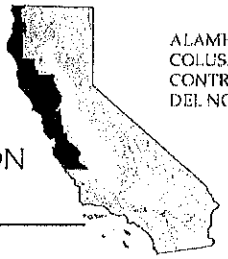
ALL DEPTHS CENTIMETERS BELOW SURFACE

UNIT 3	DEPTH	DESCRIPTION
	0-20	DRY LOAM, ROOTS, 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS
	20-40	DRY LOAM, TRANSITION TO 10 YR 2/1 BLACK, 0 ARTIFACTS
	40-60	DRY LOAM, LOOSE, TRANSITION TO 7.5YR 3/2 DARK BROWN, 0 ARTIFACTS
	60-80	DRY LOAM, 7.5YR 3/2 DARK BROWN, 0 ARTIFACTS, 0 ARTIFACTS
	80-100	DRY LOAM, TRANSITION TO 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS
	100-125	SLIGHTLY MOIST LOAM, 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS, CLOSED AT 125 CMBS

UNIT 4	DEPTH	DESCRIPTION
	0-20	DRY LOAM, ROOTS, 7.5 YR 3/2 DARK BROWN, 0 ARTIFACTS
	20-40	DRY LOAM, 7.5 YR 3/2 DARK BROWN, 0 ARTIFACTS
	40-60	DRY LOAM, TRANSITION TO 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS
	60-80	DRY LOAM, TRANSITION TO 10YR 3/3 DARK BROWN, 0 ARTIFACTS
	80-100	DRY LOAM, TRANSITION TO 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS
	100-125	DRY LOAM, 10YR 3/2 VERY DARK GRAY BROWN, 0 ARTIFACTS, UNIT CLOSED AT 125 CMBS

ASC
ANTHROPOLOGICAL STUDIES CENTER

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

July 27, 2016 File No.: 16-0095

Dennis Aguirre, Project Planner
San Mateo County Planning and Building Division
455 County Center
Redwood City, CA 94063

re: PLN 2016-00014 / Half Moon Bay; APN: 048-054-120 / Philomena, LLC

Dear Mr. Dennis Aguirre,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Previous Studies:

XX This office has record of one previous cultural resource study that may have included the proposed project area, Study # 3082 (Dietz and Jackson 1970) *(see recommendation below).*

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). Due to the passage of time since the previous survey (Dietz and Jackson 1970) and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify cultural resources.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Jillian Guldenbrein
Researcher

cc: Philomena LLC
TC@TCAREYREALTY.com

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

EECAP DEVELOPMENT CHECKLIST

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
1.1	Energy Upgrade California	Participate in an energy retrofit rebate program, to achieve a minimum of 30% energy savings.			X	
1.2	Residential Energy Efficiency Financing	Participate in a residential energy efficiency financing program, to achieve 30% energy savings.			X	
1.3	Low-Income Weatherization	Complete weatherization, to achieve average energy savings of 25%.			X	
1.4	Tree Planting	Tree plantings to shade new or existing homes.	X			X
1.5	Propane Switch	Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps.			X	
2.1	Commercial and Industrial Efficiency	Complete energy efficiency upgrades through third-party programs.			X	
2.2	Commercial Financing	Participate in commercial energy efficiency financing programs, to achieve a minimum of 30% energy savings.			X	
2.3	Institutional Energy Efficiency	Complete energy efficiency retrofits at large institutional facilities.			X	
3.1	Green Building Ordinance	Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards, for all construction projects subject to the Green Building Ordinance.	X			

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
3.2	Green Building Incentives	Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards, regardless of applicability of the Green Building Ordinance.	X			
3.3	Urban Heat Island	Install shading, "cool" surfaces design, and/or open-grid paving to reduce hardscape through strategies such as interlocking concrete pavement, stones, or blocks.			X	
3.6	Regional Energy Efficiency Efforts	Procure and install energy-efficient equipment, through programs such as bulk-purchasing, to achieve a minimum of 8% energy savings.			X	
4.1	Solar PV Incentives	Install a solar photovoltaic system, using private resources and/or local or state incentives, including County incentives, and state rebates through the California Solar Initiative.			X	
4.2	Solar Water Heater Incentives	Install solar water heaters, using private resources and/or local or state incentives, including County incentives and state rebates through the California Solar Initiative.			X	
4.3	Pre-Wired Solar Homes	Pre-wire and pre-plumb for solar thermal or PV systems.			X	
4.4	Pilot Solar Program	Install a solar photovoltaic system through a development project program.			X	
4.5	Renewable Financing	Install a solar photovoltaic system or solar water heater using financing programs such as power purchase agreements or Property Assessed Clean Energy.			X	

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
4.7	Incentivize Wind Energy	Install small distributed generation wind power systems on existing development.			X	
4.9	Emissions Offset Programs	Participate in an energy offset program to purchase electricity generated from renewable sources off site.			X	
5.1	General Plan and Zoning Updates	Provide transit-oriented, mixed-use developments.			X	
5.3	Pedestrian Design	Incorporate pedestrian design elements to enhance walkability and connectivity, while balancing impacts on vehicle congestion.			X	
6.1	Neighborhood Retail	Provide neighborhood retail, daily service and commercial amenities in residential communities.			X	
6.2	Traffic Calming in New Construction	Incorporate appropriate traffic-calming features, such as marked crosswalks, countdown signal timers, planter strips with street trees, and curb extensions.			X	
6.4	Expand Transit	Enhance bus and safety shelter amenities to support public transit ridership.			X	
7.1	Parking Ordinance	Provide staggered parking demand, reduced parking, or parking based on demand levels that is lower than required in the code, if supported by parking study findings or proximity to mixed-use and public transit services.			X	
7.3	Unbundled Parking	Price parking separately from rentals or leases, using strategies such as metered parking or parking permits.			X	

APPENDIX F: EECAP DEVELOPMENT CHECKLIST

Measure		Description & Performance Criteria	Compliance			
			Complies	Does Not Comply	N/A	See Discussion
8.1	Employee Commute	Provide a Commute Trip Reduction program to discourage single-occupancy vehicle trips and encourage other modes of alternative transportation.			X	
8.2	Workplace Parking	Implement workplace parking pricing programs.			X	
8.3	Employer Transit Subsidies	Provide transit subsidies or transit passes to employees.			X	
8.4	Work Shuttles	Expand worker shuttle programs.			X	
10.1	Low Carbon Fuel Infrastructure	Install electric vehicle charging stations or provide neighborhood electric vehicle networks.			X	
13.1	Use of Recycled Materials	Incorporate a minimum of 15% recycled materials into construction.			X	
13.2	Zero Waste	Provide trash, recycling, and composting collection enclosures.			X	
14.1	Smart Water Meters	Install smart water meters.			X	
14.2	Water Reuse	Use grey, rain, and recycled water for landscaping or agricultural purposes.			X	
15.1	Construction Idling	Construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance.			X	
15.2	Electrification in New Homes	Provide outdoor electrical outlets for charging outdoor household equipment.	X			

Discussion (please list policy #)
1.4 EXISTING TREES & PROPOSED HOW TO PROVIDE SHADE FOR HOUSE & SITE.

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: G

File Numbers: PLN2016-00014

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: G

File Numbers: PLN2016-00014

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey Attachment: G

File Numbers: PLN2016-00014

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: G

File Numbers: PLN2016-00014

Owner/Applicant: PHILOMENA LLC / Tom Carey

Attachment: G

File Numbers: PLN2016-00014

San Mateo County Planning Commission Meeting

Owner/Applicant: PHILOMENA LLC / Tom Carey Attachment: G

File Numbers: PLN2016-00014

ATTACHMENT H

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Date: June 8, 2016

To: Dennis Aguirre, Project Planner

Cc: Camille Leung, SMC Planning Dept.
Renée Ananda, CA Coastal Commission staff

From: Midcoast Community Council/ Chris Johnson, Chair

Subject: **PLN2016-00014, new single family dwelling at 365 Miramar Dr**

The rear of this parcel extends well into Arroyo de en Medio, as indicated on the site plan by "top of bank" and the irregular northern lot line which indicates the location of the creek channel in 1907. The creek channel has since migrated toward the south side of the arroyo (see MCC comments of this date on PLN2015-00152), but its current location is not indicated on the site plan, nor are there any elevations showing the steep drop-off from "top of bank" to the wide sandy creek bed directly below.

Arroyo de en Medio is a riparian corridor filled with arroyo willows between 3rd and 4th Ave, extending to slightly beyond the "top of bank" and providing an unbroken wall of willow foliage at the rear of the subject parcel. The creek setback should be from the limit of riparian vegetation rather than the outdated centerline of the creek.

The Nov 2015 Biotic Report by Charles Patterson for this project omits any mention of the native arroyo willows, and by its analysis, the entire Pillar Point fresh water marsh would be discounted as worthless habitat. Compare this oversight to the Jan 2016 WRA Bio Report for PLN2015-00152 located across the arroyo and upstream one parcel. The WRA report calls out the arroyo willow scrub plant community at the end of 3rd Ave and downstream along Arroyo de en Medio:

> "Arroyo willow canopy is over 50 percent cover and considered a riparian corridor and Sensitive Habitat Area per the LCP… For intermittent streams, the LCP requires a buffer 30 feet outward from the limit of riparian vegetation… The limit of riparian vegetation is defined as the dripline of the arroyo willows."

Thank you for your consideration of these comments. Please send the NegDec as soon as it is available.

ATTACHMENT I

STATE OF CALIFORNIA—NATURAL RESOURCES AGENCY

EDMUND G. BROWN JR., GOVERNOR

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

March 21, 2016

Dennis Aguirre, Project Planner
San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, California 94063

Re: San Mateo County Planning Case Number PLN2016-00014 (Carey)

Dear Mr. Aguirre,

Thank you for forwarding the project referral for County Planning Case Number PLN2016-00014 dated March 4, 2016. We appreciate the opportunity to provide you with our comments. The proposed project is located on a vacant parcel (APN048054120) on Miramar Drive in Miramar, San Mateo County. The applicant is requesting a Coastal Development Permit (CDP) and Coastside Design Review for construction of a 2,192-square-foot, two-story, single-family residence with a 396-square-foot attached two-car garage. The proposed project includes the removal of two trees and grading of 36 cubic-yards for the foundation of the proposed new residence.

Biological Resources

The certified Local Coastal Program (LCP) provides for the protection of sensitive habitats including all intermittent streams and their tributaries (LCP Policy 7.1). LCP Policy 7.3 prohibits any development or land use that would have a significant adverse impact on sensitive habitat areas and requires development adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade sensitive habitat. Further, LCP Policies 7.7 through 7.13 provide for the protection of riparian corridors adjacent to intermittent streams. Arroyo de en Medio, an intermittent stream, is located immediately northwesterly of the parcel. Runoff from nearby streets and properties, including the subject parcel, has the potential to discharge into this riparian corridor/area. The County must ensure that necessary measures are incorporated into the project consistent with LCP requirements for the protection of stream habitat and riparian corridors. The materials provided with the referral do not include a biological assessment of the project site. We suggest that the applicant conduct a biological review of the parcel and report on the potential impacts, if any, that the new residence will have on Arroyo de en Medio and its associated riparian corridor consistent with LCP sensitive habitat and riparian corridor policies. The report should identify the limit of riparian vegetation as defined by LCP Policy 7.7 and the required buffer zone around the stream as required by LCP Policy 7.11. All proposed development should be located outside of the required buffer zones unless found consistent with LCP Policies 7.12 and 7.13. The County should ensure that the applicant implements the erosion control plan as provided on plan sheets C1 – C4 consistent with

San Mateo County requirements. The proposed development must not result in impacts to Arroyo de en Medio stream during or post construction.

The CDP application for the above-described project states that two mature Monterey pine trees will be removed. We recommend that the County require the applicant mitigate for the removal of these two trees. Additionally, plant species for the proposed landscaping shall be native species.

Please feel free to contact me if you have questions regarding our comments. I can be reached by phone at (415) 904-5292 or e-mail at rananda@coastal.ca.gov.

Sincerely,

Renée Ananda

Renée Ananda
Coastal Program Analyst
North Central Coast District

ENVIRONMENTAL CONSULTANTS

December 30, 2016

Tom Carey Realty
1580 Laurel Street, Suite C
San Carlos, CA 94070

Re: Limit of Riparian Habitat Reassessment for APN 048-054-120, Miramar Drive, Miramar, San Mateo County, California

Dear Mr. Carey,

The purpose of this letter is to inform you of the results of the limit of riparian habitat reassessment at an undeveloped parcel (APN 048-054-120) located on Miramar Drive in Miramar, San Mateo County, California (Study Area). Construction of a residence is proposed on the parcel (Project). An initial site assessment and mapping of Environmentally Sensitive Habitat Areas (ESHAs) as defined by the San Mateo County Local Coastal Program (LCP) was conducted on September 27, 2016, and is described in a letter dated October 19, 2016. The purpose of this reassessment is to determine if willow pruning which occurred prior to the initial site visit may have affected the riparian vegetation boundary mapped on September 2016, and if deemed appropriate, provide recommendations on adjustments to the boundary and associated setback.

A figure is provided as Attachment A, and photographs depicting the current Study Area conditions are provided in Attachment B.

Methods

A photograph of the Study Area dated April 2016 and prior to willow pruning was reviewed by WRA biologists Erich Schickenberg (wetland and plant ecologist) and Patricia Valcarcel (associate biologist). Historical aerial imagery was reviewed by Francis Hourigan (GIS Technician). An additional site visit to the Study Area was made on December 23, 2016, by Erich Schickenberg who also conducted the initial site visit and mapped the limit of riparian vegetation in September 2016.

The area of arroyo willow (*Salix lasiolepis*) scrub associated with the Arroyo de en Medio riparian corridor and situated in the north portion of the parcel was the focus of the additional site visit. The northern portion of the Study Area was traversed on foot by the WRA biologist and examined for evidence that the edge of riparian vegetation extended beyond what was mapped in September 2016 based on the April 2016 photograph and current conditions. Measurements of current conditions were taken with a tape measure to provide additional data for comparison with the data gathered in September using a hand-held GPS, the April photograph, and aerial images of the area prior to willow pruning. For the purposes of this assessment, the limit of riparian vegetation is defined as the dripline of the arroyo willows to encompass the riparian corridor and sensitive habitat as defined in the LCP.

Results

Field-Based Review of Site Conditions

Based on a review of the photograph dated April 2016 and the additional measurements taken in December, it is WRA's professional opinion that the edge of the riparian corridor in the Study Area is predominantly consistent with the results of the initial site assessment in September 2016. Although pruning was conducted prior to the September site visit, pruning was restricted to lower branches and did not affect the top of the willow canopy. The dripline from the willow canopy defined the limit of the riparian corridor, and this dripline was mapped during the September site visit.

The majority of the riparian corridor mapped in September is considered accurately mapped except one area immediately adjacent to the ornamental fruit tree situated in the northwest portion of the Study Area. In this area, photographs, aerial images, and measurements taken in the field indicate that, prior to pruning, the willow canopy extended approximately two feet farther to the southeast than what was initially mapped. Photographs taken before the initial site visit indicate that the willow canopy came within approximately three feet of the trunk of the ornamental fruit tree. Measurements taken on December 23, 2016 indicate a distance of five feet between the riparian corridor edge mapped in September and the trunk of the ornamental fruit tree. This minor discrepancy in measurement of two feet supports the accuracy of the initial mapping effort based on the willow canopy despite the pruning. This discrepancy is limited to the area of the fruit tree. In the northeast, a willow trunk which extends beyond the willow canopy dripline but is contiguous with the corridor was included in the riparian corridor mapped in September. Therefore, the limit of the riparian corridor in the northeast is believed to be accurately reflected in the September mapping effort.

Pursuant to the LCP, riparian corridors are defined as an association of plant and animal species containing at least 50 percent cover of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. Portions of the arroyo willow scrub that, based on the pre-pruning photographs and observations in the field, did not meet the criterion of at least 50 percent cover were not mapped as part of the riparian corridor. Willow sprouts separated from the willow canopy dripline observed on December 23, 2016, did not meet the 50 percent cover criteria for inclusion in the riparian corridor; therefore, the limit of riparian corridor was determined to be accurate in regards to new willow sprouts observed in the northeast portion of the Study Area.

Based on measurements taken on December 23, 2016 and what is shown in the pre-pruning photographs, it is estimated that the edge of riparian vegetation near the ornamental fruit tree, prior to pruning, extended approximately two feet beyond what was initially mapped in September. A figure depicting the revised limit of the riparian corridor and associated setback per the LCP is attached (Attachment A).

Aerial Imagery Review

Several recent historical aerial images of the Study Area from 2013 and 2014 were reviewed from sources including National Agriculture Imagery Program (NAIP), Bing Maps, and Google Earth. Aerial imagery proved to not be a useful resource for sub-meter analysis based upon

inaccuracies with imagery when GPS-derived data is overlain. This is because high resolution spatially referenced formats are not available from Google Earth and Bing Maps. Additional benchmark data taken to align environmental data with surveyor and architect data files including fenceline and edge of pavement could not be accurately aligned with aerial imagery. Inconsistent alignment of the GPS-data on the imagery resulted in an inability to properly compare the September 2016 limit of riparian corridor to historical limits. This includes the inaccuracy of the aerial image (Google Earth) used in the original riparian corridor and setbacks figure included in the October 19, 2016 letter. Aerial images included in figures are for general representation of the Study Area only. In addition, the highest quality resolution with spatially referenced data (NAIP 2014) in which imagery aligned most accurately with benchmark data has the Study Area cast in shadows of adjacent trees which limits potential for sub-meter comparisons. The NAIP 2014 imagery is shown in the revised riparian corridor and setback figure (Attachment A). Therefore, the most relevant and accurate data is the GPS-derived data upon which the riparian corridor setbacks and Project design are based.

Summary

Based upon a review of the previously mapped riparian corridor limit, photographs, and a site visit to the Study Area on December 23, 2016, it was determined that the majority of the riparian corridor boundary is consistent with the boundary mapped during the initial September 2016 site assessment. Pruning was limited to the lower canopy and did not affect upper canopy cover upon which the limit of the riparian corridor was mapped. However, in the area immediately adjacent to the ornamental fruit tree a minor adjustment is noted, and it is estimated that, prior to pruning, the arroyo willow canopy extended approximately two feet farther to the southeast. This change in the location of the edge of riparian vegetation and associated 30-foot setback is shown in Attachment A.

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

Sincerely,

Patricia Valcarcel
Associate Wildlife Biologist

Enclosures:

Attachment A – Revised Riparian Corridor Limit and Setbacks Figure
Attachment B - Study Area Photographs

Attachment A

Figure

Attachment A. Revised Riparian Corridor Limit and Associated Setback

DRAFT

APN 048-540-120
Miramar,
San Mateo County, California

0 10 20 40 Feet

wra
ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 12/29/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - NAIP2014
Data Source(s): WRA

Path: L:\Acad 2000 Files\26000\26263\GIS\ArcMap\GEAerial.mxd

Attachment B

Representative Photographs

View of arroyo willow canopy facing southwest showing upper canopy not pruned. Upper canopy dripline was mapped on September 27, 2016. Photograph taken December 23, 2016.

View facing southwest of riparian vegetation and ornamental fruit tree. This photo shows the epicormic branches at the bottom of the frame do not meet the 50 percent canopy cover definition of riparian corridor vegetation; however, willow trunks extending into the upland habitat were included in the riparian corridor boundary mapped on September 27, 2016. Photograph taken December 23, 2016.

ATTACHMENT K

PLN2016-00014

Bruce A. Chan

California Registered Landscape Architect, license no. 2324

Tom Carey
1580 Laurel Street
San Carlos CA 94070

January 14, 2016

Re: APN 048-054-120 Miramar Drive, Half Moon Bay CA
Tree Evaluation

Mr. Carey:

Per your request, I have reviewed the existing trees at the above property.

The trees are all of the same species *Pinus radiata (Monterey Pine).* The attached plan shows their respective locations. The trees are situated on the west side of the property, in a line running along the property boundary. They were likely planted about 60 years ago.

1. Tree #1. This tree has a dba of 36", and has multiple stems. Continued maintenance by PG&E has kept its height to approximately 30', and prunes the tree regularly. This tree can remain.

2. Tree #2. This tree has a dba of 24", and has two main stems. It is approximately 70' tall. One of the main stems extends towards a neighboring house. The foliage crown is sparse. There is evidence of past limb failure, and the tree is in declining condition. This tree is recommended for removal as it presents a hazard to adjacent properties and dwellings.

3. Tree#3. This tree has a dba of 32", and has two main stems. It is approximately 80' tall. The majority of the foliage crown is on the upper 25% of the tree, and is sparse. There is evidence of past limb failure, and the tree is in declining condition. This tree is recommended for removal as it presents a hazard to adjacent properties and dwellings.

There are four Monterey Cypress trees planted in near trees 2 and 3, and these are adequate in mitigating the removal of the pines.

Please feel free to contact me if you have any questions.

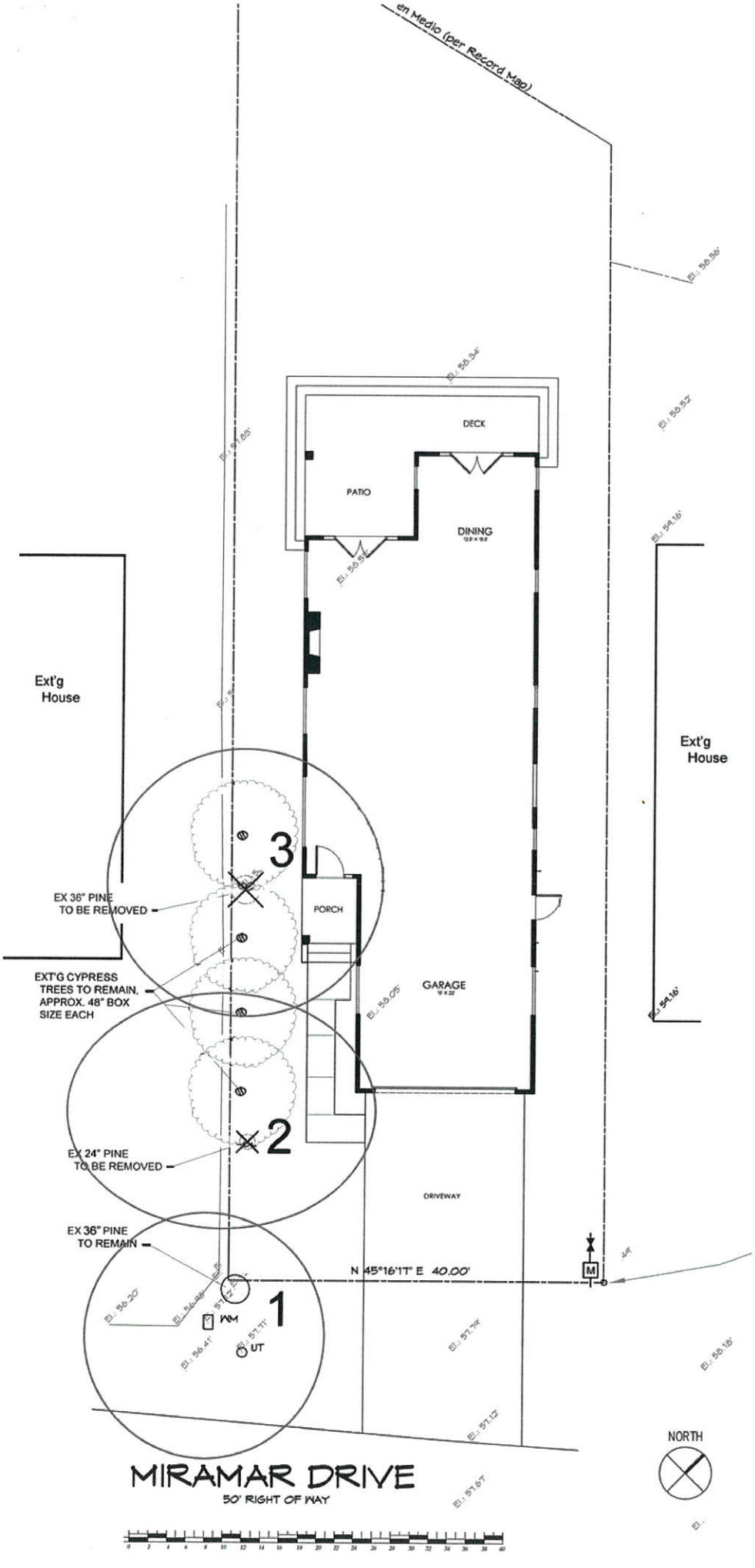
Sincerely,

Bruce A. Chan

Bruce A. Chan
Landscape Architect CA registration no. 2324

923 Arguello Street, Suite A Redwood City, California 650-346-7645 bacla@sbcglobal.net

Plate 1



Miramar Drive

APN: 048-054-120

Half Moon Bay. CA 94019

Miramar Drive

APN: 048-054-120

Half Moon Bay. CA 94019