COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 25, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration a Coastal Development Permit, Design Review Permit, and Variance, and adoption of a Mitigated Negative Declaration for the construction of a single-family residence with an internal second unit located on a 5,000 sq. ft. legal parcel. Relief from setbacks, height, daylight plane, and parking are requested through the Variance. Minor grading and removal of ten trees is proposed. The project is located on Sunshine Valley Road in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN2018-00458 (Jaehning/Li)

PROPOSAL

The applicant has applied for a Coastal Development Permit, Design Review Permit and Variance to construct a new 2,190 sq. ft., three-story, single-family residence to include a ground floor 730 sq. ft. interior second unit and 23-foot long access bridge across Dean Creek on an undeveloped 5,000 sq. ft. parcel. Parcel legality was confirmed via a Certificate of Compliance (Type A) which was recorded on July 24, 2019.

The project parcel is encumbered by a 30-foot intermittent creek setback and 30-foot riparian corridor buffer zone associated with Dean Creek. To accommodate these setbacks, the applicant is requesting a Variance for: (1) a reduced rear yard setback of 18 feet, (2) an encroachment into the rear daylight plane, (3) an increase in maximum building height of 31 feet 4 inches, and (4) a modification to the parking standards to provide two uncovered tandem parking spaces in the right side setback.

RECOMMENDATION

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Coastal Development Permit, Design Review Permit and Variance by making the required findings and adopting the recommended conditions of approval as shown on Attachment A.

SUMMARY

Setting: The undeveloped project parcel is located on the south side of Sunshine Valley Road and zoned R-1/S-17/DR/CD (Single-Family Residential/Minimum 5,000 sq. ft. parcel/Design Review/Coastal Development). Dean Creek (an intermittent creek) diagonally bisects the front (i.e., north) of the project parcel while an associated riparian corridor is located to the east. The project parcel is adjacent to an existing single-family residence and is improved with garden beds and patio area.

Compliance with the General Plan and Local Coastal Program: The project was found to comply with all applicable General Plan policies, specifically those related to the protection of vegetative, water, fish, wildlife and archaeological resources. Biological and archaeological reports were submitted as a part of this project. Requirements relating to the timing of development, utilization of wildlife exclusionary fencing, and pre-construction surveys have been included as conditions of approval to protect the above mentioned resources. The project was found to be consistent with Local Coastal Program (LCP) policies, including policies related to sensitive habitats and visual resources as the proposed residence is located outside of the required 30-foot creek setback and 30-foot riparian buffer zone, no work within the banks or channel of Dean Creek is proposed, and replanting of native riparian species is proposed.

Compliance with the Design Review Standards: The project was considered and recommended approval by the Coastside Design Review Committee (CDRC) at its July 11, 2019 meeting. Though the structure exceeds maximum allowed height (see Variance discussion) the CDRC found the project complements the neighborhood and is compatible with the landscaping and elements of design standards of the district.

Compliance with the Variance Findings: The required 30-foot creek and riparian setbacks encroach upon the parcel and result in a 44% reduction in potential building envelope compared to similarly zoned parcels. The applicant has asked for relief from the rear yard setback, maximum height, daylight plane, and covered side-by-side parking requirement to construct a residence similar in size to what would be allowed on other parcels. Staff has determined the parcel qualifies for a Variance and complies with the Variance Findings as further discussed in the staff report.

Environmental Review. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project and circulated from January 15, 2020 to February 10, 2020. Mitigation measures from the IS/MND have been included as conditions of approval. No comments were received in response to the IS/MND.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 25, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Design Review Permit, and Variance, pursuant to Zoning` Regulation Sections 6328, 6565, and 6531, and adoption of a Mitigated Negative Declaration, for the construction of a single-family residence with an internal second unit located on a 5,000 sq. ft. legal parcel. Relief from setbacks, height, daylight plane, and parking requirements are requested through the Variance. Minor grading and removal of ten trees is proposed. The project is located on Sunshine Valley Road in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00458 (Jaehning/Li)

PROPOSAL

The applicant is proposing to construct a new 2,190 sq. ft., three-story single-family residence to include a ground floor 730 sq. ft. interior second unit on an undeveloped 5,000 sq. ft. parcel. The project also includes construction of a bridge/driveway crossing Dean Creek.

Eastward of the parcel is an identified riparian corridor with a 30-foot riparian buffer zone extending within and along the eastern quarter (side yard) on the parcel. Dean Creek, an intermittent creek, crosses the north end of the parcel (front yard) and requires a 30-foot creek setback. Both the riparian buffer zone and creek setback reduce the available building envelope on the site, resulting in the applicant's requested Variance for: (1) a reduced rear yard setback of 18 feet where 20 feet is required, (2) an encroachment into the rear daylight plane, (3) a building height of 31 feet 4 inches where 28 feet is the maximum height allowed, and (4) two uncovered tandem parking spaces in the right side setback, where two covered, side-by-side parking spaces outside of a setback are required.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Design Review Permit, and Variance, County File

Number PLN 2018-00458, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner, LRichstone@smcgov.org, 650/363-1829

Applicant: David Jaehning

Owner: Fuli Li

Location: Vacant parcel on Sunshine Valley Road, Moss Beach

APN: 037-156-130

Size: 5,000 sq. ft.

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

General Plan Designation: Medium Density Residential (6.1-8.7 dwelling units per acre)

Local Coastal Plan Designation: Medium Density Residential (6.1-8.7 dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Parcel Legality: Legal parcel (Certificate of Compliance (Type A) recorded on July 24, 2019).

Existing Land Use: Undeveloped/vacant parcel

Water Supply and Sewage Disposal: Montara Water and Sanitary District

Flood Zone: Zone X (area of minimal flooding); Community Panel Number 06081C0119F, effective August 2, 2017.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and was circulated from January 15 through February 10, 2020.

Setting: The 5,000 sq. ft. parcel is vacant, relatively flat, and located on the south side of Sunshine Valley Road east of Crescent Avenue in a single-family residential area. Dean Creek (an intermittent creek) bisects the front of the parcel. Associated riparian vegetation is located just off the project parcel further to the east. In the past the

parcel has been utilized as an extended side yard area for the residence located at 1855 Sunshine Valley Road and is improved with garden beds and an at grade patio area.

Chronology:

Date		Action
September 11, 2018	-	Application submitted
May 17, 2019	-	Project deemed complete
July 11, 2019	-	Coastside Design Review Committee recommends approval
July 24, 2019	-	Certificate of Compliance Type A recorded (Document No. 2019-058070)
January 15, 2020	-	Initial Study and Mitigated Negative Declaration circulated
February 10, 2020	-	End of public review period for IS/MND
March 25, 2020	-	Planning Commission public hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the General Plan, staff has determined that the proposed project complies with all applicable General Plan Policies, specifically:

a. Vegetative, Water, Fish, and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish, and Wildlife Resources*), Policy 1.26 (*Protect Water Resources*) and Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish, and wildlife resources. These policies also seek to regulate land uses and development on or near water resources and/or sensitive habitats such that the development will not impair capacity, stream flow, or water quality for vegetative, fish, and wildlife habitats, nor impair the capacity of these resources, in order to protect critical vegetative, water, fish, and wildlife resources; protect rare, engendered, and unique plants and animals from reduction in

their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.

A Biological Impact Report (Attachment D) was prepared by Coast Ridge Ecology (CRE) and a memorandum to the Biological Impact Report (Attachment E) was prepared by SWCA Environmental Consultants for this project. Reconnaissance-level field surveys of the project parcel and visual inspections of the surrounding parcels to document the existing biological conditions were conducted on July 12, and July 20, 2018 by two CRE biologists to determine the potential for special-status species to occur within the project area. The CRE biologists noted the presence of an intermittent creek (Dean Creek) along the northern edge of the property parallel to Sunshine Valley Road. The biologists also noted a riparian corridor located to the east of the project parcel.

The project parcel is comprised of two plant communities with a majority of the parcel (82%) covered by raised garden beds, ornamental plants, non-native grasses, and two mature trees (a Monterey cypress and redwood tree). The remainder of the parcel is comprised of a mixture of native and non-native plants and shrubs. The potential for special-status animal species to occur within or adjacent to the project parcel is discussed below.

Special-Status Animal Species

California Red-legged Frog (CRLF)

CRLF is listed as Threatened under the Federal Endangered Species Act (FESA) and typically inhabit marshes, ponds, and slow-moving streams with well-developed riparian canopy. Breeding occurs in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, among others. CRLF have been observed within a mile of the parcel along Montara Creek and there is a potential that they could utilize Dean Creek to disperse to adjacent habitats.

San Francisco Garter Snake (SFGS)

The SFGS is listed as Endangered under the FESA. This semi-aquatic species is often found hunting in ponds, slow moving streams, and ephemeral wetlands occupied by their prey, Pacific chorus frog and CRLF. SFGS have been documented within a mile of the project parcel and CRE determined this species could utilize Dean Creek as a

movement corridor between breeding habitats and that there is a moderate potential for SFGS to be found on-site.

Saltmarsh Common Yellowthroat (SCY)

The SCY is a California species of special-concern. They are a native warbler and year round resident of San Mateo County and can be found in dense vegetation associated with wetlands, marshes, estuaries, moist scrub, and riparian areas. SCYs have been observed within 2 miles of the project parcel. CRE noted that the undeveloped land to the east of the project parcel contains suitable foraging and nesting habitat resulting in a moderate potential for the SCY to be found on the project site.

San Francisco Dusky-footed Woodrat (SFDW)

The SFDW is a California species of special-concern. SFDW build stick structures (middens) for nesting and primarily eat woody plants. CRE biologist observed woodrat middens to the east of the project site and concluded that they could utilize the project parcel as foraging habitat.

Impacts on Sensitive Species and Habitats

The project includes the construction of a single-family residence, construction of a 23-foot long access bridge/driveway across Dean Creek at the north end of the parcel, removal of non-native vegetation, and replanting of native riparian vegetation that was removed previously to create garden beds for the adjacent residence. Due to the riparian buffer zone and creek setback, the house location was shifted towards the rear west side of the parcel and will require the removal of eight significant trees, two non-significant trees, low-lying ornamental vegetation, and shrubs to accommodate the development. Though a majority of the vegetation on-site will be removed[1], the applicant has proposed to replant four native trees and native grass and herbaceous species throughout the site to complement the riparian vegetation and habitat to the east of the project site and restore onsite riparian vegetation that was previously removed to accommodate the site's existing garden beds and patio areas. So,S

Proposed Condition of Approval No. 17 requires construction of the bridge to occur during the dry season, when no water is present in Dean Creek, to reduce siltation and potential impact on animals that may use the creek as a travel corridor. With the footings of the bridge located outside of the banks of the creek and implementation of the

[1] Vegetation within Dean Creek or on its banks will not be removed as part of this project proposal.

recommended erosion control measures contained in the Biological Impact Report Memorandum submitted by SWCA Consultants (Attachment E) and included as conditions of approval, the project is not expected to impact Dean Creek or its environs.

Similarly, construction of the proposed residence itself is expected to result in less than significant impacts to the adjacent riparian corridor located off site to the east of the project parcel. The residence has been located 30 feet from the edge of the riparian corridor to reduce potential impacts to this sensitive habitat. In addition, the driveway, surface parking for the residence, and underground drainage features have been located on the west side of the residence to further reduce development and activity within/adjacent to the 30-foot riparian buffer zone. Implementation of the mitigation measures from the Mitigated Negative Declaration (which have been included as conditions of approval) include wildlife exclusion fencing, timing of construction, and preconstruction surveys to reduce the project's impacts to surrounding sensitive habitats and species to a less than significant level.

b. Visual Qualities

Policy 4.15 (*Appearance of New Development), Policy 4.36 (Urban Area Design Concept*) and Policy 4.38 (*Urban Design Review District*) seek to regulate development to promote and enhance good design and site relationships, maintain and, where possible, improve upon the appearance and visual character of development in urban areas, ensure that new development is orderly and harmonious, and apply design review regulations where applicable.

Adjacent development includes a mixture of one- and two-story single-family residences to the west, south, and north of the project parcel. The proposed project includes the construction of a three-story, 31-foot 4-inch, single-family residence on a vacant parcel off of Sunshine Valley Road that has historically been utilized as an additional garden/backyard area for the residence located to the west of the subject parcel.

Due to the creek setback and riparian buffer zone along the north and east sides of parcel, the available building envelope in which to locate a residence is reduced compared to other similarly zoned R-1/S-17 parcels. To adhere to the required buffer zones, the applicant has requested a variance for a reduced rear yard setback and increased height (discussed further in Section A.6 below). Though the proposed residence at 31 ft. 4 in. will be taller than the surrounding 28-foot height limit, the reduced footprint and deep set location within the lot will reduce the structure's scale when viewed from Sunshine Valley

Road. Natural wood siding, a non-reflective dark metal roof, minimal exterior lighting, and a native riparian landscaping plan minimizes the structure's visibility from Sunshine Valley Road by blending in with the surrounding vegetation and complementing the natural colors and material utilized by adjacent residences. The project has also been reviewed by the Coastside Design Review Committee and found to be incompliance with the applicable Design Review guidelines and regulations. Further discussion regarding adherence with the Design Review guidelines can be found in Section A.5 of this report.

c. Historical and Archaeological Resources

Policy 5.15 (*Character of New Development*), Policy 5.20 (*Site Survey*), and Policy 5.21 (*Site Treatment*) seek to determine if sites proposed for development contain archaeological/paleontological resources and encourage the protection and preservation of identified archaeological/paleontological resources.

The proposed project was referred the California Historical Resources Northwest Information Center of Sonoma State University to determine the potential for cultural or historical resources on the site. In a response letter dated July 25, 2019, the California Historical Resources Information System (CHRIS) noted that no cultural resources studies have been conducted within the project area and that one previous study conducted in 1970 may have included parts of the proposed project area but was unclear whether the study included the project parcel/project site. Based on the environmental setting, CHRIS stated that Native American resources have been found in areas populated by oak, buckeye, laurel, and hazelnut trees as well as sites near watercourse and bodies of water in the past. As the project site is located in a wooded area, adjacent to a creek, approximately 1-mile from the coast, and near several other watercourses/small bodies of water, CHRIS determined that there is a moderate potential for unrecorded Native American resources to be present at the proposed project area and recommended an archeological survey of the site be conducted.

In response, Holman & Associates Inc., prepared an archaeological survey and report. The archeologist was able to examine the exposed ground surface areas for prehistoric artifacts, historic artifacts, and soil discoloration that may indicate the presence of cultural midden, linear features, soil depressions, and other features indicative of the former presence of historic structures or buildings. No archaeological resources were identified on the project parcel during the field survey and the archaeologist determined that the site has a low potential for the presence of cultural and/ or historical resources and

recommended no further studies at this time. In the event a previously undocumented cultural or historical resource is uncovered on the project parcel during construction, conditions of approval have been included to require the cession of work in the area until a qualified archeologist can evaluate the nature and significance of the find.

d. Water Supply and Wastewater

Policy 10.10 (*Water Supplies in Urban Areas*) and Policy 10.25 (*Efficient Water Use*) seek to encourage development in urban areas use public water supply and encourage the efficient use of water supplies through conservation methods. Policy 11.5 (*Wastewater Management in Urban Areas*) seeks to encourage public sewer systems as the appropriate wastewater management method in urban areas.

The applicant has proposed to connect to the public water and sewer system managed by the Montara Water and Sanitary District (MWSD). MWSD has confirmed that while they have the capacity to service the parcel, there are no installed or uninstalled water or sewer service connections assigned to the project parcel. As such, the applicant will be required obtain a domestic water connection permit and sewer connection permit from MWSD prior to building permit issuance. Conditions of approval suggested by MWSD are included in the conditions of approval recommended by staff.

2. Conformance with the Local Coastal Program

A Coastal Development Permit (CDP) is required pursuant to Section 6328.4 of the County Zoning Regulations for development within the Coastal Development (CD) District. If granted by the County, the CDP is appealable to the Coastal Commission. The property is located with the appeal jurisdiction and adjoins an area of sensitive habitat associated with Dean Creek but is not located in a scenic corridor. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below:

a. Locating and Planning New Development

Policy 1.18 (*Location of New Development*) and Policy 1.20 (*Definition of Infill*) encourages infilling of existing residential subdivisions and directs new development towards existing urban areas in order to discourage urban sprawl, and to maximize the efficiency of public facilities, services, and utilities. Policy 1.20 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 parcel is located within the urban mid-coast area of the County and is designated for Medium Density Residential use by the General Plan with a density of 6.1 to 8.7 dwelling units per acre. The project site is adjacent to existing single-family residential development and is within the Montara Water and Sanitary District's water and sewer service area. As such, construction of the proposed residence on the project site is considered infill development.

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 resulting from new residential development. As of March 10, 2020, two building permits have been issued for new dwelling units which is well under the maximum allowed for the 2020 calendar year.

b. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant, animal life, or their habitats are either rare or especially valuable, including intermittent streams and/or riparian corridors.

A Biological Impact Report prepared by Coast Ridge Ecology, dated August 2018 (Attachment D) identified the presence of an intermittent creek (Dean Creek) on the parcel near its northern boundary line (front) and delineated the edge of a riparian corridor located approximately 30 feet east (side) of the project site. These are considered sensitive habitats per the LCP.

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have a significant adverse impact on sensitive habitats and requires development in areas adjacent to sensitive habitats to be compatible with the maintenance of biologic productivity and sited and designed to prevent negative impacts that could significantly degrade sensitive habitats. Policy 7.5 (*Permit Conditions*) requires the applicant to demonstrate that there will be no significant impacts on sensitive habitats and when it is demonstrated that significant impacts may occur, require the applicant to provide a report prepared by a qualified professional.

As discussed in Section A.1, the Biological Impact Report identified the potential for sensitive habitats and animals to be located on or

immediately adjacent to the project site. Due to presence of Dean Creek near the northern property line, a riparian corridor located 30 east of the project site, and the potential of CRLF, SFGS, SCY, and SFDW to be on the parcel or utilize Dean Creek to pass through the project parcel, mitigation measures such as timing of construction activities, pre-construction surveys, and the installation of wildlife exclusion fencing have been included as conditions of approval to ensure no significant adverse impacts occur.

Policy 7.11 (*Establishment of Buffer Zones*) and Policy 7.12 (*Permitted Uses in Buffer Zones*) requires that from the limit of riparian vegetation, a buffer zone be extended 50 feet outward for perennial streams and 30 feet outward to intermittent streams and permits residential uses on existing legal lots within buffer zones subject to a 20 foot setback from the limit of riparian vegetation if no feasible alternative exists, and only if no other building site on the parcel exits.

The project biologist identified the presence of a riparian corridor east of the project parcel. Due to the intermittent nature of Dean Creek, both a 30 foot and 20 foot buffer zone from the edge of the existing riparian vegetation was established and identified by the project biologist on the project plans. These buffers encroach into the east site of the project parcel (see Attachment C) while the required 30-foot intermittent stream buffer zone encroaches into the northerly portion of the parcel. The applicant is proposing to place the proposed residence outside the 30-foot riparian and intermittent creek buffer zones as the site is able to accommodate these increased setbacks/buffer zones even though they greatly reduce the potential building envelope of the parcel (see Section A.6 below for Variance discussion).

Policy 7.13 (*Performance Standards in Buffer Zones*) requires uses within buffer zones to minimize vegetation removal, conform to the natural topography to minimize potential erosion, replant with native and non-invasive exotics, and to keep runoff and sedimentation from exceeding pre-development levels.

The proposed residence is located outside of the 30-foot riparian and intermittent creek buffer zones and adheres to the standards in Policy 7.13. As discussed in Section A.1, the project parcel primarily consists of ornamental vegetation. The proposal includes the removal of this low-lying vegetation and eight significant trees on-site, does not propose the disturbance or removal of any vegetation location within the bed or banks of Dean Creek, and proposes the revegetation of the site with four native trees and native grass and herbaceous riparian species to complement the riparian vegetation and habitat to the east

of the project site and restore on-site riparian vegetation that was previously removed to accommodate the site's existing garden beds and patio areas. Furthermore, minimal grading is proposed (50 cubic yards) due to the relatively flat nature of the parcel, specific erosion control measures have been included as conditions of approval to prevent sedimentation of Dean Creek during construction, and the project has been reviewed by the County's Drainage Section to ensure that post-development flows on-site do not exceed pre-development water flows and do not impact neighboring parcels. This will be achieved, among other ways, through the use of on-site catch basins.

c. Visual Resources Component

Policy 8.12 (*General Regulations*) applies the Design Review Zoning District to the urbanized areas of the Coastal Zone, which includes Moss Beach. The Coastside Design Review Committee (CDRC) considered this project at its regularly scheduled meeting on July 11, 2019, determined that the project is in compliance with applicable Design Review Standards, and recommended approval (see Section A.5 for further discussion).

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, involving 40 cubic yards of cut and 10 cubic yards of fill, which is necessary for the foundation and limited to standard construction activity.

(2) The proposed untreated cedar wood siding material for the residence has a natural appearance.

(3) The proposed residence employs a modified gable roof and uses a non-reflective standing seam zinc material as the primary roof material.

(4) The proposed house is designed to be compatible with other houses in the area since the proposed overall lot coverage of 16.6% (830 sq. ft.) is within the maximum allowed of 35%. Additionally, the total floor area proposed is 44% (2,190 sq. ft.), lower than the 53% (2,650 sq. ft.) maximum allowed.

(5) The landscape plan uses drought resistant, non-invasive species.

3. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

Policy 1.36 (Half Moon Bay Airport Influence Area Requirements) shows that the project site is on the edge of the Half Moon Bay Airport Influence Area (Zone 3) based on the Half Moon Bay Safety Zones Map of the Airport Land Use Compatibility Plan (ALUCP) for the Environs of the Half Moon Bay Airport as adopted in October 2014 by the City/County Association of Governments (C/CAG). Regarding noise, the project parcel is outside of the mapped noise contours on the 2032 Noise Exposure Contours Map of the ALUCP and, therefore, will not be exposed to high levels of aircraft noise. The project is considered residential infill development and as such is permitted within Airport Influence Area Zone 3. With a maximum height of 31-foot 4-inch, the proposed residence does not penetrate the established airspace threshold of 35 feet established in this area. Staff has determined that the project's location complies with the safety noise and height limit criteria for airport compatibility.

4. Conformance with the Zoning Regulations

a. Development Standards

The following table summarizes the project's compliance and non-compliance with the R-1/S-17 Zoning District development standards.

S-17 Development Standards		
	Required	**Proposed**
Building Site Area	5,000 sq. ft.	5,000 sq. ft.
Building Site Width	50 ft.	50 ft.
Maximum Lot Coverage	35% (1,750 sq. ft.)	16.6% (830 sq. ft.)
Maximum Floor Area	53% (2,650 sq. ft.)	44% (2,190 sq. ft.)
Minimum Front Setback	20 ft.	37 ft.
Minimum Rear Setback*	20 ft.	18 ft.
Minimum Right Side Setback	5 ft.	11 ft.
Minimum Left Side Setback	5 ft.	15 ft.
Minimum Combined Side Yard Setback	15 ft.	26 ft.
Maximum Height*	28 ft.	31 ft.4 in.
Minimum Parking Spaces*	2 Covered, Side-by-Side	2 Uncovered, Tandem
Daylight Plane*	20 ft./45 degree	Rear encroachment-Does not comply
**Indicates areas where the project does not comply, which are proposed to be included in the Variance.*		

Due to the presence of a 30-foot creek setback and 30-foot riparian buffer zone, the available building envelope in which a structure can be placed on the site is reduced compared to the surrounding parcels. With the exception of the daylight plane, covered parking, height, and rear setback requirements (see Section A.6 for Variance discussion) the proposal meets or is more restrictive than the zoning district standards for front and side setbacks, lot coverage, and FAR. In addition, as supported by the CDRC's recommendation of approval (see Section A.5 below), the design of the proposed structure is complementary of the existing neighborhood context.

5. Conformance with the Design Review District Guidelines

The CDRC considered the project at its regularly scheduled meeting on July 11, 2019 and adopted 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 as follows:

a. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility. (1) The proposal utilizes non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house.

b. Section 6565.20 (D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors; a. Compatibility. (2) The proposal considered the materials and colors used on neighboring houses; strives for complementary materials; and avoids the use of materials and colors that are too similar, repetitive, or clashing.

c. Section 6565.20 (F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping. (f) The landscaping is drought-tolerant and contains either native or non-invasive plant species. No proposed plant species listed are problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or a as may be identified by the State of California shall be/is proposed to be employed.

In addition to the findings listed above, the CDRC also provided the following recommendations for the applicant to consider to enhance the architecture of the proposed residence.

a. Add a brow feature above the front door of the residence.

b. Add sliding screens to the windows shown on the west building wall elevation.

6. Conformance with Variance Findings

Due to the parcel's site constraints, which limit the building envelope in which a structure may be located on the parcel, the applicant is applying for a variance from the daylight plane, covered parking, height, and rear setback development standards of the R-1/S-17 Zoning District. Staff has reviewed the project and provides the following analysis in support of the required findings for a variance (Zoning Regulations Chapter 25 (*Variances and Home Improvement Exceptions)*) discussed below.

a. **The parcel's location, size, shape, topography and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity.**

Dean Creek bisects the northerly portion of the parcel. As an intermittent stream, a 30-foot setback from the center line of Dean Creek is required. Based on the location of the creek, the required 30-foot creek setback encroaches 35 to 55 feet into the front of the parcel. Additionally, the adjacent riparian corridor to the east of the project parcel also requires a 30-foot buffer zone from the limit of riparian vegetation (LCP Policy 7.11). Though the riparian corridor (i.e., "limit of riparian vegetation") is located off the project parcel, the 30-foot riparian buffer zone encroaches an average of 16 feet onto the east side of the parcel (9 feet at its closest point and 24 feet at its furthest encroachment point).

The presence of these buffer zones, in addition to the R-1/S-17 development standards (i.e., setbacks, height, and daylight planes), greatly reduces the project parcel's potential buildable area. A R-1/S-17 zoned parcel not encumbered by creek and riparian setbacks could have a front and rear setback of 20 feet and side setbacks of 7.5 feet. These setbacks would allow for a potential building area of 2,100 sq. ft. on a similarly sized parcel. However, the required buffer zones reduce the potential building area (inclusive of required setbacks) to 1,177 sq. ft., a 44% reduction of potential building envelope compared to adjacent R-1/S-17 zoned parcels not burdened by similar buffer zones.

To achieve a house size similar to the surrounding residences, while still adhering to the required 30-foot creek and riparian setbacks, the applicant is requesting a variance to allow: (1) an 18-foot rear-yard setback, where 20 feet is the minimum required, (2) a height of 31 feet 4 inches, where 28 feet is the maximum height allowed, (3) building encroachment into the rear 20-foot/45 degree daylight plane where no building encroachment is permitted, and (4) two tandem uncovered

parking spaces in the right side-yard setback, where two non-tandem covered parking spaces are required.

Rear Yard Setback

The front of the proposed residence mirrors the diagonal cut of Dean Creek (see Attachment C) and is located further from the front property line (37 to 48 feet) compared to other R-1/S-17 zoned residences which are permitted to have a 20-foot front setback.

The increased front setback has the effect of also reducing overall building length. Whereas other residences on a similarly sized parcel (i.e. 50 feet wide by 100 feet deep) could accommodate a building length of 60 feet, the creek setback reduces building length an average of 30% (17.5 feet). The applicant is requesting a 2 foot encroachment (43 sq. ft. of lot coverage) into the 20-foot rear yard setback to accommodate a building length of 44 feet on the long side of the residence and 32 feet on the short side of the residence. This property sits lower than the residence located on the southern abutting parcel. To reduce impacts to this neighboring parcel, the main windows have been placed on the second story of the residence and there is only one window located on the third story of the residence facing the rear (22-26 feet above grade) as required by Building Code for emergency fire egress. This was also done to reduce the degree windows on the neighboring and proposed residence face each other and increase privacy.

Daylight Plane

The daylight plane[2] requirements that apply to this application impose a 20-foot/45 degree daylight plane at the front (20 foot) and rear (20-foot) setback lines to control the bulk of the building as required by the S-17 Zoning District. As discussed above, the applicant has requested a 2-foot encroachment into the rear yard setback. Though the structure complies with the front daylight plane, the requested reduced rear yard setback results in the residence encroaching into the rear daylight plane. Compliance with the rear daylight plane would require a 2-foot reduction in the length of the proposed residence and at least an 3.5-foot height reduction of the rear building wall.

Height

[2] A daylight plane is established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines to control the bulk of a building. Daylight planes are measured from the specified setback lines, upward a vertical distance of 20 feet, and then inward at an angle of 45° until the maximum building height is reached.

With a proposed FAR of 44% (2,190 sq. ft.) compared to the maximum allowed FAR of 53% (2,650 sq. ft.), the applicant has elected to build vertically to achieve a house size comparable to that of surrounding residences. Though the perimeter elevations of the building range between 26 and 28 feet, the applicant has proposed a peak building height[3] of 31 feet 4 inches where otherwise a 28-foot maximum height is allowed on flat parcels within this zoning district.

The applicant explored the possibility of sinking the structure approximately 3.5 feet into the ground to reduce the overall height, but abandoned this idea after the project geotechnical engineer recommended against it due to the parcel's high water table. However, the applicant has taken other steps to reduce the structure's overall height and scale. Compared to the original building height submittal of 33 feet, the applicant has lowered the height of the structure by 1.5 feet, reduced the pitch of the roof, employed a more robust joist system to minimize floor depth (i.e., the space between stories/levels), reduced the plate heights for the first and second story to 8 feet 6 inches, and reduced the third-story plate height to 7 feet from where the walls meet the ceiling joist and to 9 feet 11 inches at the peak of the roof. Staff also inquired if the building height could be further lowered. The applicant responded that a further reduction in building height (and subsequently plate height) would affect cooling of structure by bringing trapped heat at the ceiling closer to occupants and result in the floors feeling very confined when compared to a typical industry plate height of 9 feet.

The overall scale of the structure when viewed from Sunshine Valley Road will be reduced due to its increased setback from the road itself, while the scale of the structure as experienced by the residence to the south will be reduced as the southern residence sits at a higher elevation than the project parcel and will be looking over the proposed residence.

Parking

Chapter 3 (*Parking*) of the Zoning Regulations requires two side-by-side covered parking spaces for all residences with two or more bedrooms. Though the proposed project could accommodate a covered parking structure in terms of lot coverage and FAR, the increased front yard and left side yard setback due to riparian corridor and Dean Creek limits where such a structure could be placed to either the right or rear of the residence.

[3] Building height is measured from the existing grade

With the minimum dimensions of a compliant parking structure measured at 18 feet wide by 19 feet long and a proposed right side setback of 11 feet 2 inches (where 5 feet is the minimum required), any parking structure located to right of the main residence would be approximately 6 feet wide. This is not wide enough to accommodate a one-car garage or carport, which is required to be 8 feet wide by 19 feet long, and still adhere to the 5 foot setback standard. Similarly, the rear yard with a depth of 18 feet would not be able to accommodate either a detached or attached garage. With a garage length of 19 feet, a required 3-foot setback from the rear property line, and a 5-foot separation from the main house, the rear yard would have to be at least 27 feet wide to accommodate a detached parking structure or would need a depth of 19 feet to accommodate an attached parking structure given the current configuration of the main residence. As such, the applicant has proposed two tandem uncovered parking spaces located to the right of the residence within the 11-foot 2-inch setback as parking will not be permitted within the 30-foot creek setback or riparian buffer zones.

b. **Without the variance, the landowner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity.**

As established above, the project parcel experiences a 44% reduction in potential building area due to the presence Dean Creek and adjacent riparian corridor. A typical 5,000 sq. ft., R-1/S-17 zoned parcel, not encumbered by a creek and riparian corridor, proposing a structure greater than 16 feet in height could achieve a maximum lot coverage of 1,750 sq. ft. and FAR of 2,650 sq. ft. However, with the project parcel's potential building area reduced to 1,177 sq. ft., the ability to achieve the allowable lot coverage and FAR amounts afforded to other parcels in the same zoning district is impossible if the development is held to both R-1/S-17 development standards and the required 30-foot riparian and intermittent creek buffer zones.

c. **The variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity.**

As discussed above, the applicant is requesting a Variance for exceptions to the required rear setback, maximum height, daylight plane, and covered parking requirements to allow the construction of a new single-family residence. The Variance is necessary to allow construction of a single-family residence of similar size to that which would otherwise be permitted on a similarly zoned parcel, one that is not significantly burdened by a creek setback and a riparian buffer

zone. A Variance that allows construction of a single-family home of similar size to others in the same zoning district does not constitute a special privilege to the owner.

d. **The variance authorizes only uses or activities which are permitted by the zoning district.**

The project parcel is zoned Single-Family Residential/Midcoast Combining District (R-1/S-17). The proposed project to build a single-family residence will not permit uses or activities that are not otherwise permitted by the zoning district.

e. **The variance is consistent with the objectives of the General Plan, the Local Coastal Program, and the Zoning Regulations.**

As described in Sections A.1 through A.5, the project complies with the applicable policies and standards of the General Plan, LCP, and Zoning Regulations (with the exception of those provisions of the Zoning Regulations for which a Variance is requested).

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project in compliance with the California Environmental Quality Act (CEQA) on January 15, 2020 through February 10, 2020. No public comments were received during this period. Mitigation measures from the IS/MND have been included as conditions of approval in Attachment A of this staff report.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council (MCC) and received a comment to lower the height of the residence to 28 feet. This comment along with staff's request to reduce the height of the structure were relayed to the applicant. As discussed in Section A.6, the applicant lowered the height of the residence from 33 feet to 31 feet 4 inches, and demonstrated why additional reductions would be infeasible.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission and received comments on January 2, 2019 (see Attachment F) that included a recommendation for staff to discuss LCP policies regarding the implication of the development of the new single-family residence near sensitive creek and riparian habitats and potential impacts to biological and water resources. Compliance with the LCP polices is discussed in Section A.2 of this report.

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission
Sonoma State Northwest Information Center
Native American Heritage Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B Vicinity Map
C. Project Plans
D. Biological Impact Report by Coast Ridge Ecology, dated August 2018
E. Biological Impact Report Memorandum by SWCA Consultants, dated January 2019
F. Coastal Commission Comment Letter, dated January 2, 2019
G. Site Photos
H. Initial Study and Mitigated Negative Declaration

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00458 Hearing Date: March 25, 2020

Prepared By: Laura Richstone
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration (IS/MND) are complete, correct, adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from January 15, 2020 to February 10, 2020.

2. That, on the basis of the Initial Study and comments received hereto, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.

3. That the 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, have been incorporated as conditions of project approval.

4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For 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 encouraging infill development, and those requiring protection of visual resources and sensitive habitats. Staff has reviewed the plans and materials and determined that the project, as proposed

and conditioned, will not pose significant adverse impacts to coastal resources, sensitive habitats, or visual resources in the area.

6. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.

7. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating, Timing, and Planning New Development, Sensitive Habitats, and Visual Resources Components, as the residence is located within the urban area of the Midcoast, does not exceed the cap for the maximum number of new dwelling built on the coast per year, and is located outside the 30-foot riparian buffer zone, outside the 30-foot intermittent creek setback, and will replant and restore native riparian species on-site as discussed in detail in the staff report dated March 25, 2020.

For the Design Review, Find:

8. That the project has been reviewed under and found to be incompliance with the applicable Design Review standards as stipulated in Chapter 28, Section 6565.19, of the San Mateo County Zoning Regulations. The proposal was reviewed by the Coastside Design Review Committee (CDRC) on July 11, 2019 and after consideration of public testimony, the CDRC recommended approval and found that as proposed, the project is in compliance with the Design Review standards because the project: (a) incorporates exterior materials and colors that complement the neighborhood, surroundings, and architecture of the house and (b) employs landscaping that is native, non-invasive, and drought-tolerant that complies with the Design Review standards.

For the Variance, Find:

9. That the parcel's location, size, shape, topography, and/or other physical conditions vary substantially from those of other parcels in the same zoning district or vicinity as the project parcel is uniquely encumbered by a creek that bisects the upper portion of the parcel and a riparian corridor buffer zone that extends onto the right third of the project parcel.

10. That without the Variance, the land owner would be denied the rights and privileges that are enjoyed by other landowners in the same zoning district or vicinity as the project parcel's unique location between a creek and riparian corridor with their associated 30-foot buffer zones limits the potential allowable building area when compared to other parcels in the same zoning district that make it infeasible to develop a residence of comparable size.

11. That the Variance does not grant the landowner a special privilege which is inconsistent with the restrictions placed on other parcels in the same zoning district or vicinity as the other parcels in the R-1/S-17 Zoning District are subject to the same development standards and may seek variances if similar physical site constraints are demonstrated.

12. That the Variance authorizes only uses or activities which are permitted by the zoning district as the County Zoning Regulations allow single-family residences within a single-family residentially zoned area.

13. That the Variance is consistent with the objectives of the General Plan, the Local Coastal Program (LCP) and the Zoning Regulations as discussed in detail in Sections A.1 through A.6 of the staff report dated March 25, 2020.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted and approved by the Planning Commission on March 25, 2020. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.

2. If after five (5) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed development, the Variance and Design Review permit shall expire. The Design Review Permit and Variance may be extended with a one (1) year extension if the applicant requests it in writing and pays the applicable extension fees at least sixty (60) calendar days before the expiration date.

3. The applicant shall submit all approved exterior color and material specifications as part of the building permit submittal. Color and materials verification by the Current Planning Section shall occur prior to final building inspection.

4. Manufacturer cut sheets for all proposed exterior lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition. Installed exterior lighting shall be subject to inspection and approval by the Current Planning Section prior to final building inspection.

5. A total of ten trees are approved for removal as shown on the Landscape Plan, dated May 14, 2019, of which eight are regulated under the County's Significant Tree Ordinance. Four (4) trees shall be replanted on-site; two 15-gallon white alder (*Alnus rhombifolia*) and two 15-gallon western sycamore (*Platanus*

racemose) trees shall be replanted on site. Verification of replanting shall occur prior to final building inspection.

6. The project shall be subject to compliance with the County's Water Efficient Landscape Ordinance (WELO). A landscape documentation package in compliance with WELO submittal requirements shall be submitted as part of the building permit for review and approval.

7. The applicant shall coordinate with the project biologist and a licensed land surveyor to identify in the field (i.e., visual markers) and on the plans submitted for building permit, the limits of the applicable 30-foot buffer zone of the riparian corridor located east of the project site. Field identification shall be conducted and temporary exclusion fencing installed to the satisfaction of the Community Development Director and verified prior to building permit issuance to ensure that no construction activities or disturbance occurs within the buffer area.

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

9. No grading activities, site preparation (excluding installation of erosion control measures and wildlife exclusionary fencing), or storage of materials shall commence until a building permit has been issued.

10. The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections in compliance with the National Pollutant Discharge Elimination System Municipal Regional Permit Section C.6 (Construction Site Control) and Planning and Building Department's Enforcement Response Plan.

11. Erosion and sediment control during the course of grading work shall be according to the plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and reviewed and approved by the Department of Public Works and the Current Planning Section.

12. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

13. The Department of Fish and Game has determined that this project is not exempt from the Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of $2,406.75 plus a $50.00 recording fee at the time of filing for the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of this approval (by April 7, 2020). Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2020).

Mitigation Measures from the Initial Study/Mitigated Negative Declaration:

14. All exterior lights shall be certified dark sky compliant. Prior to the final approval of the building permit, exterior lighting shall be inspected to verify installed lighting is dark sky compliant.

15. The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

    a. Water all active construction areas at least twice daily.

    b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply nontoxic soil stabilizers to inactive construction areas.

    c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

    d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

    e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

    f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

    g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.

h. Replant vegetation in disturbed areas as quickly as possible.

i. Install erosion control measures to prevent silt runoff to public roadway and/or into Dean Creek.

j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.

k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

16. 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).

17. Water Quality – The applicant shall not apply insecticides or herbicides at the project site during project implementation or long-term operational maintenance where there is the potential for these chemical agents to enter Dean Creek or other waterbodies and/or lands that contain potential habitat for the identified special-status species.

18. Water Quality – Construction of the 23-foot long bridge across Dean Creek shall occur only during the dry season when there is no water present within the creek to reduce the transport of sedimentation. A biologist shall be on-site during the construction of the bridge to ensure the creek is not impacted. A letter from the biologist verifying compliance with this mitigation measure shall be submitted to the Planning and Building Department prior to final approval of the building permit.

19. Water Quality – To prevent impacts associated with hazardous materials, fugitive dust, sediment, or other construction-related materials, prior to the Current Planning Section's approval of a building permit, the applicant shall submit an Erosion and Sediment Control Plan, subject to review and approval by the project planner. The plan shall have been reviewed by a qualified biologist prior to submittal to the County. The plan shall include measures to prevent runoff into Dean Creek along the northerly edge of the project area and demonstrate compliance with other erosion control requirements and mitigation measures. This shall include the installation of silt fences or straw wattles between work

areas and any water sources such as the drainage swale, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting.

20. Wildlife Encounters – If any wildlife is encountered during Project activities, said encounter shall be reported to a qualified biologist and wildlife shall be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.

21. California Red-Legged Frog and San Francisco Garter Snake –

    a. An exclusion fence shall be installed along the easterly and southerly property lines. The fence shall be at least 3 feet in height and trenched 6 inches deep. Furthermore, the fence shall be installed so that there are no openings or gaps through which a frogs or snakes could move into the project area. The exclusionary fencing shall have escape funnels in the fence every 100 feet or less for trapped snakes or frogs to exit the project area.

    b. A pre-construction survey for CRLFs and SFGs shall be conducted no less than 48 hours prior to the start of project activities (including equipment and materials staging) by a CDFW certified biologist.

    c. All crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the special-status species that may occur in the region, the project Avoidance and Minimization Measures, Mitigation Measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Colored photocards of CRLFs and SFGSs shall remain on the project site during construction. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures. Completed training form(s) shall be provided to the Project Planner before the start of project activities.

    d. Following the start of construction activities, a qualified biologist or trained biological monitor shall inspect the site weekly to monitor the integrity of the exclusionary fencing, confirm the limit of work and equipment is within the project boundaries, and assess the overall project adherence to the mitigation measures.

22. San Francisco Dusky-Footed Woodrat – The construction contractor shall install woodrat exclusion fencing along the southern and easterly property lines in accordance with Drawing No. A112 on the site plan.

a. Woodrat exclusion fencing shall be installed prior to the start of construction including equipment and materials staging.

b. Woodrat exclusion fencing shall be the same exclusion fencing that will be installed for the California red-legged frog and San Francisco garter snake. The escape funnel provided for the snakes and frogs shall have a small enough escape funnel (i.e., less than 3 inches by 3 inches exit) to prevent woodrats from passing through.

c. If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space areas.

d. If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be on-site during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

23. Saltmarsh Common Yellowthroat – If construction activities are proposed during the nesting season (February 15 – August 31), a qualified biologist shall inspect the property, including large trees within 250 feet of the property for nesting raptors, and any vegetation within 50 feet of the property for other nesting birds. If any nests or nesting activity is observed, the contractor shall consult with a CDFW biologist to determine appropriate protection measures.

24. To prevent potential erosion concerns within the bed and banks of Dean Creek, removal of invasive and non-native species will be limited to the areas outside the banks of Dean Creek. No vegetation removal shall occur within the bed or banks of the creek. Vegetation and debris resulting from vegetation removal shall be placed outside the creek channel and in a located where they cannot roll, wash, or move back into the creek channel.

25. Vegetation removal shall occur during the dry season to minimize the potential for soil erosion and reduce the risk of bank destabilization.

26. Native vegetation shall be planted in disturbed soil areas to further reduce potential erosion.

27. Per the project plans, native species that shall be planted within the 30-foot riparian buffer include but are not limited to *Deschampsia cepitosa ssp*.

Holciformis, *Festuca rubra*, *Sisyrinchium bellum*, *Achillea millefolium*, *Allium sp*., *Epilobium densiflorum*, *Limonium californicum*, and *Monardella sp*.

28. New vegetation within the 30-foot buffer area shall be planted to achieve approximately 70% cover. Mulch shall be spread over exposed soil areas between plantings to prevent soil erosion within the buffer area.

29. A qualified biologist shall be on-site to oversee the removal of invasive and non-native species and the replanting of native vegetation. A letter from the biologist verifying vegetation removal and replanting activities has occurred per these mitigation measures and shall be submitted to the Planning and Building Department within 10 business days of said activities.

30. No construction parking or storage of construction materials shall be allowed within the 30-foot riparian corridor buffer area.

31. In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within 50 feet of the area of discovery shall be allowed until the preceding has occurred.

32. If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

33. In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements

and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

34. The project shall be designed and constructed to follow the recommendations outlined in the Sigma Prime Geosciences, Inc., Geotechnical Study, geotechnical report dated August 2018 and the Wayne Ting & Associates, Inc., Geotechnical Study Update, dated May 2019.

35. At building permit submittal, the foundation system shall be able to address both the lateral spreading and liquefaction potential of the site to the satisfaction of the County's Geotechnical Section and Building Inspection Section.

36. If any constraints are encountered that would confine traffic to one lane along Sunshine Valley Road, the applicant shall be required to submit a traffic control plan, consult with, and obtain an encroachment permit from the Department of Public Works (if required) prior to any such road closures. If any such road closure is required, the Department of Public Works shall notify the Coastside Fire Protection District and Sheriff's Department to ensure that any such road closure does not impede emergency access.

37. All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tones (live load). Upon building permit submittal, a registered civil or structural engineer shall certify rated capacity of the bridge. Upon construction and prior to a building final, the bridge shall have the rated capacity posted on both entries.

38. Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

39. In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place, or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

40. Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Building Inspection Section

41. This project requires a building permit.

42. The project shall be designed and constructed in accordance with the currently adopted and locally amended California Building Standards Code, which at the time of this review is the 2016 version.

43. The property is located in a SRA High Fire Hazard Severity Zone and as such structures shall be designed and constructed for requirements of R337 of the CRC.

Drainage Inspection Section

44. The following items will be required at the time of building permit submittal:

    a. A Drainage Report prepared and stamped by a registered civil engineer demonstrating that the project complies with the County's current drainage policy restricting additional stormwater flows from development projects.

    b. A final Grading and Drainage Plan prepared and stamped by a registered civil engineer showing any features required to retain additional stormwater resulting from the new impervious areas onsite and any appropriate outlet structure erosion control/channel protection measures.

    c. A completed C3 C6 Checklist.

Department of Public Works

45. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

46. 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.

47. 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.

48. 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.

Montara Water and Sewer District (District)

49. The applicant shall obtain sewer permits prior to the issuance of building permit.

50. Grinder pump installation may be required and sewer connection fees must be paid prior to the issuance of any connection permits.

51. The applicant is required to obtain a Domestic Water Connection Permit prior to issuance of a building permit. Connection fees for domestic water must be paid prior to issuance of the connection permit.

52. Connection to the District's fire protection system is required. A Certified Fire Protection Contractor must certify adequate fire flow calculations. A connection fee for the fire protection system is required. The connection charge must be paid prior to the issuance of a Private Fire Protection Permit.

53. The applicant must first apply directly with the District for permits and not their contractor.

Coastside Fire Protection District

54. Add a note to plans: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room 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 tested and approved prior to the building final.

55. Add note to plans: 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.

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

57. 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 six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/ roadway entrance leasing 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.

58. Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, 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.

59. Chimney present: The installation of an approved spark arrester is required on all (wood burning) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch. If not wood burning disregard this note.

60. Vegetation Management (SRA): The 2016 California Fire Code Chapter 49 and Public Resources Code 4291 requires the following: (1) a fuel break of defensible space is required around the perimeter of all structures to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees; (2) trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than ten feet to adjacent tress when fully grown or at maturity; and (3) remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

61. Fire Access Road: the applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of

Public Works, San Mateo County Department of Public Works, and Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2016 CFC, Section Appendix D, road width shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

62. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. If no hydrant is within 500 feet then the applicant will need to have one installed at their expense.

63. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system, throughout the proposed or improved dwelling unit 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. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County 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.

64. The installation of any underground sprinkler pipes shall be flushed and visually inspected by the Fire District prior to hook-up to the riser. Any soldered fittings must be pressure tested with trenches open.

65. Exterior bell an 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.

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

67. CRC 2016 Section R337: This project is located in a State Responsibility Area for wildfire protection. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall comply with CRC 2016 Section R337 requirements. You can visit the Office of the State Fire Marshal's website at http://www.fire.ca.gov/fire_prevention/fire¬_prevention¬_Wildland.php and click the new products link to view the "WUI Products Handbook."

68. Copy R-337 Worksheet to a plan sized sheet and check appropriate boxes.

69. Provide window and door schedule showing it meets R-337 and add it to worksheet. All exterior doors including garage door must meet R-337.

70. All bridges must be rated and designed to support an imposed load supporting fire apparatus of 75,000 lbs. The maximum rated bridge weight must be posted at each end of the bridge, the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2 inch. Letters should be white in color with a dark background for good contrast at night addresses must be posted at the bridge entrance.

71. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

72. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and final Inspection by a building inspector. Allow for a minimum 72-hours' notice to the Fire Department at 650/573-3846.

73. All roof assemblies in Very high Fire Hazard Severity Zones shall have a minimum Class-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

LR:pac - LAREE0123_WPU.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

San Mateo map

0.11 0 0.05 0.11 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 3,401

San Mateo County

Vicinity Map

0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 4,514

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

SUNSHINE VALLEY RESIDENCE

APN 037156130
Sunshine Valley Road
Moss Beach, California 94038

SHEET LIST	
#	NAME
GENERAL INFORMATION	
A001	GENERAL NOTES
CIVIL	
C001	GRADING & DRAINAGE
C002	EROSION & SEDIMENT CONTROL
LANDSCAPE	
L001	LANDSCAPE PLAN
L002	TREE LOCATION
ARCHITECTURAL	
A112	ARCHITECTURAL SITE PLAN
A211	DIMENSION FLOOR PLAN - LEVEL 1
A212	DIMENSION FLOOR PLAN - LEVEL 2
A213	DIMENSION FLOOR PLAN - LEVEL 3
A271	ROOF PLAN
A311	ELEVATIONS
A312	ELEVATIONS
STRUCTURAL	
S001	STRUCTURAL TBD
PLUMBING	
P001	PLUMBING TBD
MECHANICAL	
M001	MECHANICAL TBD
ELECTRICAL	
E001	ELECTRICAL TBD

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

LICENSED ARCHITECT
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C-34474
STATE OF CALIFORNIA

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CONSULTANT TEAM:

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Trees 360 Degrees, Straun Edwards: WE5612-A
Saratoga, California

BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
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ARCHITECTURAL:

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T: +1 415 272 9444

STRUCTURAL:

ALEX LAU ENGINEERING
C 75773
SAN FRANCISCO, CA
T: +1 408 207 6113

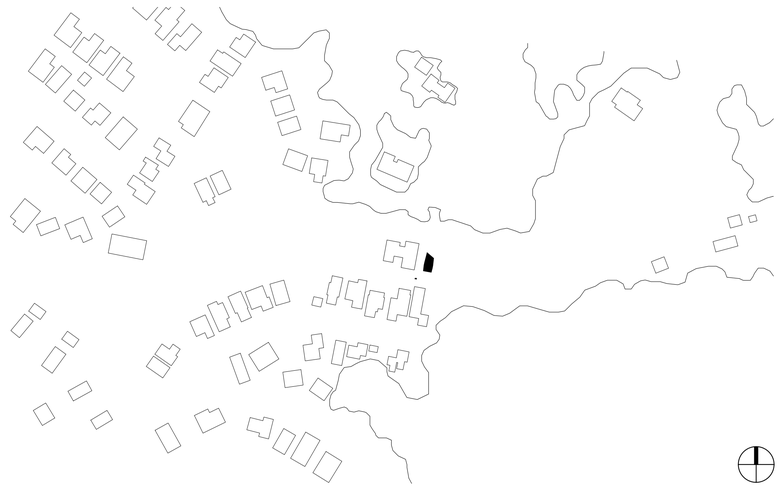
MECHANICAL, ELECTRICAL, & PLUMBING:

DESIGN/BUILD BY CONTRACTOR

BUILDING CODE INFORMATION:

APPLICABLE BUILDING CODE:	2016 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
COUNTY ZONED:	S-17 COMBINING DISTRICT (MIDCOAST)
PARCEL SIZE:	5000 SF
LOT COVERAGE:	BUILDING: 730 SF HARDSCAPE: 734 SF TOTAL: 1464 SF (29%)
FLOOR AREA RATIO:	0.44
LANDSCAPE AREA (REHABILITATED):	2061 SF
LANDSCAPE AREA (TURF & PLANT):	954 SF
OCCUPANCY CLASSIFICATION:	R-3
BUILDING CHARACTERISTICS:	LEVEL 1: 730 SF LEVEL 2: 730 SF LEVEL 3: 730 SF TOTAL: 2190 SF
GRADE ELEVATION:	109'-0"
BUILDING HEIGHT:	28'-0" PERIMETER, 31'-4" PEAK
BUILDING LEVELS:	3

BUILDING CODE INFORMATION:	TYPE V-A PRIMARY STRUCTURAL FRAME: 1
TYPE OF CONSTRUCTION:	BEARING WALLS: 1 NON-BEARING WALLS AND PARTITIONS (EXT.): TABLE 602 NON-BEARING WALLS AND PARTITIONS (INT.): 0 FLOOR CONSTRUCTION: 1 ROOF CONSTRUCTION: 1
ALLOWABLE HEIGHT:	50'-0" PER TABLE 503
BUILDABLE AREA:	UNLIMITED PER TABLE 503
OCCUPANT LOAD:	2190 SF / 200 GROSS = 11 PERSONS
EGRESS REQUIREMENT:	PER SECTION 1006.2.1: IN GROUP-R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1 OR 903.2.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET
SMOKE DETECTION:	HARD-WIRED, INTERCONNECTED, AND BATTERY BACKUP PER CBC, STATE FIRE MARSHALL REGULATIONS, AND COASTSIDE FIRE DISTRICT ORDINANCE 2016-01. PLACED ONE PER BEDROOM AND ONE IN HALLWAY PER FLOOR
FIRE SUPPRESSION:	BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM



PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:00 PM

DRAWING TITLE: **COVER SHEET**

DRAWING NO: **A000**

PARTITION KEY LEGEND

NOTES

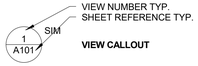
A. ALL INTERIOR PARTITION FRAMING TO BE WOOD STUD U.O.N.

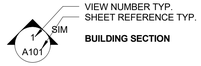
B. ALL INTERIOR PARTITIONS TO INCLUDE SOUND ATTENUATION UNLESS OTHERWISE NOTED

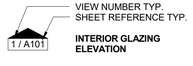
C. EPOXY PAINT @ ALL KITCHENETTE BACKSLASHES, AND BREAKEROOM

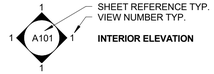
D. ALL FRAMING TO EXTEND TO ROOF DECK, U.O.N.

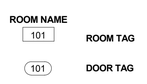
E. RE. INTERIOR ELEVATION FOR PAINTED EXPOSED HOMASOTE, PAINT COLOR TO MATCH WINDOW FRAMES



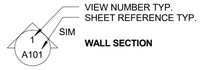


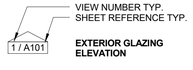


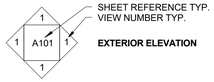





NORTH ARROW







MATERIAL SYMBOLS


ACOUSTIC CEILING TILE (2 x 2)


ACOUSTIC CEILING TILE (2 x 4)


ASPHALT SHINGLES


BATT INSULATION

CERAMIC/PORECLAIN TILE (PLAN)


CMU SECTION


EARTH


ENGINEERED FILL


FINISH WOOD


GLASS


MASONRY VENEER (ELEVATION)


MASONRY VENEER (SOLDIER COURSE) (ELEVATION)


PLYWOOD


RIGID INSULATION (ELEVATION)


SECTION CONCRETE PLAN (ROUGH FRAMING)


SIMULATED STONE (SECTION)


STEEL


WOOD (ROUGH)


ALUMINUM


BRICK VENEER SECTION


CONCRETE


EPS INSULATION


MANUFACTURED STONE


PLASTER/GYPSUM BOARD

RIGID INSULATION (SECTION)


SPRAY FOAM INSULATION

ABBREVIATION LEGEND

ABBRV	DESCRIPTION
A	
@	AT
A.F.F.	ABOVE FINISH FLOOR
AC	ABOVE COUNTER
ACST	ACOUSTIC
ADJ	ADJUSTABLE
ALUM	ALUMINUM
ANNOD	ANNODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
ASST	ASSISTANT
ATFP	ANTI TERRORISM FORCE PROTECTION
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BATT	BATT INSULATION
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT/BTM	BOTTOM
BRG	BEARING
C	
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTRTOP	COUNTERTOP
CU.FT.	CUBIC FOOT
CU.YD.	CUBIC YARD
D	
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
DW	DISH WASHER
DWGS	DRAWING/S
E	
E.W.C.	ELECTRICAL WATER COOLER
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
F.F.	FINISH FLOOR
F/C	FACE OF CURB
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FIN	FINISH
FLOUR	FLOURESCENT
FLR	FLOOR
FT	FEET
FTG	FOOTING
FV	FIELD VERIFY
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GOV'T	GOVERNMENT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
H.C.	HANDICAP ACCESSIBLE
HCW	HOLLOW WOOD CORE
HDWE	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTIAL
HVAC	HEATING VENTIALTION AND AIR CONDITIONING
I	
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
J	
J-BOX	JUNCTION BOX
JAN	JANITOR
JST	JOIST
JT	JOINT
L	
LAB	LABORATORY
LAV	LAVATORY
LBS/LB	POUNDS/POUND
LF	LINEAR FEET
LT	LIGHT
LTG	LIGHTING

ABBREVIATION LEGEND

ABBRV	DESCRIPTION
M	
M.O.	MASONRY OPENING
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO	NUMBER
NOM	NOMINAL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OH	OPPOSITE HAND
OPP	OPPOSITE
P	
PERP	PERPINDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG.	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PREFIN	PREFINISHED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PVMNT	PAVEMENT
Q	
QC	QUALITY CONTROL
R	
RB	RUBBER BASE
REF	REFERENCE
REFRIG	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RUB	RUBBER
S	
S	SOUTH
SCHED	SCHEDULED
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRU	STRUCTURE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	
THRSD	THRESHOLD
TO	TOP OF
TOC	TOP OF CONCRETE
TOG	TOP OF GRADE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TV	TELEVISION
TYP	TYPICAL
U	
U.L.	UNDERWRITERS LABORATORIES
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V	
VCT	VINYL COMPOSITE TILE
VENT	VENTILATION
VERT	VERTICAL
VIF	VERIFY IN FIELD
VOL	VOLUME
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WP	WORKING POINT
WT	WEIGHT
X	
XFMR	TRANSFORMER
Y	
YD	YARD

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

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BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

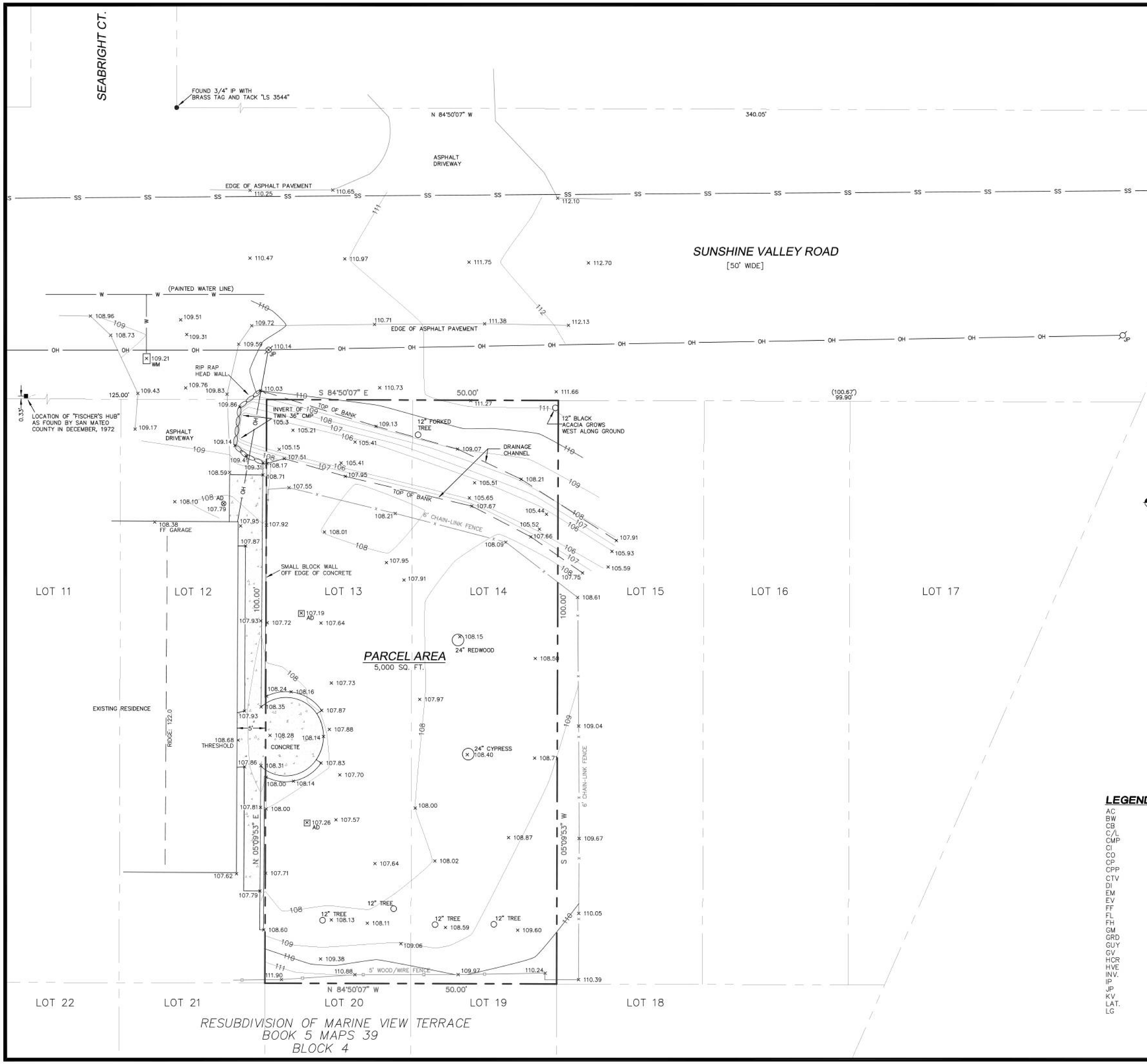
PROJECT PHASE: **Construction Documents**

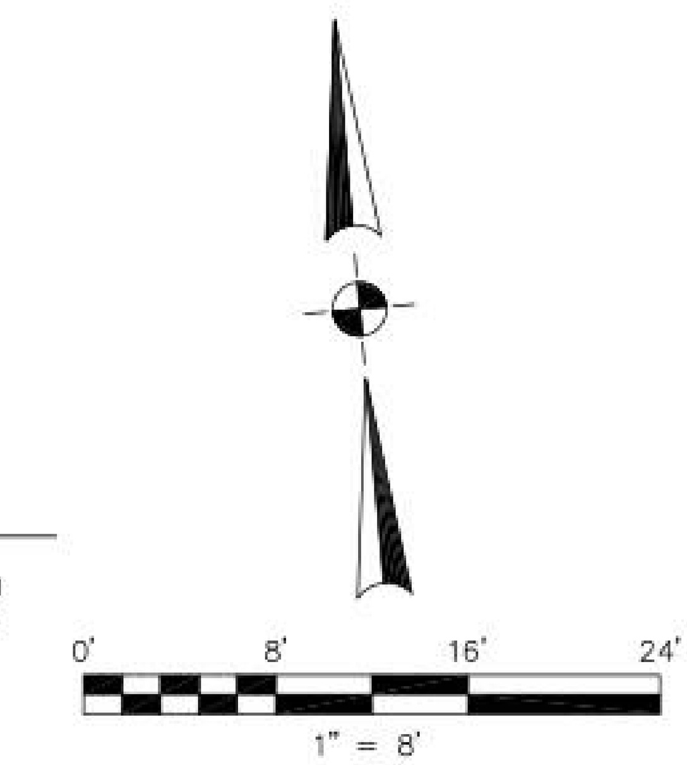
DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:01 PM

DRAWING TITLE: **GENERAL NOTES**

DRAWING NO: **A001**





BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 27 OF LLS MAPS PAGE 56 ON MAY 4TH, 2005, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 ("MEAN SEA LEVEL") DATUM. BENCHMARK USED WAS THE BRASS TAG "LS 3544" ON SIDEWALK AT THE NE'LY CORNER OF SUNSHINE VALLEY ROAD AND ETHELDORE ROAD, AS SHOWN IN SAN MATEO COUNTY FIELD BOOK 767-7, PAGE 51, WITH AN ELEVATION OF 76.386 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 4104-4531397, AS TITLE REFERENCE. NO EASEMENTS WITHIN SUBJECT PARCEL ARE REFERENCED WITHIN THE REPORT (REPORT COVERS WESTERLY PARCEL, WHICH CONTAINS EASEMENTS).

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: APRIL 18, 2017
JOB NUMBER: 17-052

LEGEND

AC	ASPHALT CONCRETE	MH	MH (TYPE UNKNOWN)
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PG&E VAULT
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
CI	CAST IRON PIPE	PP	POWER POLE
CO	CLEAN OUT BOX	SDMH	STORM DRAIN MANHOLE
CP	SURVEY CONTROL POINT	SL	STREET LIGHT
CPP	CORRUGATED PLASTIC PIPE	SLB	STREET LIGHT BOX
CTV	CABLE TELEVISION LINE	SLV	STREET LIGHT VAULT
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
EM	ELECTRIC METER	SSV	SANITARY SEWER VAULT
EV	ELECTRIC VAULT	TBC	TOP BACK OF CURB
FF	FINISHED FLOOR	TBM	TEMPORARY BENCHMARK
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	UNK	UNKNOWN TYPE
GRD	GROUND	VCP	VITRIFIED CLAY PIPE
GUY	GUY ANCHOR	WBF	WATER BACK FLOW VALVE
GV	GAS VALVE	WM	WATER METER BOX
HCR	HANDICAP RAMP	WV	WATER VALVE
HVE	HIGH-VOLT ELECTRIC	-CTV-	CABLE TELEVISION LINE
INV.	INVERT	-E-	ELECTRICAL LINE
IP	IRON PIPE	-G-	GAS LINE
JP	JOINT POLE	-OH-	OVERHEAD LINE
KV	KILOVOLT	-SD-	STORM DRAIN LINE
LAT.	LATERAL	-SS-	SANITARY SEWER LINE
LG	LIP OF GUTTER	-T-	TELEPHONE LINE
		-W-	WATER LINE

BGT LAND SURVEYING
www.bgtsurveying.com

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 13-14, BLOCK 4, "RESUBDIVISION OF MARINE VIEW TERRACE" (BOOK 5 MAPS 39)

VACANT, SUNSHINE VALLEY ROAD

MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

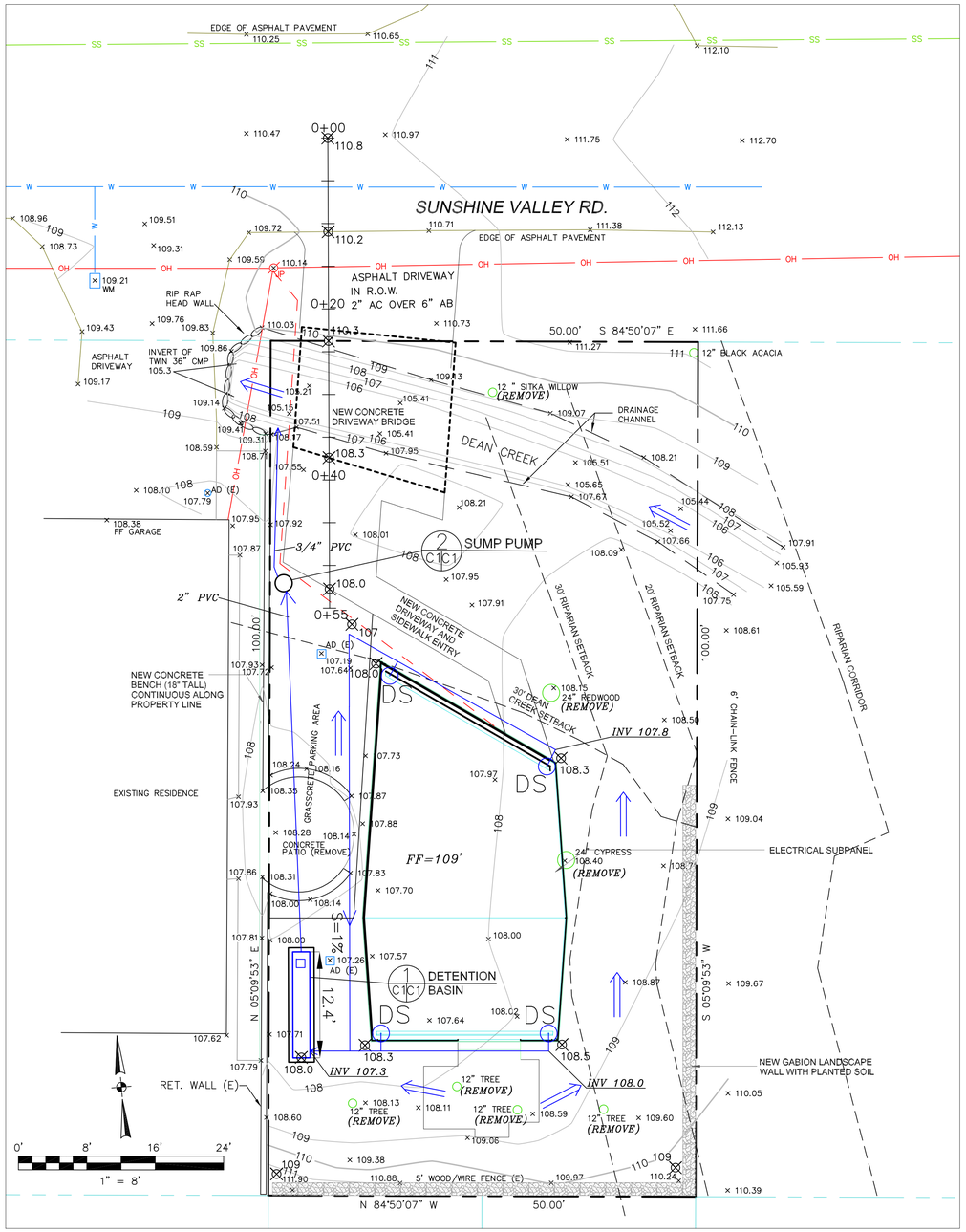
Assessor Parcel Number: 037-156-130

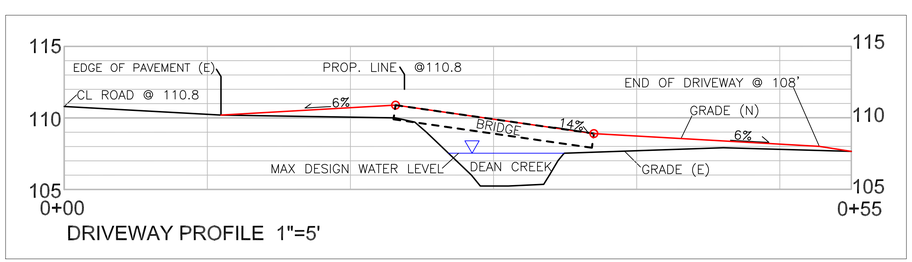
Prepared For: FuLi Li, 1855 Sunshine Valley Road, Moss Beach, CA 94038

Date: APRIL 2017
Scale: 1" = 8'
Contour Interval: 1'
Drawn by: LHL
Revisions:

SU-1

Job No. 17-052





DRIVEWAY PROFILE 1"=5'

LEGEND

111.27 EXISTING SPOT ELEVATION

108.3 PROPOSED SPOT ELEVATION

DS DOWNSPOUT

4" SOLID DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   FULI LI, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 4-18-17.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM: NGVD29.
5. THE GEOTECHNICAL REPORT:
GEOTECHNICAL STUDY, UPDATE GEOTECHNICAL INVESTIGATION, PROPOSED SINGLE FAMILY RESIDENCE, 1855 SUNSHINE VALLEY ROAD, MOSS BEACH CALIFORNIA. DATED: MAY 5 201, BY WAYNE TING AND ASSOCIATES PROJECT NO. 5264 SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS WAYNE TING AND ASSOCIATES, WITH THE CONTACT NUMBER (510)-623-7768; WAYNE@WAYNETING.NET). THE CONTRACTOR MUST SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
6. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUG-BGRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. SLOPE ALL IMPERVIOUS SURFACES A MINIMUM OF 2% AWAY FROM BUILDING. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

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

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

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

GRADING NOTES

CUT VOLUME : 40 CY (FOR FOUNDATION, BACK-YARD GABION)
FILL VOLUME: 10 CY

VOLUMES ABOVE ARE APPROXIMATE.

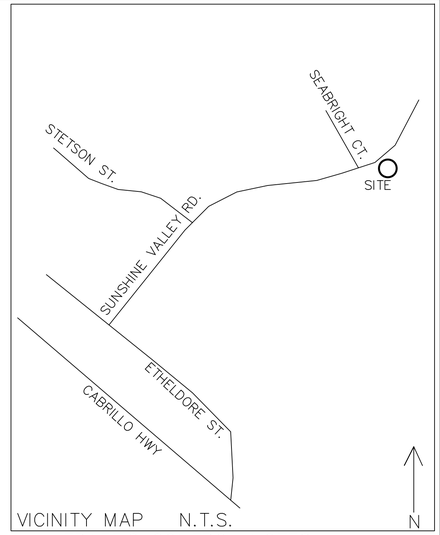
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

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

UTILITY NOTES

1. DETAILED UTILITY PLAN WILL BE SUBMIITED SEPARATEY FOR SUBMITTAL TO AND APPROVAL BY BY THE MONTARA WATER AND SANITARY DISTRICT.
2. ALL UTILITIES TO HOUSE WILL BE UNDERGROUND AND ATTACHED TO BRIDGE TO CROSS DEAN CREEK.
3. SEWER LATERAL WILL REQUIRE AN EJECTOR PUMP. LATERAL SHALL BE ENCASED IN A STEEL PIPE WHERE IT IS ATTACHED TO THE BRIDGE.



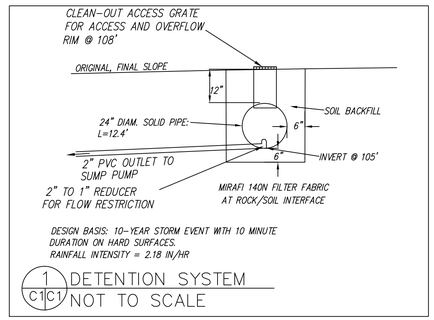
VICINITY MAP N.T.S.

TRAFFIC CONTROL NOTES

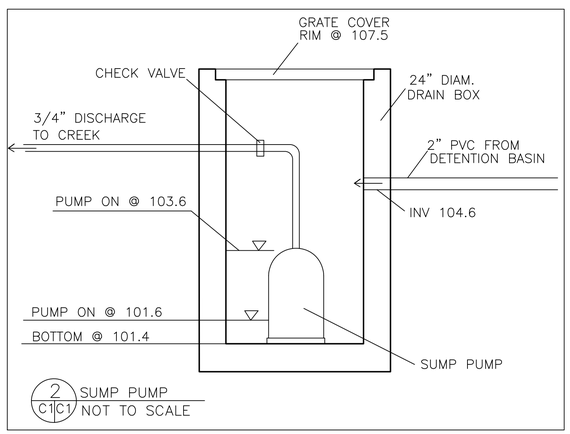
1. CONTRACTOR AND WORKERS SHALL PARK ON SHOULDER OF STREET.
2. WHEN TRUCKS PARK IN DRIVEWAY FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS.
3. WORKERS SHALL PROVIDE TRAFFIC CONTROL ON SUNSHINE VALLEY ROAD WHEN TRUCKS ARE BACKING ONTO STREET.

SECTION AND DETAIL CONVENTION

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



1 C1 C1 DETENTION SYSTEM NOT TO SCALE



2 C1 C1 SUMP PUMP NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER CHARLES M. KISSICK No. 62264 9-30-19 EXPIRES CIVIL STATE OF CALIFORNIA

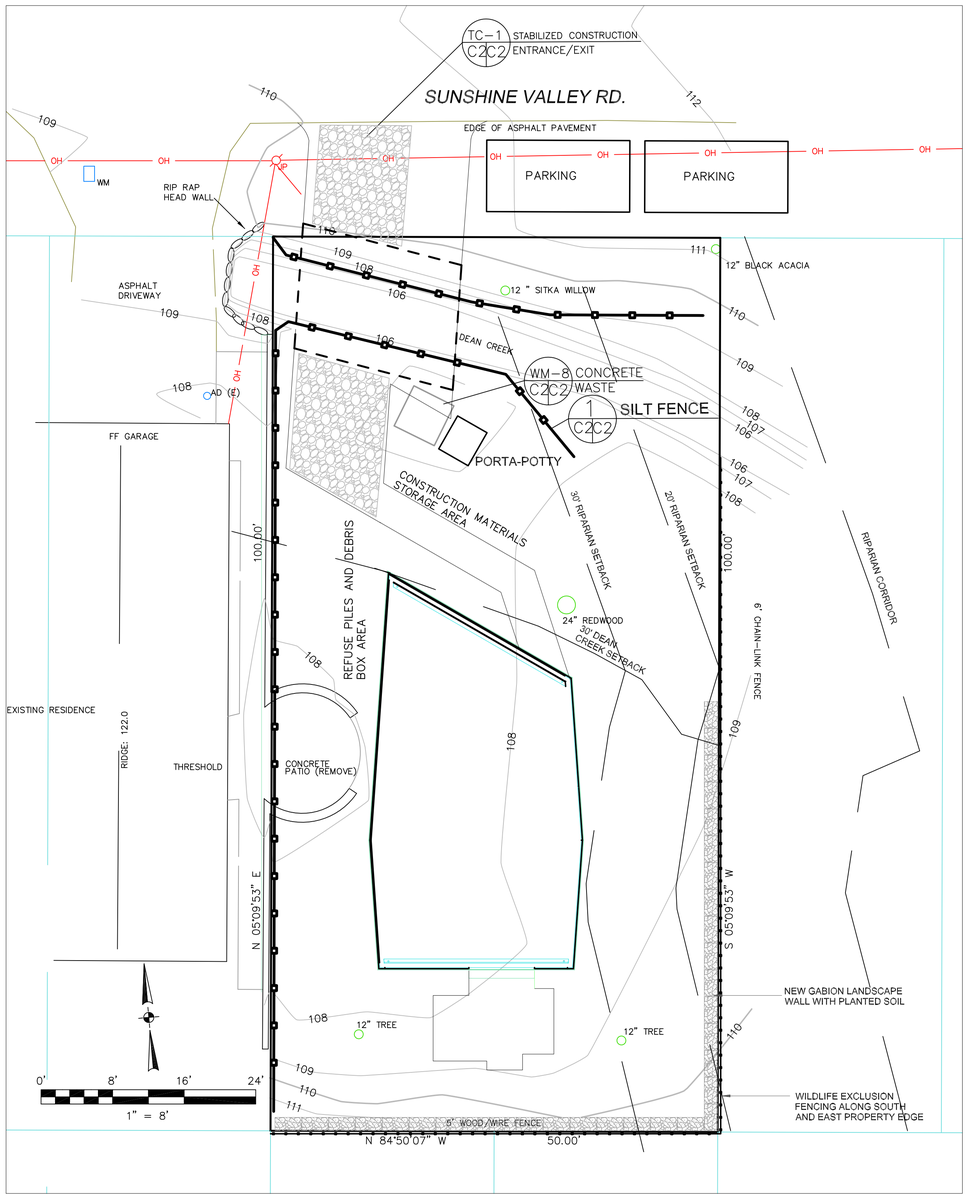
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3583

DATE: 2-13-19	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 5-14-19	REV. DATE:	REV. DATE:

GRADING AND DRAINAGE PLAN

LI PROPERTY
SUNSHINE VALLEY ROAD
MOSS BEACH
APN 037-156-130

SHEET C-1

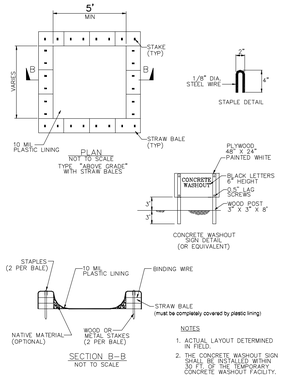


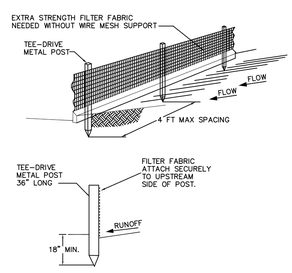
EROSION CONTROL NOTES

SILT FENCE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL 4

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL CONFORM TO THE FOLLOWING:
   A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
   B. PAD SHALL BE NOT LESS THAN 12" THICK.
   C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
   D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

CONCRETE WASTE MANAGEMENT WM-8





1 C2C2 SILT FENCE
NOT TO SCALE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site
- The tree protection shall be in place before any grading, excavating or grubbing is started.

EROSION CONTROL POINT OF CONTACT

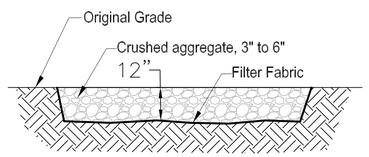
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: FULI LI
TITLE/QUALIFICATION: OWNER
PHONE: 415-751-0522
PHONE:
E-MAIL: LIFULI.ELLE@GMAIL.COM

CONSTRUCTION SCHEDULE

DAY 1: INSTALL EROSION CONTROL
DAY 2: COMMENCE WORK WITH SITE CLEARING
DAY 5: INSTALL ROCKED CONSTRUCTION ENTRANCE
WEEK 2: FINISH ROUGH GRADING
WEEK 3: BEGIN PIER DRILLING FOR FOUNDATIONS
WEEK 4: POUR CONCRETE IN PIER HOLES, BEGIN BUILDING FORMS FOR GRADE BEAMS.
WEEK 6: BEGIN FRAMING
MONTH 3: FINISH SHELL OF HOUSE
MONTH 8: FINISH MOST OF HOUSE INTERIOR
MONTH 9: FINISH PATIOS, WALKWAYS, DRIVEWAY, OTHER EXTERIOR FLAT WORK.
MONTH 10: FINISH PROJECT

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



SECTION B-B
NTS

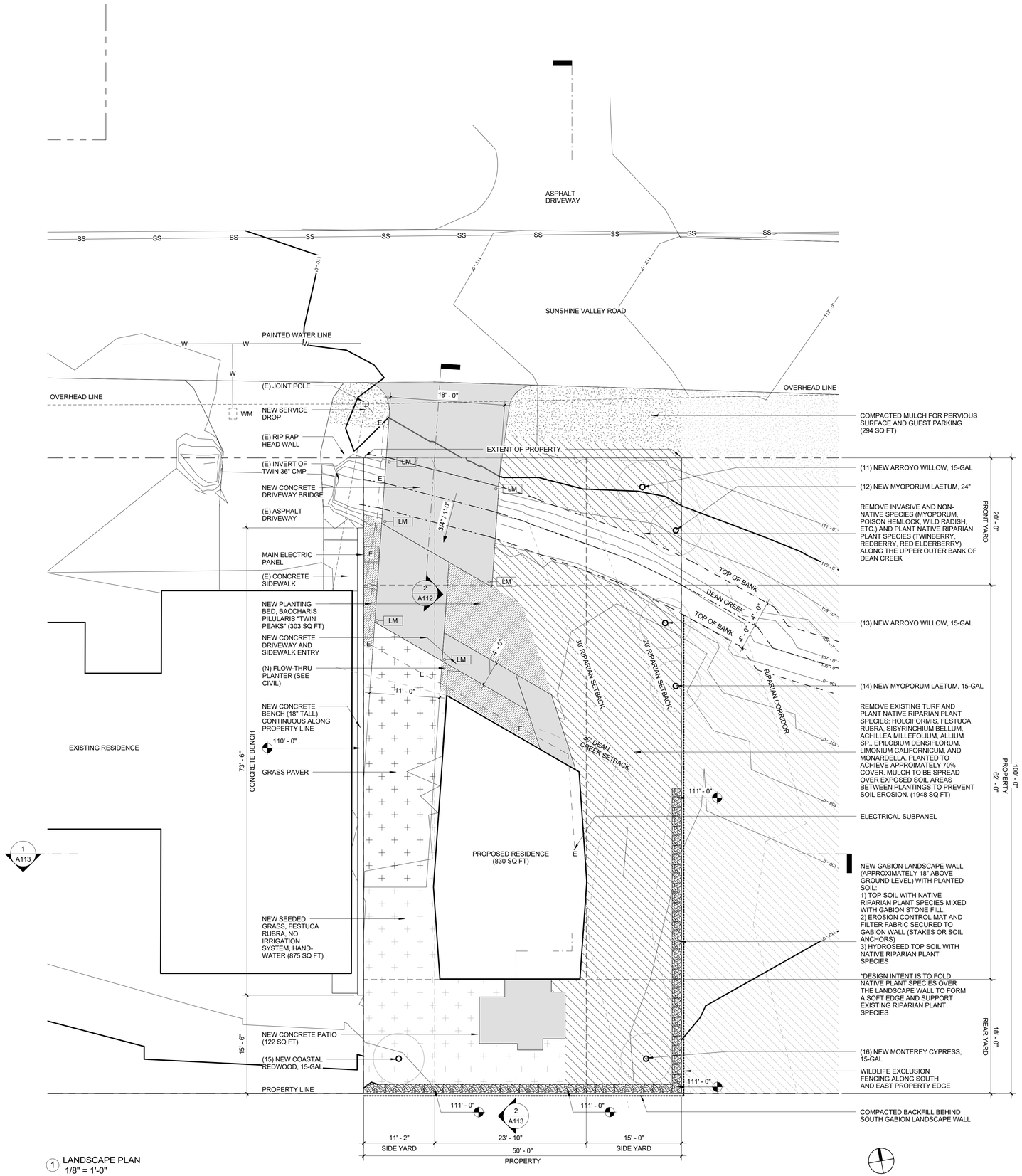
REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-19
EXPIRES
CIVIL
STATE OF CALIFORNIA

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

DATE: 2-13-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN
LI PROPERTY
SUNSHINE VALLEY ROAD
MOSS BEACH
APN 037-156-130

SHEET
C-2



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

EXTERIOR LIGHTING SCHEDULE:

LM - LIGMAN LIGHT LINEAR PT BOLLARD UL1-10021, 3500K

LL - NEMALUX GS, 3500K

GENERAL NOTES:

1) A MININUM 3-INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOT GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

2) TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.

3) AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INTSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

4) UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINUMUM FOR FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCES INTO THE SOIL.

5) PROJECT MUST INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQ FT TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA.

6) IN RESPONSE TO WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): NO IRRIGATION SYSTEM PROVIDED.

LOT COVERAGE:

BUILDING: 830 SF
HARDSCAPE: 786 SF
TOTAL IMPERVOIUS: 1616 SF (32%)

MATERIAL AREAS:

LANDSCAPE AREA (REHABILITATED): 2206 SF
LANDSCAPE AREA (TURF & PLANT): 1178 SF
TOTAL PERVIOUS: 3384 (68%)

NO.	EXIST/NEW	DBH	GENUS SPECIES	COMMON NAME
01	EXISTING	7"	MYOPORUM LAETUM	NGAIO (SHRUB)
02	EXISTING	12"	SALIX LASIOLEPIS	ARROYO WILLOW
03	EXISTING	26"	SEQUOIA SEMPERVIRENS	COASTAL REDWOOD
04	EXISTING	26"	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS
05	EXISTING	6"	MYOPORUM LAETUM	NGAIO (SHRUB)
06	EXISTING	16"	MYOPORUM LAETUM	NGAIO (SHRUB)
07	EXISTING	14"	MYOPORUM LAETUM	NGAIO (SHRUB)
08	EXISTING	12"	MYOPORUM LAETUM	NGAIO (SHRUB)
09	EXISTING	14"	MYOPORUM LAETUM	NGAIO (SHRUB)
10	EXISTING	12"	MYOPORUM LAETUM	NGAIO (SHRUB)
11	NEW	15-G	SALIX LASIOLEPIS	ARROYO WILLOW
12	NEW	24"	MYOPORUM LAETUM	NGAIO (SHRUB)
13	NEW	15-G	SALIX LASIOLEPIS	ARROYO WILLOW
14	NEW	15-G	MYOPORUM LAETUM	NGAIO (SHRUB)
15	NEW	15-G	SEQUOIA SEMPERVIRENS	COASTAL REDWOOD
16	NEW	15-G	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS

*SEE ARBORIST REPORT FOR DETAILED INFORMATION

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

LICENSED ARCHITECT
DAVID JAEHNING
C-34474
REN: 12/31/2019
STATE OF CALIFORNIA

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David Jaehning Architect
25 Forest Side Avenue, San Francisco, California 94127

CONSULTANT TEAM:

ARBORIST:
Trees 360 Degrees, Straun Edwards: WE5612-A
Saratoga, California

BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/20/2019 10:06:25 AM

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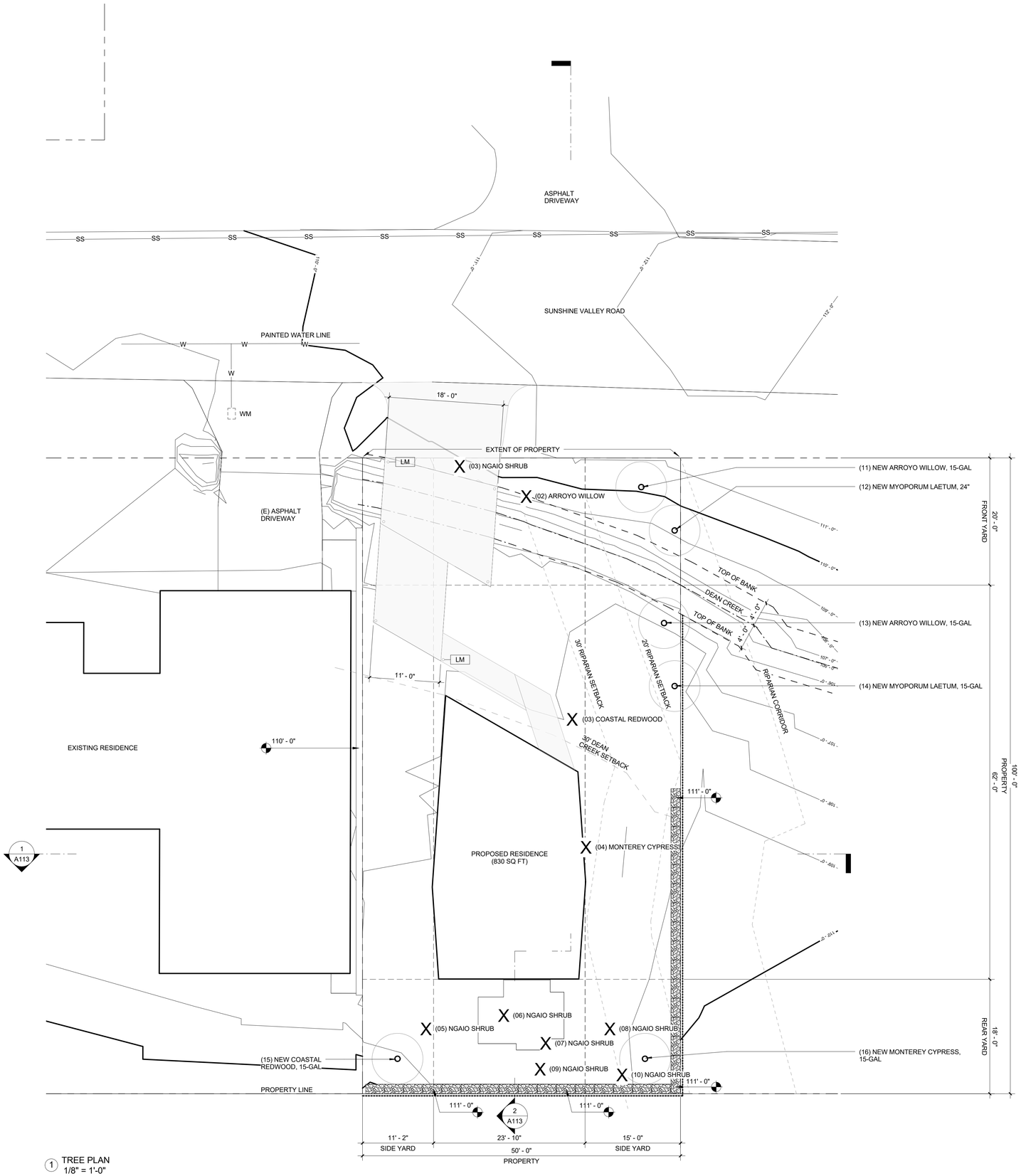
DRAWING NO: **L001**



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

NO.	EXIST/NEW	DBH	GENUS SPECIES	COMMON NAME
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07	EXISTING	14"	MYOPORUM LAETUM	NGAIO (SHRUB)
08	EXISTING	12"	MYOPORUM LAETUM	NGAIO (SHRUB)
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15	NEW	15-G	SEQUOIA SEMPERVIRENS	COASTAL REDWOOD
16	NEW	15-G	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS

*SEE ARBORIST REPORT FOR DETAILED INFORMATION

REVISION:

FOR REVIEW & FILING
NOT FOR CONSTRUCTION

STAMP:

LICENSED ARCHITECT
DAVID JAEHNING
C-34474
STATE OF CALIFORNIA

ARCHITECT:
David Jaehning Architect
25 Forest Side Avenue, San Francisco, California 94127

CONSULTANT TEAM:

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BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

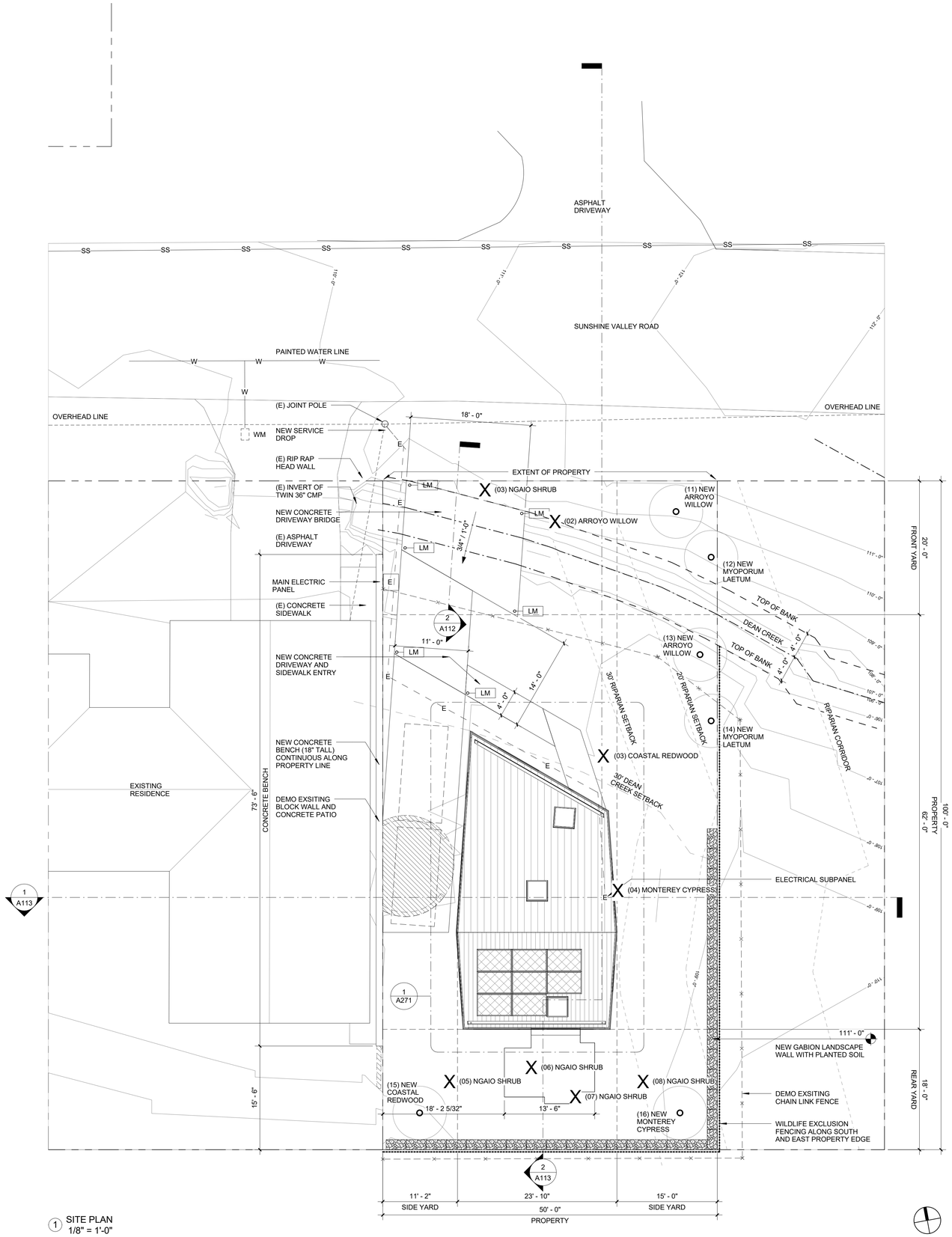
PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

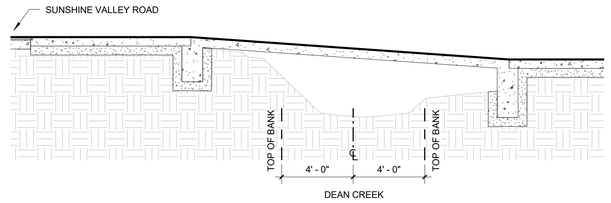
ISSUE DATE: 5/20/2019 10:05:33 AM

DRAWING TITLE: **TREE LOCATION**

DRAWING NO: **L002**



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



2 SITE SECTION - ENTRY DRIVE LOOKING EAST
1/4" = 1'-0" REF 1 - A112

SEE CIVIL DRAWING C1 FOR DRIVEWAY PROFILE

EXTERIOR LIGHTING SCHEDULE:

LM - LIGMAN LIGHT LINEAR PT BOLLARD UL1-10021, 3500K

LL - NEMALUX GS, 3500K

REVISION:

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STAMP:

LICENSED ARCHITECT
DAVID JAEHNING
C-34474
REN: 12/31/2019
STATE OF CALIFORNIA

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Saratoga, California

BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

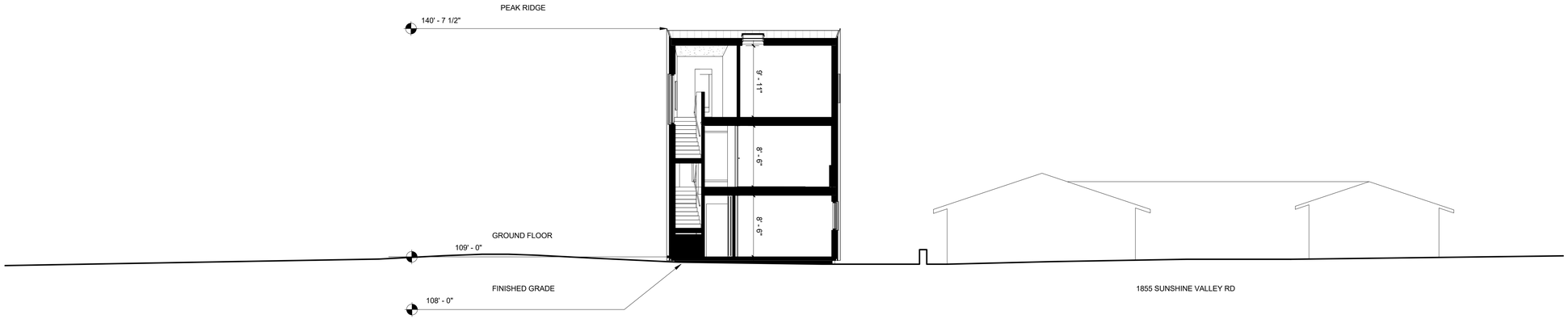
PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

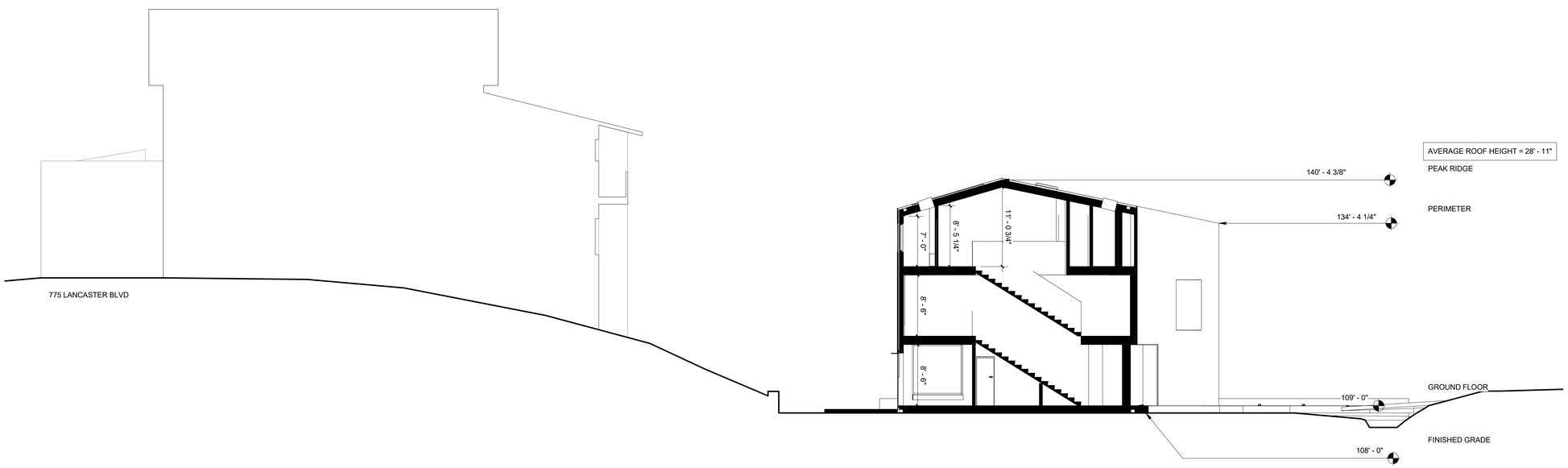
ISSUE DATE: 5/20/2019 10:06:58 AM

DRAWING TITLE: **ARCHITECTURAL SITE PLAN**

DRAWING NO: **A112**



1 SITE SECTION WEST-EAST
1/8" = 1'-0" REF 1 - A112



2 SITE SECTION NORTH-SOUTH
1/8" = 1'-0" REF 1 - A112

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Moss Beach, California 94038

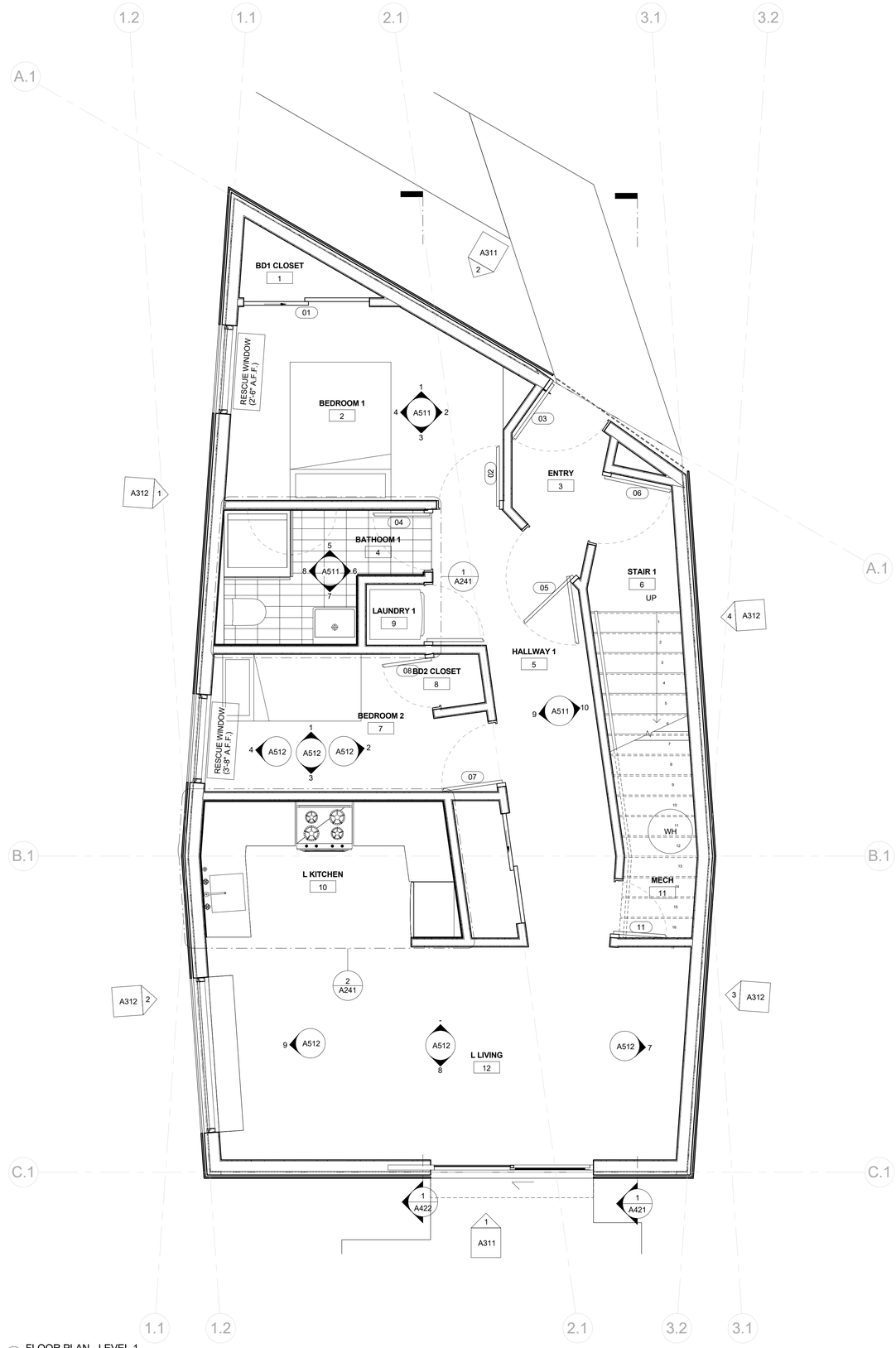
PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:04 PM

DRAWING TITLE: **ARCHITECTURAL SITE SECTION**

DRAWING NO: **A113**



1 FLOOR PLAN - LEVEL 1
3/8" = 1'-0"

DOOR SCHEDULE - LEVEL 1

#	DIMENSION		DOOR		DETAIL			FRAME			
	WIDTH	HEIGHT	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	TYPE	DEPTH	MATERIAL	FINISH
LEVEL 1											
01											
02	2' - 8"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
03	3' - 0"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
04	2' - 6"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
05	3' - 0"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
06	3' - 0"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
07	2' - 8"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
08	2' - 2"	6' - 8"	<By Category>					SINGLE BLIND		<By Category>	
11	2' - 4"	6' - 8"	<By Category>					SINGLE BLIND		<By Category>	
12											
32	2' - 6"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
34											

ROOM SCHEDULE - LEVEL 1

#	NAME	FINISHES				PERIMETER	NET AREA
		FLOOR	BASE	WALL	CEILING		
LEVEL 1							
1	BD1 CLOSET					17' - 5 1/8"	12 SF
2	BEDROOM 1					41' - 3 3/16"	103 SF
3	ENTRY					20' - 6 1/4"	24 SF
4	BATHOOM 1					30' - 3 3/32"	46 SF
5	HALLWAY 1					50' - 2 15/32"	94 SF
6	STAIR 1					29' - 4 1/16"	42 SF
7	BEDROOM 2					37' - 11 1/32"	71 SF
8	BD2 CLOSET					8' - 8 11/32"	5 SF
9	LAUNDRY 1					10' - 8 1/2"	7 SF
10	L KITCHEN					34' - 5 9/32"	73 SF
11	MECH					24' - 9 7/8"	30 SF
12	L LIVING					61' - 8 7/8"	203 SF
							709 SF

ESCAPE OR RESUCE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET ALLOWED AT GRADE. THE MINUMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHTS SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

SMOKE DETECTION:	HARD-WIRED, INTERCONNECTED, AND BATTERY BACKUP PER CBC, STATE FIRE MARSHALL REGULATIONS, AND COASTSIDE FIRE DISTRICT ORDINANCE 2016-01. PLACED ONE PER BEDROOM AND ONE IN HALLWAY PER FLOOR
FIRE SUPPRESSION:	BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM

REVISION:

FOR REVIEW & FILING
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STAMP:

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CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
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PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

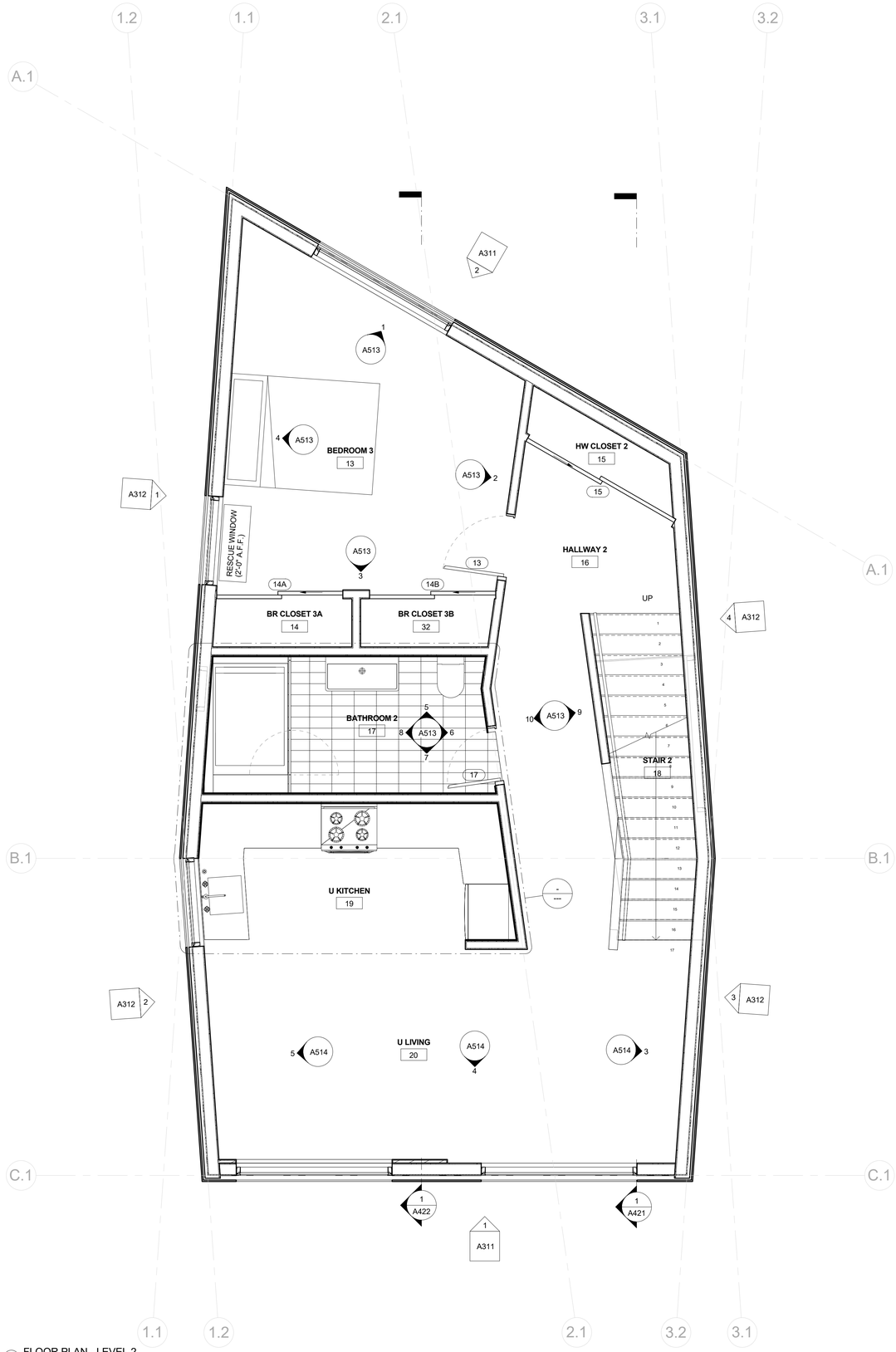
PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:05 PM

DRAWING TITLE: **DIMENSION FLOOR PLAN - LEVEL 1**

DRAWING NO: **A211**



1 FLOOR PLAN - LEVEL 2
3/8" = 1'-0"

DOOR SCHEDULE - LEVEL 2

#	DIMENSION		DOOR		DETAIL			FRAME			
	WIDTH	HEIGHT	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	TYPE	DEPTH	MATERIAL	FINISH
LEVEL 2											
13	2' - 8"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	
14 A											
14 B											
15											
17	2' - 4"	8' - 6"	<By Category>					SINGLE BLIND		<By Category>	

ROOM SCHEDULE - LEVEL 2

#	NAME	FINISHES				PERIMETER	NET AREA
		FLOOR	BASE	WALL	CEILING		
LEVEL 2							
13	BEDROOM 3					53' - 4 11/16"	168 SF
14	BR CLOSET 3A					16' - 8 3/16"	13 SF
15	HW CLOSET 2					19' - 2 13/32"	15 SF
16	HALLWAY 2					57' - 10 1/16"	107 SF
17	BATHROOM 2					37' - 5 5/8"	77 SF
18	STAIR 2					36' - 11 9/16"	53 SF
19	U KITCHEN					40' - 2 1/4"	90 SF
20	U LIVING					62' - 10 15/16"	203 SF
32	BR CLOSET 3B					16' - 0 29/32"	13 SF
							738 SF

ESCAPE OR RESUCE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET ALLOWED AT GRADE. THE MINUMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHTS SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

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FIRE SUPPRESSION:	BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM

REVISION:

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CONSULTANT TEAM:

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BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
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STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
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PROJECT NO: **1802**

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PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

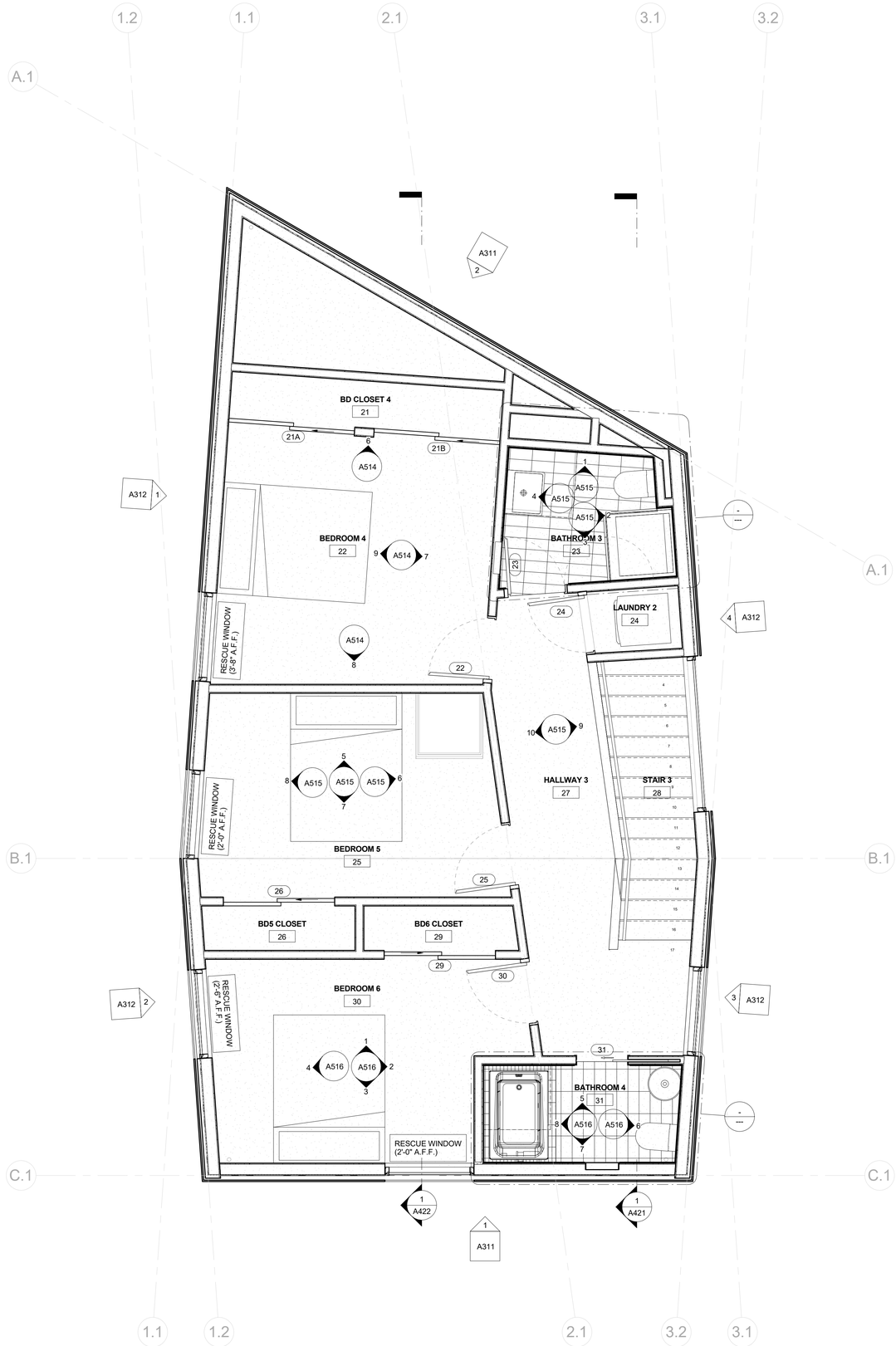
PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:06 PM

DRAWING TITLE: **DIMENSION FLOOR PLAN - LEVEL 2**

DRAWING NO: **A212**



1 FLOOR PLAN - LEVEL 3
3/8" = 1'-0"

DOOR SCHEDULE - LEVEL 3

#	DIMENSION		DOOR		DETAIL			FRAME			
	WIDTH	HEIGHT	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	TYPE	DEPTH	MATERIAL	FINISH
LEVEL 3											
21 A											
21 B											
22	2' - 8"	7' - 0"	<By Category>					SINGLE BLIND		<By Category>	
23	2' - 6"	7' - 0"	<By Category>					SINGLE BLIND		<By Category>	
24	2' - 6"	7' - 0"	<By Category>					SINGLE BLIND		<By Category>	
25	2' - 8"	7' - 0"	<By Category>					SINGLE BLIND		<By Category>	
26											
29											
30	2' - 8"	7' - 0"	<By Category>					SINGLE BLIND		<By Category>	
31											

ROOM SCHEDULE - LEVEL 3

#	NAME	FINISHES				PERIMETER	NET AREA
		FLOOR	BASE	WALL	CEILING		
LEVEL 3							
21	BD CLOSET 4					28' - 7 1/2"	26 SF
22	BEDROOM 4					46' - 9 5/32"	136 SF
23	BATHROOM 3					27' - 2 1/32"	43 SF
24	LAUNDRY 2					13' - 7 19/32"	11 SF
25	BEDROOM 5					44' - 7 11/16"	121 SF
26	BD5 CLOSET					17' - 7 27/32"	14 SF
27	HALLWAY 3					55' - 3 3/16"	100 SF
28	STAIR 3					33' - 4 13/16"	46 SF
29	BD6 CLOSET					17' - 8 1/32"	14 SF
30	BEDROOM 6					46' - 7 11/16"	118 SF
31	BATHROOM 4					26' - 4 11/32"	38 SF
							667 SF

ESCAPE OR RESUCE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET ALLOWED AT GRADE. THE MINUMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHTS SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

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STAMP:

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C-34474
STATE OF CALIFORNIA

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Saratoga, California

BIOLOGICAL:
SWCA Environmental Consultants: Half Moon Bay, California

CIVIL:
Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
Alex Lau Engineering: C 75773, San Francisco, California

CLIENT:
Elle and Ivan Li
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PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

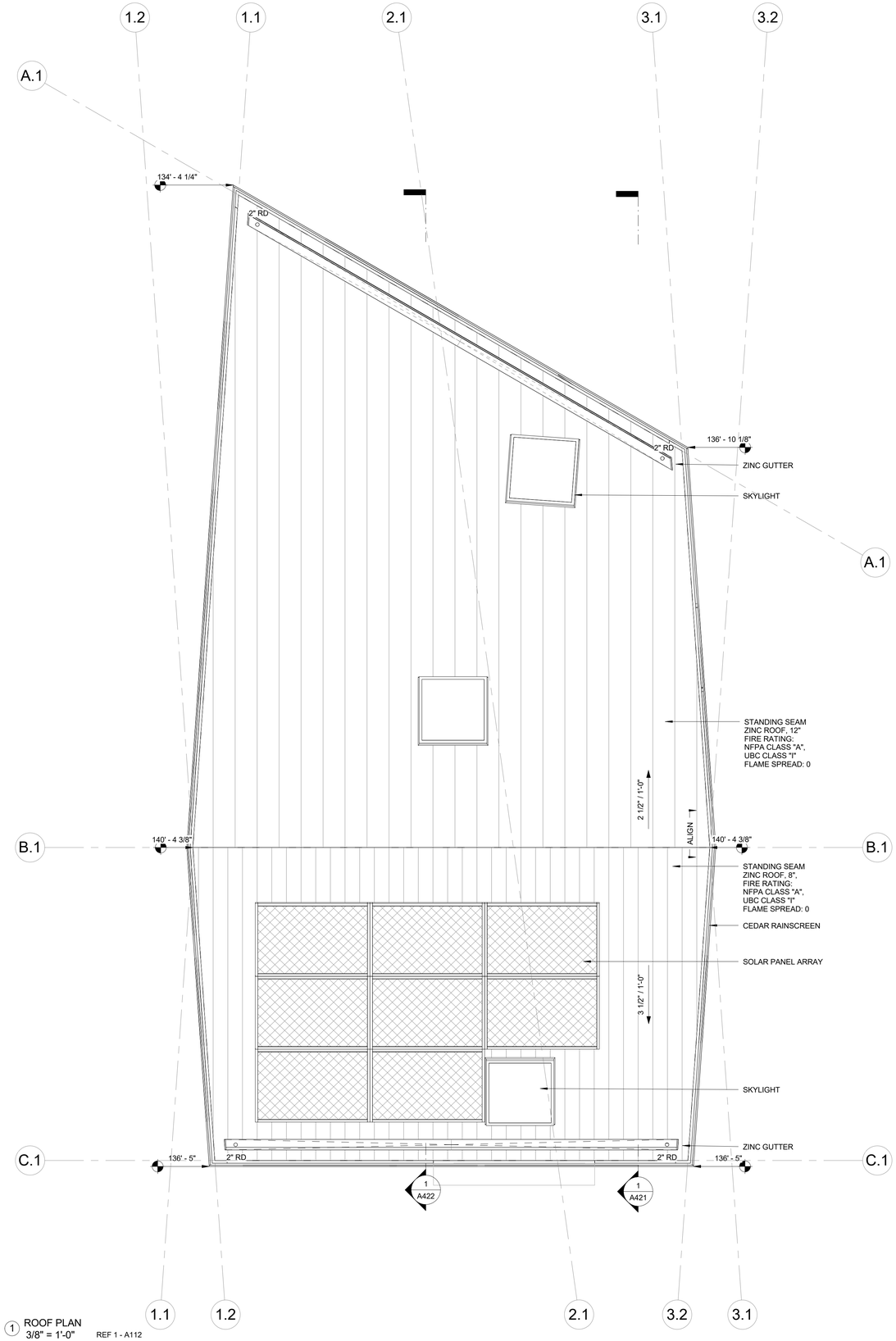
PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:09 PM

DRAWING TITLE: **DIMENSION FLOOR PLAN - LEVEL 3**

DRAWING NO: **A213**



1 ROOF PLAN
3/8" = 1'-0" REF 1 - A112

REVISION:

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Sigma Prime Geosciences, Inc.: Half Moon Bay, California

STRUCTURAL:
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PROJECT NO: **1802**

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Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:10 PM

DRAWING TITLE: **ROOF PLAN**

DRAWING NO: **A271**

REVISION:

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DAVID JAEHNING
C-34474
STATE OF CALIFORNIA

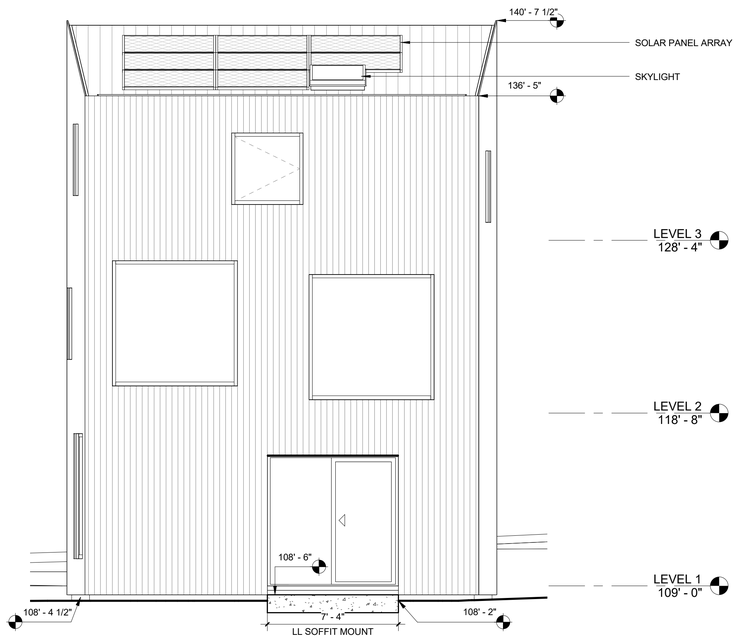
EXTERIOR MATERIAL SYMBOLS

12" STANDING SEAM ZINC ROOF
8" STANDING SEAM ZINC ROOF
8" CEDAR RAINSCREEN
4" CEDAR RAINSCREEN
1" CEDAR RAINSCREEN
SOLAR PANEL
GABION

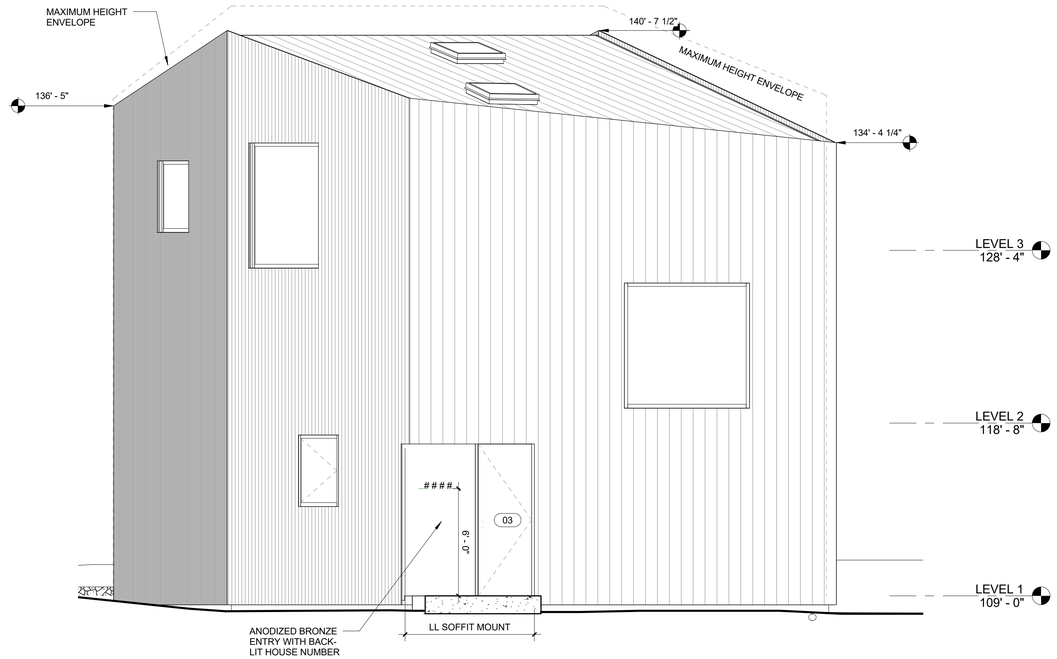
EXTERIOR LIGHTING SCHEDULE:

LM - LIGMAN LIGHT LINEAR PT BOLLARD UL1-10021, 3500K

LL - NEMALUX GS, 3500K



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



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

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CLIENT:
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1855 Sunshine Valley Road, Moss Beach, California 94038

PROJECT NO: **1802**

PROJECT NAME: **Sunshine Valley Residence**

PROJECT ADDRESS: APN 037156130, Sunshine Valley Road
Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:11 PM

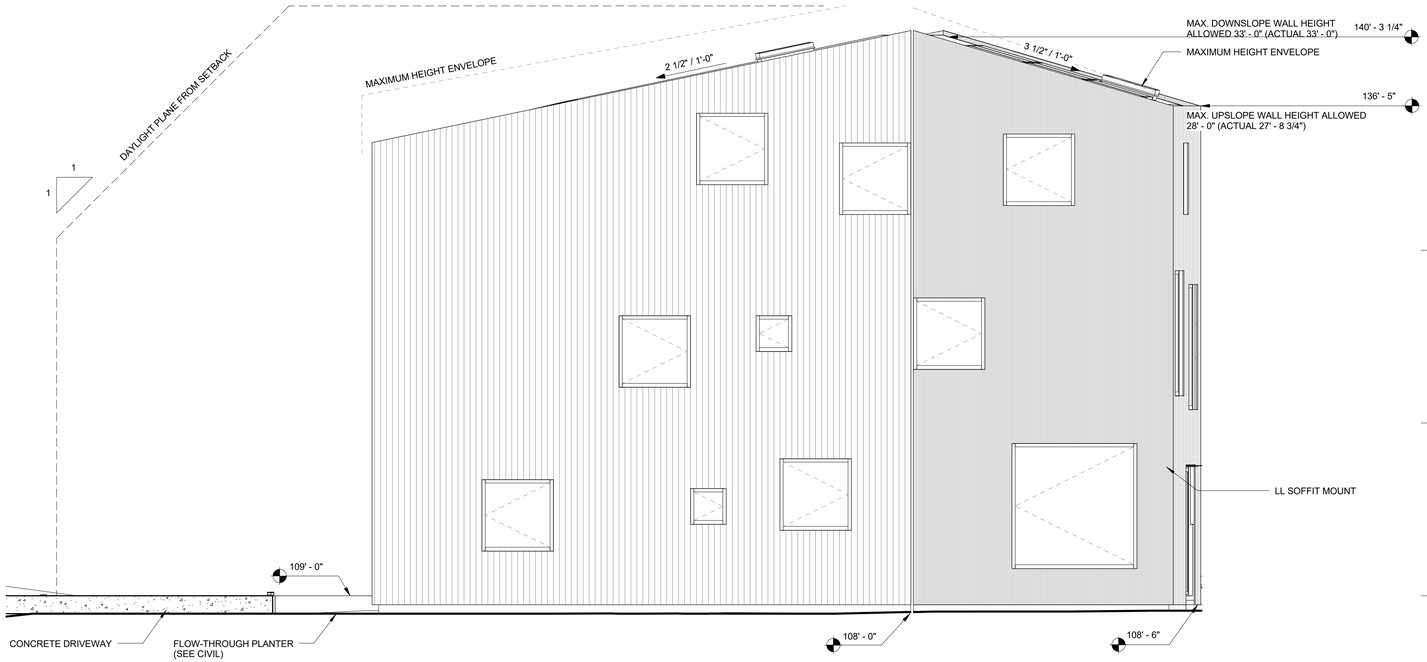
DRAWING TITLE: **ELEVATIONS**

DRAWING NO: **A311**

EXTERIOR LIGHTING SCHEDULE:

LM - LIGMAN LIGHT LINEAR PT BOLLARD UL1-10021, 3500K

LL - NEMALUX GS, 3500K

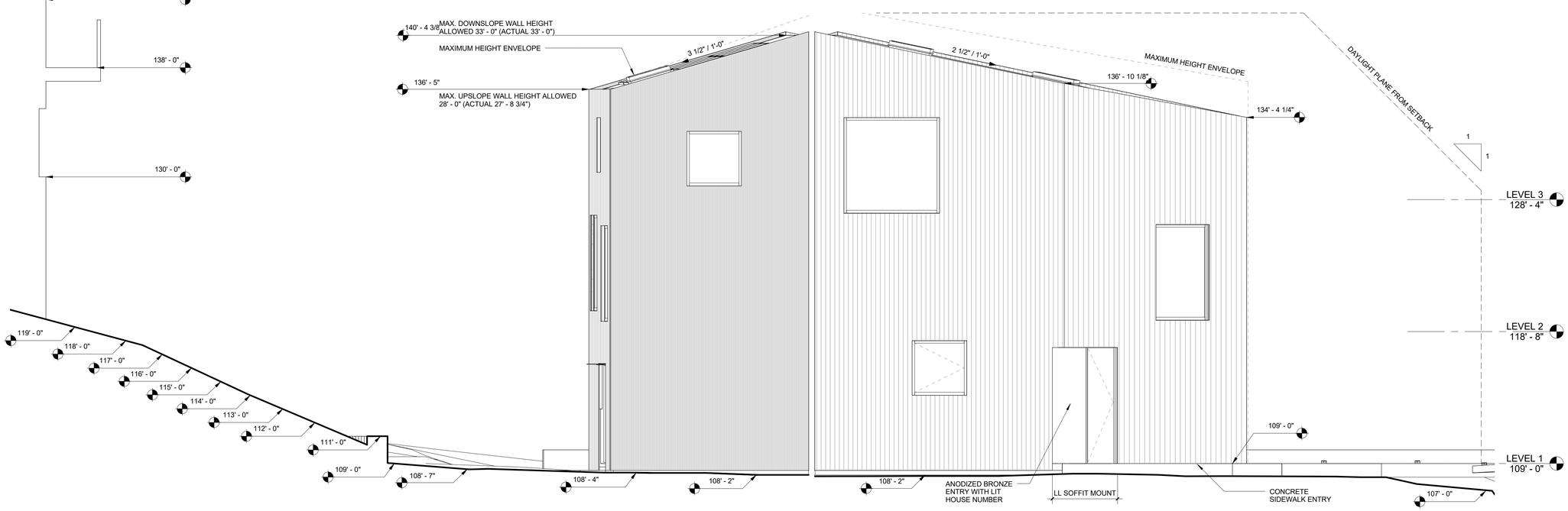


1 ELEVATION - WEST 1
1/4" = 1'-0"

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

EXTERIOR MATERIAL SYMBOLS

12" STANDING SEAM ZINC ROOF | 8" STANDING SEAM ZINC ROOF | 8" CEDAR RAINSCREEN | 4" CEDAR RAINSCREEN | 1" CEDAR RAINSCREEN | SOLAR PANEL | GABION



3 ELEVATION - EAST 1
1/4" = 1'-0"

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

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STATE OF CALIFORNIA

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CLIENT:

Elle and Ivan Li

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PROJECT NO: **1802**

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Moss Beach, California 94038

PROJECT PHASE: **Construction Documents**

DRAWN: Author CHECKED: Checker

ISSUE DATE: 5/14/2019 1:24:12 PM

DRAWING TITLE: **ELEVATIONS**

DRAWING NO: **A312**

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Local Coastal Program Biological Impact Form
For

Fuli Li
1855 Sunshine Valley Road
Moss Beach, CA 94038

(Lots 13 and 14, Resubdivision of Marine View Terrace, Book 5, Maps 39, Block 4)

For compliance with San Mateo County Local Coastal Program Policies

PREPARED BY:

Coast Ridge Ecology
1410 31st Avenue
San Francisco, CA 94122
crecology@gmail.com

August 2018

Applicant
Fuli Li
1855 Sunshine Valley Road
Moss Beach, CA 94038

Owner
Fuli Li
1855 Sunshine Valley Road
Moss Beach, CA 94038

Project Location
The property is a 0.11 acre parcel located on the south side of Sunshine Valley Road, in Moss Beach (San Mateo County), California (Figure 1). The property is surrounded by a developed parcel to the west (1855 Sunshine Valley Road), a developed parcel to the south, Sunshine Valley Road to the north, and undeveloped land to the east. Cabrillo Highway (State Route 1) is located approximately 0.4 mile to the west, and the Pacific Ocean is approximately ½ mile to the west. The proposed plan is for the construction of a single family residence.

Assessor's Parcel Number and any applicable Planning Permit numbers
Lots 13 and 14, Resubdivision of Marine View Terrace, Book 5, Maps 39, Block 4

Principal Investigators
The biological survey and biological impact form were completed by Patrick Kobernus and Jennifer Radtkey of Coast Ridge Ecology. See Appendix A for a qualification summary.

Report Summary (briefly state the results of the report, habitat type, rare, endangered, or unique species present, anticipated impacts, and proposed mitigation measures.)

This report was prepared to provide a thorough evaluation of the biological resources for the property located at 1855 Sunshine Valley Road (Lots 13 and 14, Book 5, Maps 39, Block 4) in Moss Beach, California. The report is required by the County of San Mateo and is consistent with the format required for Local Coastal Program (LCP) biological impact reports (San Mateo County 2013). The report includes recommended mitigation measures to offset potentially adverse impacts from future development of the site.

The property is a 0.11 acre parcel located on the south side of Sunshine Valley Road, in Moss Beach (San Mateo County), California (Figure 1). The property is a residential yard with Sunshine Valley Road to the north, developed parcels to the south and west, and undeveloped land to the east. Cabrillo Highway (State Route 1) is located approximately 0.4 mile to the west, and the Pacific Ocean is approximately ½ mile to the west. The proposed plan is for the construction of a single family residence.

The site was surveyed for biological resources by CRE biologists Patrick Kobernus and Jennifer Radtkey on July 12 and July 20, 2018. Surrounding properties were visually inspected for sensitive habitats and special status species. No special-status species were observed on site. Plant and animal species detected on site are shown in Table 1.

The property is a relatively flat parcel. Vegetation communities on site include landscaped ruderal, and arroyo willow thicket (off site) (Figure 2). Landscaped ruderal vegetation covers the property, with raised garden beds and landscape plants including two large trees in the middle of the parcel shading most of the site. The ruderal vegetation is also dominant within Dean creek along the northern edge of the property. Arroyo willow thicket (riparian vegetation) associated with Dean creek and is found to the east of the property.

Dean Creek (an intermittent creek) borders the property on the east and north. The creek runs along the northern edge of the property along Sunshine Valley Road, and through a culvert under the driveway, then daylights again west of the driveway. Just upstream of the property Dean Creek turns towards the southeast as it flows through an adjacent property to the east. The creek channel is earthen, 8-feet wide at the top from bank to bank and about 4-feet deep from top of bank to the stream bottom. No water was present in the creek at the time of the surveys in July 2018. This stream feature meets the criteria for an intermittent stream as it has a defined channel and is shown on the USGS Montara Mountain OE W 7.5 minute quadrangle as an intermittent stream (USGS 2015). It is therefore considered a Sensitive Habitat under the LCP (section 7.1). Thirty-foot and twenty-foot buffer zones from the riparian and Dean Creek are shown in Figures 2 and 4.

One coast redwood (*Sequoia sempervirens*) tree on the property may qualify as a Significant Tree under the County of San Mateo's Significant Tree Ordinance as it has a circumference greater than thirty-eight inches at four and one half feet vertically above the ground, and the removal of this tree may require a permit from the County of San Mateo. There are no heritage trees on the property, as defined by the County of San Mateo's Heritage Tree Ordinance.

Special status species were evaluated for their potential to occur on site based upon habitats observed on site and research using the California Natural Diversity Database (CNDDB 2018), and the California Native Plant Society's Online Inventory of Rare and Endangered Plants (CNPS 2018), (Figure 3, Appendix C). Based on this evaluation, four special status animals and no special status plants were determined to have potential for occurrence on the property.

Special status animal species that have some potential for occurrence on the property are the California red-legged frog (CRF), (*Rana aurora draytonii*), a federally threatened and California species of special concern; the San Francisco garter snake (SFGS), (*Thamnophis sirtalis tetrataenia*), a state and federally endangered species and California fully-protected species; San Francisco dusky footed woodrat (*Neotoma fuscipes annectens*), a California species of special concern; and the salt marsh common yellowthroat (*Geothlypis trichas sinuosa*), a California species of special concern. The property also provides potential nesting habitat for a variety of birds protected under the Migratory Bird Treaty Act (MBTA).

Mitigation measures to reduce potential impacts from development of the property are provided in Table 2.

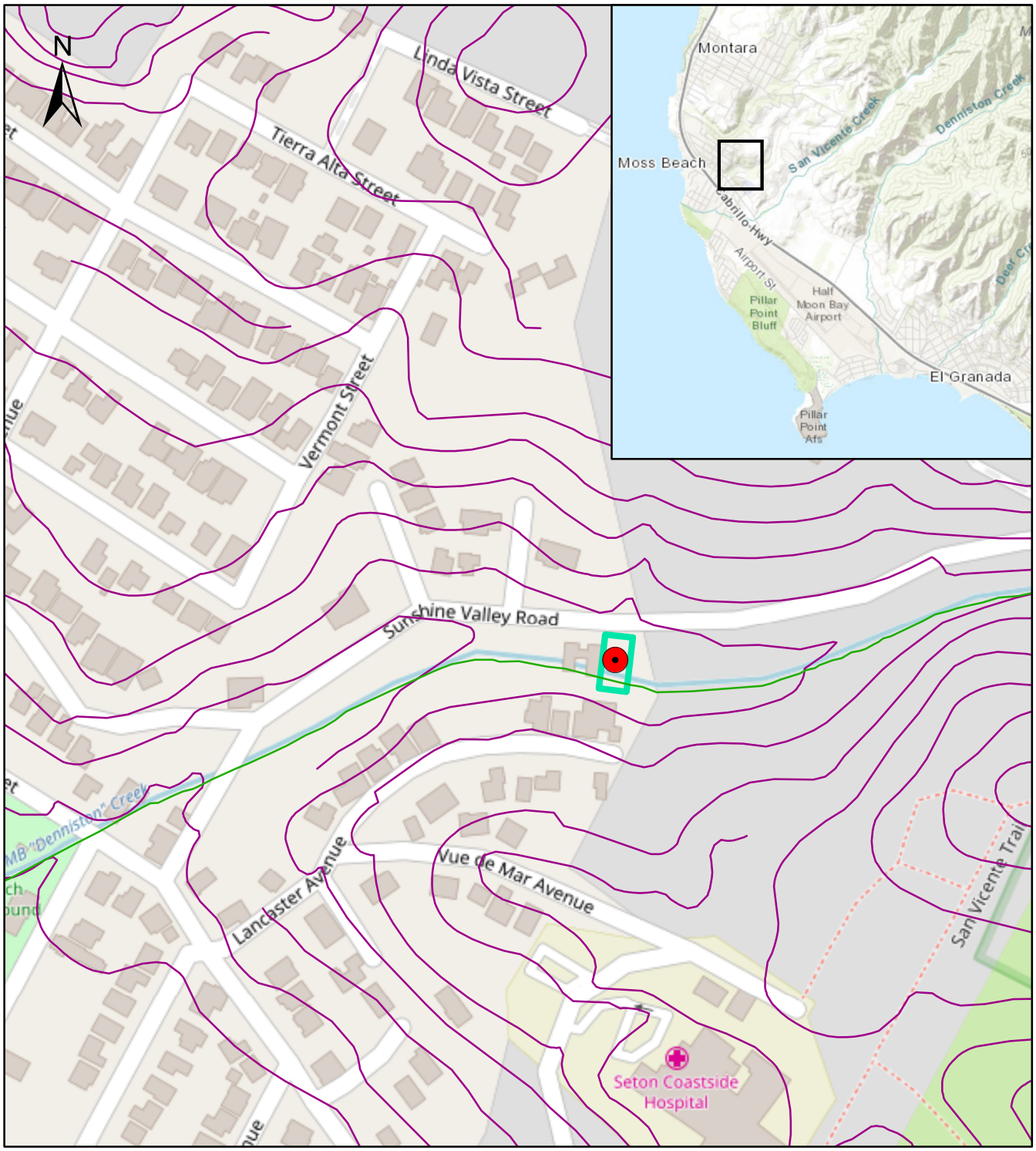

Figure 1: Project Location Map

1855 Sunshine Valley Road
Moss Beach CA 94038
San Mateo County

Miles
0 0.05 0.1 0.2

Legend

- Project Location
- STREAMS
- CONTOURS
- Parcel_Boundary

COAST RIDGE ECOLOGY
BIOLOGICAL SURVEYS · MONITORING · PERMITTING · RESEARCH

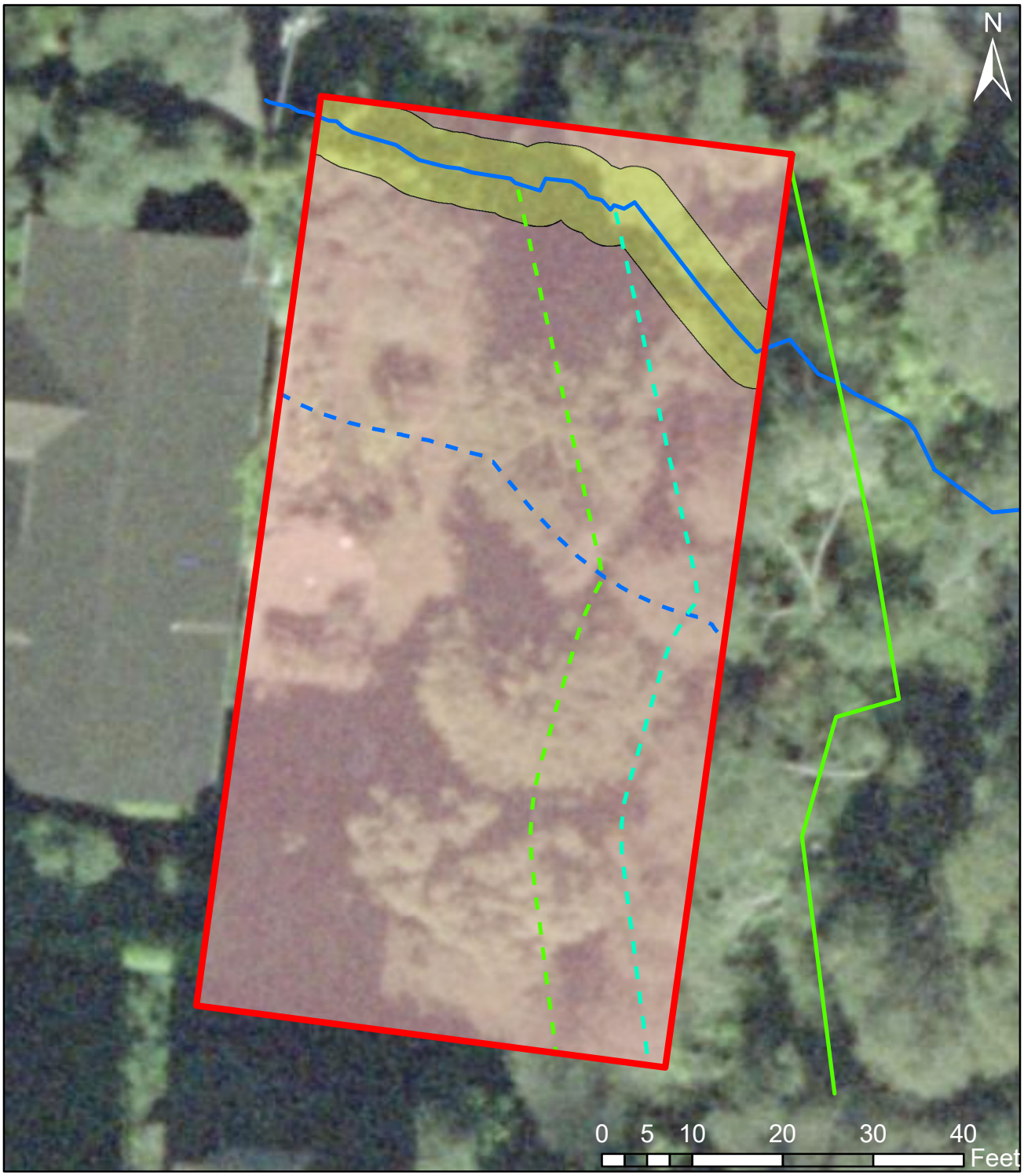

Figure 2: Wetland Buffer and Vegetation Map

1855 Sunshine Valley Road, Moss Beach, CA

Source: San Mateo County

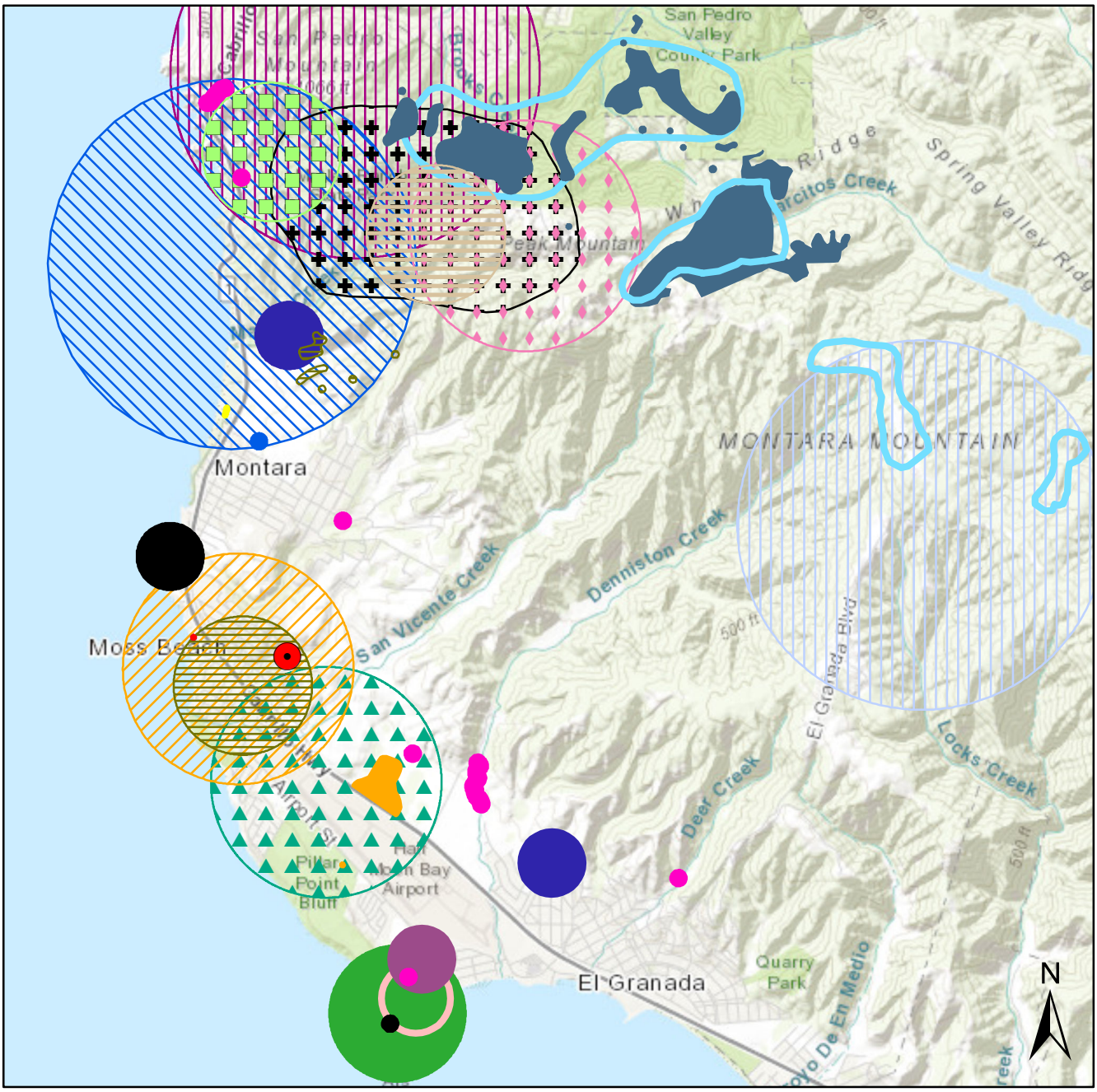

Figure 3: California Natural Diversity Database Records

1855 Sunshine Valley Road, Moss Beach CA 94038

Miles

0 0.5 1 2 3

Legend

- Agrostis blasdalei
- Arctostaphylos montaraensis
- Arctostaphylos regismontana
- Astragalus pycnostachyus var. pycnostachyus
- Bombus caliginosus
- Callophrys mossii bayensis
- Cirsium andrewsii
- Danaus plexippus pop. 1
- Geothlypis trichas sinuosa
- Grindelia hirsutula var. maritima
- Horkelia cuneata var. sericea
- Lasthenia californica ssp. macrantha
- Leptosiphon croceus
- Leptosiphon rosaceus
- Limnanthes douglasii ssp. ornduffii
- Northern Coastal Salt Marsh
- Northern Maritime Chaparral
- Plagiobothrys chorisianus var. chorisianus
- Potentilla hickmanii
- Rana draytonii
- Silene verecunda ssp. verecunda
- Taxidea taxus
- Thamnophis sirtalis tetrataenia (suppressed records)
- Triphysaria floribunda
- Project Location

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COAST RIDGE ECOLOGY
BIOLOGICAL SURVEYS · MONITORING · PERMITTING · RESEARCH

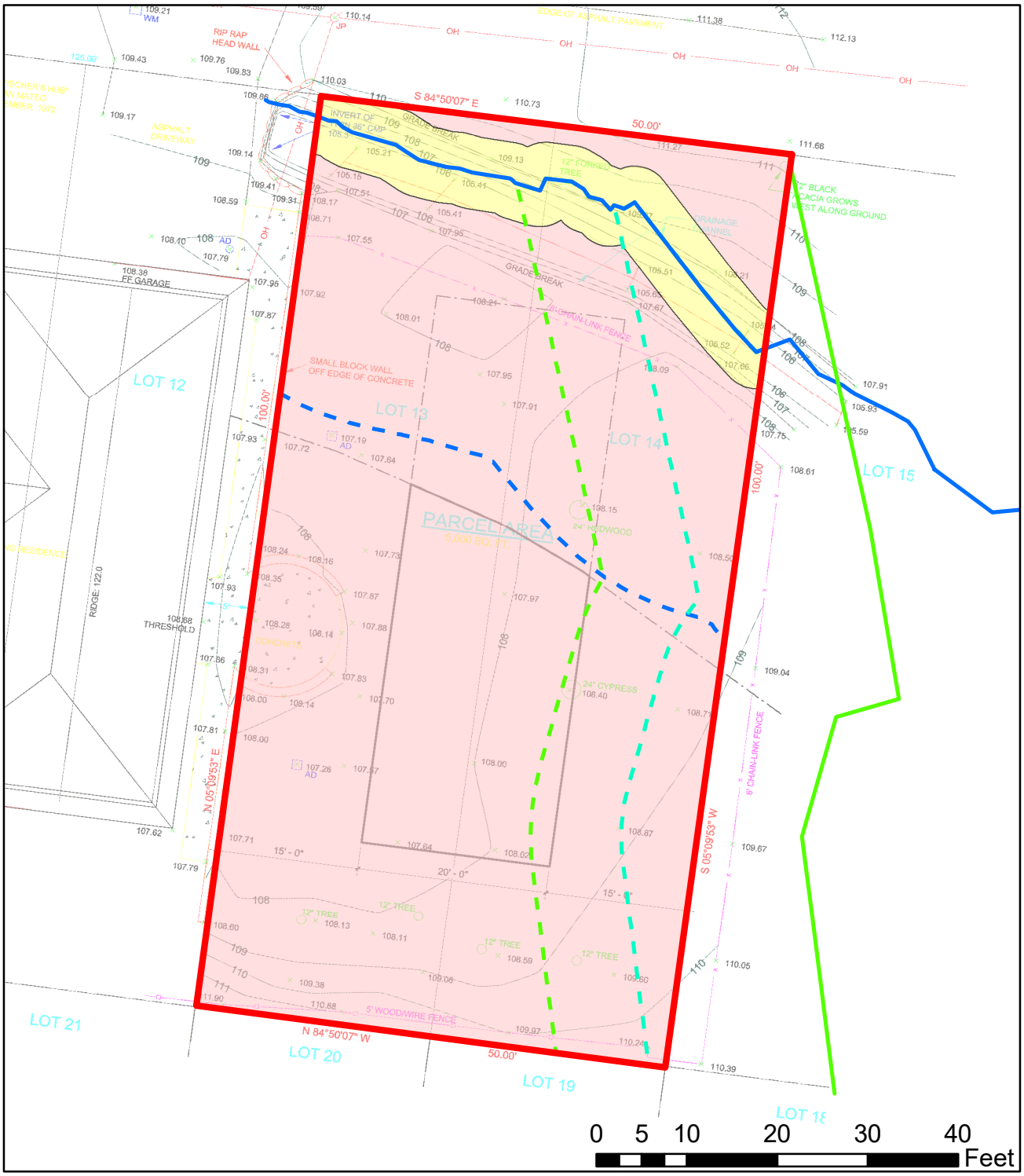

Figure 4: Site Plan Overlay

1855 Sunshine Valley Road, Moss Beach, CA

Source: David Jaehning Architect

Legend

- Parcel Boundary
- Channel Center
- Channel Buffer (30 feet from center)
- Limits of Riparian vegetation
- Riparian Vegetation Buffer (20 feet)
- Riparian Vegetation Buffer (30 feet)

Vegetation

- Landscaped Ruderal
- Ruderal

1. Project and property description (describe the proposed project and property, including the size, topographic characteristics, water resources, soil types, and land uses on the property and in the vicinity up to a radius of one-quarter mile. Include a map of the area from the USGS 7.5-minute quadrangle series.

Project

The proposed project is the construction of a single family residence on the property.

Land use

Land use in the immediate vicinity of the property is primarily single family residential properties. The property is a 0.11 acre parcel located on the south side of Sunshine Valley Road, in Moss Beach (San Mateo County), California (Figure 1). The property is surrounded by a developed parcel to the west (1855 Sunshine Valley Road), a developed parcel to the south, Sunshine Valley Road to the north, and undeveloped land to the east. Cabrillo Highway (State Route 1) is located approximately 0.4 mile to the west, and the Pacific Ocean is approximately ½ mile to the west. The proposed plan is for the construction of a single family residence.

Soils

Elevation of the property is approximately 87 feet above Mean Sea Level (MSL). One soil type is found on the property, Typic argiustolls (NRCS, 2018). Typic argiustolls is a moderately well drained soil type with loamy-urban land association and 5-15 percent slopes. The parent material is coastal alluvium derived from sedimentary rock. The typical soil profile is 0 to 60 inches sandy loam. There are no serpentine, calcareous or sandy soils present on the property.

Water Resources

Dean Creek, an intermittent creek, runs within the northern edge of the property. In addition, there are two creeks within approximately ½ mile of the property (San Vicente Creek and Montara Creek). Two agricultural ponds are located 0.75 miles from the property. San Vicente Creek is approximately 0.4 mile south of the property, and Montara Creek is approximately 0.3 mile north of the property. The two ponds are on the opposite side of San Vicente Creek, southeast of the site. The Pacific Ocean is located approximately ½ mile west of the property.

Dean Creek (Appendix B, Photo B-1) runs along the northern edge of the property along Sunshine Valley Road, and through a culvert under the driveway, then daylights again west of the driveway. Just upstream of the property Dean Creek turns towards the southeast as it flows through an adjacent property to the east. The creek channel is earthen, 8-feet wide at the top from bank to bank and about 4-feet deep from top of bank to the stream bottom. No water was present in the creek at the time of the surveys in July 2018. This stream feature meets the criteria for an intermittent stream as it has a defined channel and is shown on the USGS Montara Mountain OE W 7.5 minute quadrangle as an intermittent stream (USGS 2015). It is therefore considered a Sensitive Habitat under the LCP (section 7.1).

The creek was dry at the time of the surveys in July 2018 but the creekbed was damp. This stream feature meets the criteria for an intermittent stream as it has a defined channel and is shown on the USGS Montara Mountain OE W 7.5 minute quadrangle as an intermittent stream (USGS 2015). It is therefore considered a Sensitive Habitat under the LCP (section 7.1).

2. Methodology (briefly describe the survey methods used in preparing the report and show on an appropriately scaled map the location of sample points, transects, and any additional areas surveyed in the vicinity of the project.)

Coast Ridge Ecology biologists Patrick Kobernus and Jennifer Radtkey surveyed the site and adjacent surrounding areas for biological resources on July 12, 2018 and again on July 20, 2018 between 10:00 am and 12:00 pm. Weather at the time of both surveys was cloudy with temperatures in the mid 60's (F). All plant and animal species observed were documented and plant communities and habitats were assessed for their potential to support special status species. Plant and animal species detected on the property are shown in Table 1.

The California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDB) was consulted for known occurrences of sensitive plant, animal, and natural plant communities of concern found within the Half Moon Bay and five surrounding 7.5' USGS topographic quadrangles (CNDDB, 2018). Data from CNDDB, California Native Plant Society (CNPS) On-Line Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2018), and other relevant literature and databases, knowledge of regional biota, and observations made during the field survey, were used to evaluate on-site habitat suitability for special status plant and wildlife species within the property.

3. Results (at length, describe the botanical and zoological resources of the project site. To the extent possible, describe the food chain of the habitat and how the proposed project will impact those resources.

Vegetation

The site is comprised of two plant communities: landscape ruderal and ruderal (weedy vegetation). Just off site to the east of the property, one additional plant community is present: arroyo willow thicket (*Salix lasiolepis* Alliance). None of these plant communities are considered rare in California. A list of all plant and animal species identified on site is provided in Table 1.

Landscaped Ruderal

The majority of the site is landscaped ruderal vegetation covering 4,382 square feet (82% of the property). This area includes raised garden beds and ornamental plants including a coast redwood tree and a Monterey cypress (*Hesperocyparis macrocarpa*) tree in the middle of the parcel shading most of the site (Photos B-1 to B-6). Common plants within the landscaped yard include fruit trees and fava beans (*Vicia faba*), ornamental plants including hydrangea (*Hydrangea sp*.), pride of Madiera (*Echium candicans*) and nonnative honeysuckle (*Lonicera* sp.) along the chain link fence. Non-native grasses including veldt grass (*Ehrharta* sp.) and ripgut brome (*Bromus diandrus*), intermixed with other nonnative annuals including rose clover (*Trifolium hirtum*) and English plantain (*Plantago lanceolata*) were observed growing under the two large trees. There are two nonnative Ngaio trees (*Myoporum laetum*) growing along the creek on the north side of the property along Sunshine Valley Road.

Ruderal

Ruderal vegetation covers 467 square feet of the property and is found within Dean creek along the north side of the property. The dominant overstory of trees here is the Ngaio trees. One native sitka willow (*Salix sitchensis*), one native red elderberry (*Sambucus racemosa*) shrub and one twinberry (*Lonicera involucrata*) shrub are also present on the northeast section of the creek. The understory along the banks of the creek includes natives such as water parsley (*Oenanthe sarmentosa*), as well as nonnatives including cape ivy, nasturtium (*Tropaeolum spp*.), jubata grass (*Cortaderia jubata*), poison hemlock (*Conium maculatum*), wild radish (*Raphanus sativus*), watercress (*Nasturtium officinale*), and hairy cat's ear (*Hypochaeris radicata*).

Arroyo Willow Thicket

Arroyo willow thicket associated with Dean Creek is located to the east of the property. The dominant understory plants include California blackberry (*Rubus ursinus*), cape ivy (*Delairea odorata*), nasturtium, and hedge nettle (*Stachys ajugoides*). Wild cucumber (*Marah oregana*) vines run along the southern fenceline. Other species within the arroyo willow thicket outside the property boundary include stinging nettle (*Urtica dioica ssp. gracilis*), Calla lily (*Zantedeschia aethiopica*), California bee plant (*Scrophularia californica*), and coastal wood fern (*Dryopteris arguta*).

Wetlands / Water Features

To meet the US Army Corps of Engineers (USACE) definition of a wetland, an area must demonstrate three critical characteristics: wetland vegetation, wetland hydrology, and wetland soils (Federal Interagency Committee for Wetland Delineation, 1989). Additionally, to fall under jurisdiction of the USACE, a wetland must have some evident hydrological connection to other wetlands and/or waters of the United States. A formal wetland delineation is required to determine presence of wetlands and/or waters of the U.S. The US Fish and Wildlife Service definition of wetland is similar: at least periodically, the land must support predominantly hydrophytes; the substrate must be predominantly undrained hydric soil; or the substrate is non-soil that is saturated with water or covered by shallow water at some time during the growing season of the year (Cowardin, et al., 1979). The drainage on site does not appear to have a connection to other waters of the United States. Arroyo willow is considered a facultative wetland plant, which is defined as: "*Usually occurs in wetlands (estimated probability 67%-99%), but occasionally found in nonwetlands*"(Reed, et al 1988).

This project site is located within the San Mateo County Local Coastal Plan Area. The San Mateo County Local Coastal Program has the following policies that apply to this property (San Mateo County, 2013):

Policy 7.7 Definition of Riparian Corridors, states: "*Define 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.*

Policy 7.11 Establishment of Buffer Zones, states "*on both sides of riparian corridors, from the "limit of riparian vegetation" extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams*", and "*where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams*."

Policy 7.12 Permitted Uses in Buffer Zones, states " *Within buffer zones, permit only the following uses: (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 only if no other building site on the parcel exists."*

The drainage on the property (Dean Creek) has a defined channel and is shown on the USGS map as an intermittent water feature (USGS Montara Mountain Quadrangle, 2013). On the north side of the property, along Sunshine Valley Road, the riparian vegetation along the creek is less than 50% cover of riparian species, and therefore, the buffer zone extends from the centerline of the creek. On the adjacent property to the east, the riparian vegetation (dominant species is arroyo willow) is over 50% cover and the buffer zone extends from the outside edge of the riparian vegetation (Figures 2 and 4).

Food Chain Resources

The property provides potential foraging habitat for a variety of common wildlife species. Although vegetation on the property is disturbed, the site has biological value for local wildlife species due to the presence of trees and adjacent riparian habitat. The landscape ruderal vegetation provides some foraging habitat and cover for herbivorous mammals such as California meadow vole (*Microtus californicus*), Botha's pocket gopher (*Thomomys bottae*), and brush rabbit (*Sylvilagus bachmani*). Bird species observed on-site at the time of the field survey include common raven (*Corvus corax*), chestnut-back chickadee (*Poecile rufescens*), California towhee (*Melozone crissalis*), and spotted towhee (*Pipilo maculatus*). A red-shouldered hawk (*Buteo lineatus*) was observed foraging adjacent to the site at the time of the field survey. A Pacific slope flycatcher (*Empidonax difficilis*) and a Wilson's warbler (*Cardellina pusilla*) were observed in the arroyo willow thicket to the east of the site. The site provides potential foraging habitat for raptors and the two large trees in the middle of the site have some limited potential to support raptor nests. The presence of rodent and avian prey species means that the site could provide habitat for carnivores such as bobcat (*Lynx rufus*), and gray fox (*Urocyon cinereoargenteus*).

Bats are likely to forage through the property for insects due to the presence of riparian woodland and open ruderal areas, but are unlikely to roost on site due to the lack of tree cavities or any structures (e.g. barns) to support roosting colonies of bats. The riparian corridor may provide suitable breeding habitat for semi-aquatic amphibians such as Sierran chorus frog (*Pseudacris sierra*) and reptiles such as coast garter snake (*Thamnophis elegans terrestris*). The site does not provide potential breeding habitat for special status species such as the California red-legged frog (*Rana draytonii*) or San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). However, these species could be detected on site, due to their presence in the surrounding region and the potential for these species to travel through and utilize upland and riparian habitats.

Wildlife Movement Corridors

Wildlife corridors are important for persistence of wildlife in the landscape and, therefore, conservation. Linkages between habitat types can extend for miles between primary habitat areas and occur on a large scale throughout California. Habitat linkages facilitate movement between populations located in discrete areas and populations located within larger habitat areas. Even where patches of pristine habitat are fragmented, as commonly occurs with riparian vegetation, wildlife movement between populations is facilitated through habitat linkages, migration corridors and movement corridors. Wildlife movement includes migration (i.e., usually one direction per season), inter-population movement (i.e., long-term genetic exchange) and small travel pathways (i.e., daily movement within an animal's home range).

The area surrounding the property is primarily suburban land uses, however significant open spaces lies to the east of the site. The site is likely not an important wildlife corridor, however the riparian forest and the intermittent stream nearby provide some shelter cover for wildlife and may provide a potential minor travel corridor for local wildlife through the property.

Regulatory Setting

Federal and state-listed species (endangered, threatened, fully-protected) receive various levels of legal protection under the federal and state endangered species acts and the California Fish and Wildlife Code. The federal Migratory Bird Treaty Act of 1918 and Section 3500 of the California Fish and Wildlife Code protect active nests of migratory and other birds, and provide criminal penalties for take of hawks, owls, and take or disturbance of all bird nests or eggs. Potential impacts to other special status or otherwise sensitive species must be disclosed and

evaluated pursuant to the California Environmental Quality Act (CEQA). Additional protections for species and habitats that are applicable to the property are designated in the San Mateo County Local Coastal Program.

Federal and State Endangered Species Acts

The United States Endangered Species Act (ESA) is administered by the United States Fish and Wildlife Service (USFWS). The California Endangered Species Act (CESA), the Native Plant Protection Act (NPPA), and CEQA afford protection to species of concern included on State-maintained lists. The California Department of Fish and Wildlife (CDFW) has statutory responsibility for the protection of State listed species, and is a trustee agency under CEQA.

Both the Federal and State endangered species acts provide protection for listed species. In particular, the Federal act prohibits "take". "Take" is defined by the ESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect a federally listed, endangered species of wildlife, or to attempt to engage in any such conduct." While "take" is easily understood in the sense of deliberately capturing or killing individual animals, Federal regulations also define take to include the incidental destruction of animals in the course of an otherwise lawful activity, such as habitat loss due to development. Under those rules the definition of take includes significant habitat modification or degradation that actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR Section 17.3).

Section 10(a) of the ESA permits the incidental take of an endangered or threatened species. Similarly, Section 2081 of the CDFW Code or use of the CESA allows the Department to enter into management agreements that make lawful activities which may otherwise result in habitat loss or take of individuals of a state listed species.

California Species of Special Concern

The California Department of Fish and Wildlife has designated certain animal species as “Species of Special Concern” due to concerns about declining population levels, limited ranges, and continuing threats that have made these species vulnerable to extinction. The goal of this designation is to bring attention to these species in the hope that their population decline will be halted through mitigation or project redesign to avoid impact. Species of special concern are protected only through environmental review of projects under CEQA. The California Department of Fish and Wildlife is a trustee agency and is solicited for its comments during the CEQA process.

Nesting Birds

Nesting birds, including raptors, are protected by the California Department of Fish and Wildlife Code 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” Passerines and non-passerine landbirds are further protected under the Federal Migratory Bird Treaty Act. As such, the CDFW typically recommends pre-construction surveys for potentially suitable nesting habitat that will be directly (actual removal of trees/vegetation) or indirectly (noise disturbance) impacted by construction-related activities.

California Native Plant Society and CEQA

The California Native Plant Society (CNPS) has developed a rating system for the state’s rare, threatened and endangered plants. Plants rated by CNPS are subject to protection under CEQA, and may also be protected by state and federal endangered species laws if they are listed by the state or federal government.

San Mateo County Local Coastal Program

Development of the property is subject to compliance with the San Mateo County Local Coastal Program, the municipal stormwater permit from the National Pollutant Discharge Elimination System (NPDES) and San Mateo County significant and heritage tree ordinances. The property is located with the Coastal Zone of San Mateo County, and proposed development of the parcel would require a Coastal Development Permit. For a permit to be issued the development must comply with the policies of the Local Coastal Program and those ordinances adopted to implement the LCP. Development of the subject property will also need to incorporate appropriate stormwater pollution control measures determined by the County of San Mateo to comply with the NPDES municipal permit.

San Mateo County Significant and Heritage Tree Ordinances

Removal or pruning of significant and/or heritage trees on the property is subject to the requirements of the County's significant and heritage tree ordinances.

Section 12,012 of the San Mateo County Significant Tree Ordinance defines a "SIGNIFICANT TREE" to mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four and one half feet (4 1/2') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

Section 11,050 of the San Mateo County Heritage Tree Ordinance defines a "HERITAGE TREE" to mean any of the following:

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

Class 2 shall include any of the following trees, healthy and generally free from disease, with diameter equal to or greater than the sizes listed:
(1) Acer macrophyllum - Bigleaf Maple of more than 36 inches in d.b.h. west of Skyline Boulevard or 28 inches east of Skyline Boulevard.
(2) Arbutus menziesii - Madrone with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area greater than 20 square feet measured 4 1/2 feet above average ground level.
(3) Chrysolepis chrysophylla - Golden Chinquapin of more than 20 inches in d.b.h.
(4) Cupressus abramsiana - All Santa Cruz Cypress trees.
(5) Fraxinus latifolia - Oregon Ash of more than 12 inches in d.b.h.
(6) Lithocarpus densiflorus - Tan Oak of more than 48 inches in d.b.h.
(7) Pseudotsuga menziesii - Douglas Fir of more than 60 inches in d.b.h. east of Skyline Boulevard and north of Highway 92.
(8) Quercus agrifolia - Coast Live Oak of more than 48 inches in d.b.h.
(9) Quercus chrysolepis - Canyon Live Oak of more than 40 inches in d.b.h.
(10) Quercus garryana - All Oregon White Oak trees.
(11) Quercus kellogii - Black Oak of more than 32 inches in d.b.h.
(12) Quercus wislizenii - Interior Live Oak of more than 40 inches in d.b.h.
(13) Quercus lobata - Valley Oak of more than 48 inches in d.b.h.
(14) Quercus douglasii - Blue Oak of more than 30 inches in d.b.h.
(15) Umbellularia californica - California Bay or Laurel with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area of 20 square feet measured 4 1/2 feet above average ground level.
(16) Torreya californica - California Nutmeg of more than 30 inches in d.b.h.
(17) Sequoia sempervirens - Redwood of more than 84 inches in d.b.h. west of Skyline Boulevard or 72 inches d.b.h. east of Skyline Boulevard.

Table 1. Plants and animals identified on and/or adjacent to the property.

	Common Name	**Species**
Plants	Arroyo willow	*Salix lasiolepis*
	Sitka willow	*Salix sitchensis*
	California blackberry	*Rubus ursinus*
	Cape ivy	*Delairea odorata*
	English ivy	*Hedera helix*
	Nasturtium	*Tropaeolum spp.*
	Jubata grass	*Cortaderia jubata*
	Poison hemlock	*Conium maculatum*
	Stinging nettle	*Urtica dioica ssp. gracilis*
	Velvet grass	*Holcus lanatus*
	Wild radish	*Raphanus sativus*
	Red elderberry	*Sambucus racemosa*
	Western sword fern	*Polystichum munitum*
	Coastal wood fern	*Dryopteris arguta*
	Twinberry	*Lonicera involucrata*
	Forget me not	*Myosotis latifolia*
	Mock strawberry	*Duchesnea indica*
	Common bog rush	*Juncus effusus*
	Bullthistle	*Cirsium vulgare*
	California bee plant	*Scrophularia californica*
	Wild cucumber (marah)	*Marah oregana*
	Watercress	*Nasturtium officinale*
	Ngaio tree	*Myoporum laetum*
	Blue gum eucalyptus	*Eucalyptus globulus*
	Tall flatsedge	*Cyperus eragrostis*
	Smartweed	*Persicaria spp.*
	Hedge nettle	*Stachys ajugoides*
	Cotoneaster	*Cotoneaster franchetii*
	Curly dock	*Rumex crispus*
	Prickly sow thistle	*Sonchus asper*
	Smartweed	*Persicaria sp.*
	Hairy cat's ear	*Hypochaeris radicata*
	Rose clover	*Trifolium hirtum*
	Willowherb	*Epilobium sp.*
	Calla lily	*Zantedeschia sp.*
	Peach tree	*Prunus persica*
	English plantain	*Plantago lanceolata*
	Pride of madeira	*Echium candicans*
	Geranium	*Pelargonium sp.*
	Honeysuckle	*Lonicera sp.*
	Coast redwood	*Sequoia sempervirens*
	Ripgut brome	*Bromus diandrus*
	Yarrow	*Achillea millefolium*
	Monterey cypress	*Hesperocyparis macrocarpa*
	California bulrush	*Schoenoplectus californicus*
	California poppy	*Eschscholzia californica*
	Fava bean	*Vicia faba*
	Rattlesnake grass	*Briza maxima*
	Pittosporum	*Pittosporum tenuifolium*
	Hydrangea	*Hydrangea sp.*

	Common Name	**Species**
	Water parsley	*Oenanthe sarmentosa*
	Veldt grass	*Ehrharta spp.*
Birds	Common raven	*Corvus corax*
	Chestnut-backed chickadee	*Poecile rufescens*
	California towhee	*Melozone crissalis*
	Spotted towhee	*Pipilo maculatus*
	Steller's jay	*Cyanocitta stelleri*
	Dark-eyed junco	*Junco hyemalis*
	Bushtit	*Psaltriparus minimus*
	Allen's hummingbird	*Selasphorus sasin*
	Anna's hummingbird	*Calypte anna*
	Red-shouldered hawk	*Buteo lineatus*
	Purple finch	*Haemorhous purpureus*
	Pacific slope flycatcher	*Empidonax difficilis*
	Wilson's warbler	*Cardellina pusilla*
	Song sparrow	*Melospiza melodia*
Mammals	San Francisco dusky-footed woodrat	*Neotoma fuscipes*

4. List all direct and indirect impacts of the proposed project on the habitat. Include within the discussion an evaluation of the perceived cumulative biological impacts associated with the project.

The proposed project is a single-family residence. To minimize impacts to Dean Creek from construction, it is recommended that appropriate erosion and sedimentation controls be used to keep exposed soils from being washed into the intermittent creek. This may include using silt fencing, wattles or other appropriate methods. To avoid potential impacts to special status species and nesting birds, preconstruction surveys are recommended. There are no other foreseeable direct or indirect biological impacts or cumulative biological impacts of the project.

To improve the native riparian habitat within Dean Creek, it is also recommended to remove invasive species along the northern boundary of the property and plant native riparian plant species along the banks of Dean Creek.

5. List and discuss all probable impacts to threatened, rare, endangered or unique species either listed or proposed by the Local Coastal Program, a Federal or State agency, or the California Native Plant Society, both on-site and within an area of one-quarter mile radius from the project location.

Special Status Plants

Special status plant species that occur in the region, their habitat requirements and their potential for occurrence on the property are shown in Appendix C. The property does not provide suitable habitat for special status plant species due to the dominance of the site by nonnative plant species, and the site is actively maintained as a residential yard.

Monarch Butterfly

Monarch butterfly is not a state or federally listed species, however due to its unique life history and habitat requirements it is given special consideration under the California Environmental Quality Act (CEQA) review process. Winter roost sites extend along the western coast from Mendocino in northern California, south to Baja California, Mexico. Roost habitat consists of wind-protected tree groves, typically eucalyptus (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*) and Monterey Cypress (*Cupressus macrocarpa*), with nectar and water sources nearby. Roost sites consist of congregations of several hundred to several thousand adult butterflies. Along the Central California coast, monarch butterflies typically roost between October and February.

Monarch butterflies have not been recorded near or on the property (CNDDB 2018). Although a lone Monterey cypress tree exists on the property, it does not likely provide roosting habitat for Monarch butterflies.

California Red-legged Frog

The California red-legged frog (CRF) is a federally listed Threatened species and a California Species of Special Concern. CRF are known to occur in freshwater ponds and marshes, grasslands, riparian woodlands, oak woodlands, and coniferous forests. The species is most frequently found in freshwater ponds, slow-flowing streams, and marshes with heavily vegetated shores for breeding. CRF typically are found within shoreline areas of aquatic habitats within ‘one leaping distance’ of water. CRLF typically require a permanent water source with a minimum depth of 0.7 meters (2.5 feet) for breeding (USFWS 2004). For successful

reproduction, water bodies must last through the winter and spring (approximately 20 weeks) for development from egg to the adult to be completed. Seasonal bodies of fresh or slightly brackish water provide important breeding habitat for the species, and are critical for CRF survival. CRF can disperse up to 2 miles from breeding habitats during autumn, winter, and spring rains. CRF can move through a broad range of upland habitat types when dispersing to and from aquatic breeding habitats. Juveniles use the wet periods to expand outward from their pond of origin and adults may move between aquatic areas. It is speculated that CRF may lie dormant during dry periods of the year or during drought, sometimes within upland habitats. CRF will utilize rodent burrows, debris piles and other man-made structures for shelter during overland movements.

There are six recorded occurrences of California red-legged frog within three miles of the project site. The two closest locations are within a mile to the northwest and northeast along Montara Creek (CNDDB 2018). There are no wetland habitats that could provide breeding habitat for CRF on or adjacent to the property, however there is a reasonable likelihood that CRF could occur on the property, due to the high mobility of the species and the abundance of creek and pond habitats within 1 mile of the property.

San Francisco Garter Snake

San Francisco garter snake (SFGS) is listed as both a state and federal endangered species and a California fully-protected species. The USFWS has not designated Critical Habitat for the SFGS. Preferred habitat for the snake includes densely vegetated ponds near open, upland habitat supporting rodent burrows. Temporary ponds and other seasonal freshwater bodies are also used. The snakes avoid brackish marsh areas because their preferred prey (California red-legged frogs) cannot survive in saline water. It occurs sympatrically with its primary prey species, the California red-legged frog; however, it will opportunistically prey on a variety of species including frogs, tadpoles, egg masses, newts, small fish, salamanders, reptiles, small mammals, birds and their eggs and several small invertebrates. Sierran tree frog (*Pseudacris sierra*) are an important prey species for juvenile SFGS, while Ranid frogs (California red-legged frog and bullfrog (*Lithobates catesbeianus*) have been identified as important prey for adult SFGS. San Francisco garter snakes prefer densely vegetated habitats close to water where they can retreat when disturbed (Stebbins 2003).

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. Adult snakes sometimes aestivate in rodent burrows during summer months when ponds are dry. On the coast, snakes hibernate during the winter, but further inland, if the weather is suitable, snakes may be active year-round. Snakes may move over several hundred yards away from wetlands to hibernate in upland small mammal burrows (USFWS 2007).

The nearest recorded occurrences of SFGS to the property are approximately 1 mile and two miles, respectively (CNDDB, 2018). Due to the proximity of creeks and ponds within one mile of the property, SFGS could use the site during periods of movement between breeding habitats.

Saltmarsh Common Yellowthroat

The saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*) is native warbler that is a California species of special concern. This bird is a year round resident in San Mateo County, and utilizes dense vegetation in wetlands, marshes, estuaries, moist scrub and riparian areas for nesting and foraging.

The saltmarsh common yellowthroat has been recorded at Princeton Marsh, approximately 2 miles southeast of the project site (CNDDB 2018). This species was not observed during field

surveys of the property however the adjacent property to the east has suitable vegetative cover to support this species.

San Francisco Dusky-footed Woodrat

The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) is a California species of special concern. The dusky-footed woodrat is generally a nocturnal mammal that occurs in a variety of brushy and wooded areas. The woodrat builds stick structures ('middens') for nesting up to 2 meters long and a meter in height. These elaborate dwellings help protect the woodrat from seasonal temperature extremes and predators. The dusky-footed woodrat eats primarily woody plants, including leaves, flowers, nuts, acorns and berries.

During the biological survey of the property, woodrat middens were observed within the arroyo willow thicket to the east of the property. The middens are all greater than 30 feet from the property boundary, and though this species could use the site for foraging, it is unlikely they would be impacted by the project.

Special Status Bats

No special status bat species were identified as having potential to roost on the property. The property is unlikely to support any special status bats, due to the lack of suitable structures, trees, rocky outcrops or vegetative shrub cover for roosting, and open water areas for foraging (Appendix C). Some bat species likely forage over the property.

Nesting Raptors and Birds Protected Under the MBTA

The willow thicket to the east of the property and the two large trees on the property provide potential nesting habitat for a variety of bird species protected under the Migratory Bird Treaty Act. Development activities may impact nesting birds through grading activities and noise disturbance from construction.

6. Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.

Table 2. Impacts and Proposed Mitigation Measures to Reduce Impacts

Impact	Mitigation Measure	Effect
1) Potential erosion/ sedimentation impact on downstream drainage.	Use appropriate erosion and sedimentation control methods to keep exposed soils from being washed into the drainage. This may include using silt fencing, wattles, or other appropriate methods.	Drainage is protected from siltation.
2) Potential impacts to San Francisco dusky-footed woodrat	San Francisco dusky-footed woodrat nests have been observed within 30 feet of the property. Wildlife exclusion fencing installed around the site will minimize any potential impact to this species from construction activities.	San Francisco dusky-footed woodrats are protected from disturbance or harm.
3) Potential harassment or harm to California red-legged frog and/or San Francisco garter snake	Avoidance and Minimization Measures for CRF and SFGS 1) An exclusion fence at least 3 feet in height and trenched 6 inches deep, should be installed around areas to be disturbed by the project. The fence should be installed so that there are no openings or gaps through which a frog or snake could move into the project area. The fence shall have escape funnels in the fence every 100 feet or less for trapped snakes or frogs to exit the project area. 2) A pre-construction survey for CRF and SFGS should be conducted no less than 48 hours prior to the start of project activities. 3) A worker education program should be conducted in which all crews to be working on site are trained on CRF and SFGS identification, penalties for harming these species or their habitat, and the protocol to be followed should an SFGS or CRF be encountered. The worker education program should be offered by a qualified biologist and include color photocards of CRF and SFGS that remain on the project site. 4) Following the start of project activities, a qualified biologist or a trained biological monitor should check the site weekly to monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within project boundaries, and assess the overall project adherence to mitigation measures.	California red-legged frogs and San Francisco garter snakes are protected from disturbance or harm.
4) Potential impact to nesting birds (including salt marsh common yellowthroat and raptors)	If construction is proposed during the nesting season (February 15 - August 31), a qualified biologist shall inspect the property, including large trees within 250 feet of the property for nesting raptors, and any vegetation within 50 feet of the property for other nesting birds. If any nests or nesting activity is observed, consult with CDFW to determine appropriate protection measures.	Raptors and other birds potentially nesting in the area are protected from disturbance.

Impact	Mitigation Measure	Effect
5) Potential impact from removal of significant trees.	The coast redwood tree on site may qualify as a significant tree under the County of San Mateo's Significant Tree Ordinance. Removal of this tree may require a permit from the County of San Mateo.	Removal of any significant trees on site is permitted through the County of San Mateo.
6) Beneficial impact of removing invasive species and planting of native riparian plants within the Dean Creek riparian corridor.	Nonnative vegetation (Myoporum, poison hemlock, wild radish, etc.) along the north side of the property along Dean Creek shall be removed and this area replanted with native riparian species such as twinberry, red elderberry, arroyo willow and/or sitka willow.	Overall habitat value of Dean Creek riparian corridor is improved for native wildlife.

7. <u>Certification</u>. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Patrick Kobernus,
Principal Biologist

Jennifer Radtkey
Associate Biologist

August 13, 2018

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Appendix A. Principle Investigator Qualifications

Patrick Kobernus, Wildlife Biologist

Patrick Kobernus is a Senior Biologist and Managing Member of Coast Ridge Ecology, LLC and has over 20 years' experience as a professional wildlife biologist. He currently manages a staff of six biologists and environmental specialists. He is experienced in conducting wildlife surveys for mammals, birds, amphibians, reptiles, fish, insects; supervising biological monitoring crews, endangered species monitoring and rare plant mapping; overseeing habitat management and restoration projects; and providing permitting assistance to a wide variety of public and private sector clients.

From 2010 to 2018, Mr. Kobernus has served as a consulting biologist for the Crystal Springs /San Andreas Transmission System Upgrade project and the SFPUC Bioregional Habitat Restoration Program. Mr. Kobernus has conducted extensive surveys and consulted on mitigation efforts for nesting birds, roosting bats, California red-legged frog, California tiger salamander, San Francisco garter snake, western pond turtle, steelhead, San Francisco dusky-footed woodrat and rare plants. Mr. Kobernus served as the Habitat Manager for the San Bruno Mountain Habitat Conservation Plan in San Mateo County for 13 years (1995-2007), where he supervised field crews monitoring the endangered mission blue, San Bruno elfin and callippe silverspot butterflies and mapping of the butterflies' host and nectar plants. He has conducted focused population monitoring and presence/ absence surveys for Bay checkerspot butterfly in the South San Francisco Bay Area and has conducted a research project for the USFWS on the distribution of the Lillian's silverspot butterfly in the North San Francisco Bay Area. He has conducted USFWS protocol surveys for California tiger salamander, California red-legged frog, as well as electrofishing and trapping surveys for steelhead, and nesting bird surveys for raptors including burrowing owl, peregrine falcon, northern spotted owl, passerines and shorebirds, and acoustic and habitat surveys for bats within San Mateo, Santa Clara and San Francisco Counties. Mr. Kobernus holds a California Department of Fish and Wildlife scientific collecting permit and USFWS 10(a)(1)(A) Recovery Permit for the California red-legged frog, San Francisco garter snake, and the California tiger salamander.

Mr. Kobernus has extensive experience in preparing Local Coastal Program biological impact forms, Joint Aquatic Resource Permit Applications (JARPA), California Department of Fish and Wildlife 1602 Streambed Alteration Agreements, section 404 permit applications with the US Army Corps of Engineers (ACOE) and 401 certification applications with the California Regional Water Quality Control Board.

Mr. Kobernus is a trained wetland delineator in the ACOE delineation methodology (wetland training institute, March, 2001), and has received specialty training in applied hydric soils (WTI, May 2003) and in acoustic surveys and mist-netting bats (The Wildlife Society bat trainings, 2006, 2008, 2012; Wildlife Acoustics bat training, 2013); Bat Conservation and Management training, July 2015); and in special status amphibian surveys (California tiger salamander workshop (2013) and Aquatic Species Survey Techniques Workshop in 2008 and 2010.

Jennifer Radtkey, Associate Biologist II

Ms. Radtkey has extensive experience as a wildlife biologist and has worked professionally for over 20 years conducting endangered species surveys, managing biological survey crews, and overseeing construction as a biological monitor. She has conducted numerous focused surveys and monitoring for wide variety of animals and plants including native fish, reptiles, raptors, small mammals, and invertebrates. Ms. Radtkey is proficient in performing surveys for California red-legged frog, Western pond turtle and Arroyo toad as well as nesting bird surveys for coastal California gnatcatcher, least Bell's vireo, and Burrowing owl. Ms. Radtkey has assisted with monitoring for sensitive and endangered species at Crystal Springs Reservoir and Sunol Goat Rock and Grimes sites for the San Francisco Public Utilities Commission Water System Improvement Program, as well as for the County of San Mateo Parks and the Port of San Francisco. Ms. Radtkey is well versed in invertebrate monitoring and survey work for the Quino checkerspot butterfly, San Bruno elfin, Mission blue butterfly, Hermes copper butterfly, Freshwater branchiopods and various pollinating insects. Ms. Radtkey is skilled in identifying and surveying for threatened and endangered plant species such as *Dienandra conjugens*, *Acanthomintha ilicifolia*, *Allium munzii*, *Arctostaphylos glandulosa* ssp. *crassifolia*, and *Monardella viminea*. Ms. Radtkey has also conducted construction monitoring for private and public clients. As a biologist for Coast Ridge Ecology since March 2017, she has assisted with nesting bird surveys and biweekly mission blue and San Bruno

elfin butterfly surveys on the peninsula watershed.

Ms. Radtkey holds a U.S. Fish and Wildlife Service 10(a)(1)(A) Recovery Permit for freshwater branchiopods, coastal California gnatcatcher, and Quino checkerspot butterfly and a CA Department of Fish and Wildlife Scientific Collection Permit for vernal pool and terrestrial invertebrates. She is a trained wetland delineator in the ACOE delineation methodology (Natural Resources Defense Council, March 2015), trained in the ecology of the California red-legged frog (Alameda County Resource Conservation District, April 2016). She has experience in preparing California Department of Fish and Wildlife 1602 Streambed Alteration Agreements, section 404 permit applications with the US Army Corps of Engineers (ACOE) and 401 certification applications with the California Regional Water Quality Control Board.

APPENDIX B: Representative Photos of 1855 Sunshine Valley Road

Photo B-1. View of Dean Creek looking east (upstream) from driveway of 1855 Sunshine Valley Road. Sunshine Valley Road is just to the left of view. Photo date: 07/20/2018.

Photo B-2. View of Dean Creek looking west with culvert under driveway. Photo date: 7/20/2018.

Photo B-3. View of project area with coast redwood and Monterey cypress visible in middle of image. Photo date: 7/20/2018.

Photo B-4. View of western side of property looking south. Residence at 1855 Sunshine Valley Road seen on right side of photo. Photo date: 7/20/2018.

Photo B-5. Closer view of southeast corner of the property with arroyo willow thicket. Photo date: 7/20/2018.

Photo B-6. View of dense understory vegetation to the east of the property.
Photo date: 7/12/2018.

Appendix C. Special Status Plant and Animal Species in the Vicinity of the Project Site

Table 1. Special status plant and animal species that were considered for their potential to occur on the Hermosa Avenue property, Half Moon Bay, CA.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
MAMMALS			
American badger *Taxidea taxus*	SSC	Most abundant in drier open stages of shrub, forest, and herbaceous habitats, with friable soils.	**No potential.** Grassland is very limited in size. No burrows observed on site.
Big free-tailed bat *Nyctinomops macrotis*	SSC	Low-lying arid areas; roosts in high cliffs and rocky outcrops.	**No potential.** Suitable roosting habitat not present onsite.
Fringed myotis *Myotis thysanodes*	WBWG:H	Found in a wide variety of habitats, but prefers dry hardwood woodlands. Roosts in rock crevices, bridges, buildings and tree hollows.	**No potential.** Suitable roosting habitat not present.
Hoary bat *Lasiurus cinereus*	WBWG:M	Roosts in dense foliage of deciduous and evergreen trees, forages over streams and ponds. Prefers habitat edges for feeding.	**No potential**. Minimal suitable roosting sites present. This species does not breed in the San Francisco Bay area.
Pallid bat *Antrozous pallidus*	SSC	Generally found in dry, open habitats including deserts, grasslands, shrublands, woodlands and forests. Roosts in protected structures and rocky outcrops.	**No potential.** Minimal **s**uitable foraging habitat. No roosting structures on site.
Salt-marsh harvest mouse *Reithrodontomys raviventris*	FE, SE	Salt and brackish water wetlands in the San Francisco Bay only. Requires pickleweed (*Sarcocornia pacifica)* as cover and forage.	**No potential**. Suitable habitat not present.
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	SSC	Forests with moderate canopies and moderate to dense understory.	**Moderate potential.** Suitable habitat is present for foraging. Middens observed greater than 30 feet away from the site.

[1] Habitat requirements summarized from species accounts and descriptions of reported localities (Zeiner, et al., 1990; Jennings and Hayes, 1994; CNDDB, 2018; CNPS, 2018).

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Townsend's big-eared bat Corynorhinus townsendii	SSC	Occurs throughout California in a wide variety of habitats. Most common in mesic sites and roosts in man-made structures (e.g. barns) along California coast.	**No potential.** Suitable foraging habitat, but no suitable roosting habitat onsite.
BIRDS			
Alameda song sparrow *Melospiza melodia pusillula*	SSC	Salt marshes bordering south arm of San Francisco Bay. Inhabitats *Sarcocornia* marshes and nests in *Grindelia* bushes.	**No potential**. Property is not located within the San Francisco Bay salt marshes.
American peregrine falcon *Falco peregrinus anatum*	FSC	Hunts on beaches, mudflats and near water features including wetlands, lakes and rivers. Nests on ledges in cliffs or buildings.	**Low potential.** Minimal nesting or foraging habitat present on site.
Bank swallow *Riparia riparia*	CT	Riparian ecosystems, forages in a variety of ecosystems, but primarily over water features. Colonial nester in vertical banks/cliffs with fine sandy soils.	**No potential**, foraging only. No nesting habitat present.
Burrowing owl *Athene cunicularia*	SSC	Grassland, open areas with rodent activity; nest in burrows and is most often associated with the California ground squirrel.	**No potential.** Suitable habitat not present. No ground squirrel burrows or other suitable burrow features observed.
California black rail *Laterallus jamaicensis coturniculus*	CT, FSC	Freshwater marsh, wet meadows, and margins of saltwater marshes. Requires water depths of approximately one inch for nesting habitat.	**No potential.** No foraging or nesting habitat present.
California Ridgway's rail *Rallus obsoletus obsoletus*	FE, CE	Salt-water and brackish marshes in the San Francisco Bay. Associated with pickleweed.	**No potential**. No foraging or nesting habitat present.
Double-crested cormorant *Phalacrocorax auritus*	WL	Nesting habitat includes coastal cliffs, offshore islands, and along lake margins in inland areas.	**No potential**. No suitable nesting or foraging habitat present.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Great blue heron *Ardea herodias*	Sensitive	Nests in colonial rookeries in trees and cliffs near marshes. Forages in marshes, lake margins, rivers and streams, wet meadows.	**No potential**. No suitable nesting or foraging habitat present.
Marbled murrelet *Brachyramphus marmoratus*	FT, CE	Nests in old growth coniferous forest and old growth Redwood forest.	**No potential**. No suitable nesting or foraging habitat present.
Merlin *Falco columbarius*	WL	Seacoast, tidal estuaries, open woodlands, savannahs, grassland and desert edges, farms and ranches. Roosts in trees, nests in northern Canada and Alaska.	**Low potential**, foraging habitat present only. Merlins do not nest in California.
Saltmarsh common yellowthroat *Geothlypis trichas sinuosa*	SSC	Marshy, brushy vegetation in or near water or wet meadow/ scrub habitat. Requires thick continuous cover for foraging. Nests in willow, tall grasses, scrub and tule patches.	**Moderate potential**. Potential nesting and foraging habitat present on site.
Western snowy plover *Charadrius alexandrinus nivosus*	FT, SSC	Sandy beaches, salt pond levees, and alkali lake shores. Requires sandy, gravelly soils for nesting.	**No potential.** No suitable nesting or foraging habitat present.
AMPHIBIANS AND REPTILES			
California giant salamander *Dicamptodon ensatus*	SSC	Occurs in wet coastal forests in or near clear, cold permanent and semi-permanent streams and seepages.	**No potential**. No suitable aquatic breeding or foraging habitat present.
California red-legged frog *Rana draytonii*	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	**Low potential**. No suitable breeding habitat nearby, but could occur on site during upland migratory movements.
California tiger salamander *Ambystoma californiense*	FT, CT, WL	Seasonal wetlands in grassland and oak-savannah. Requires underground refuges for cover and vernal pools or other seasonal water sources for breeding.	**No potential.** No suitable habitat present.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Foothill yellow-legged frog *Rana boylii*	SSC	Partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	**No potential.** Suitable habitat not present**.**
Santa Cruz black salamander *Aneides niger*	SSC	Mixed deciduous and coniferous woodlands and coastal grasslands in San Mateo, Santa Cruz, and Santa Clara counties.	**No potential**. No suitable nesting or foraging habitat present.
San Francisco garter snake *Thamnophis sirtalis tetrataenia*	FE, CE, FP	Near freshwater marshes, ponds, and slow moving streams. Prefers dense cover and water depths of at least one foot. Also found in upland habitats adjacent to water sources. Prefers south or west facing slopes with open habitats with occasional shrubs for cover.	**Low potential.** Lack of suitable aquatic foraging habitat. Some potential for species to utilize site when traveling between breeding/ foraging habitats.
Western pond turtle *Emys marmorata*	SSC	Ponds, creeks in woodland, grassland. Species requires deep water ponds, streams, or marshes with sunny, emergent basking sites and sunny upland habitat for nesting.	**No potential.** No suitable habitat present.
FISH			
Steelhead- central California coast DPS *Oncorhynchus mykiss irideus*	FT	Well oxygenated, moderate to fast flowing streams with woody debris, deep pools, riffles, and gravels.	**No potential.** No suitable habitat present. Creek on site is intermittent with no defined channel and no flow under most conditions.
Tidewater goby *Eucyclogobius newberryi*	FE, SSC	Shallow marine areas, lagoons and adjacent streams	**No potential**. No suitable habitat present.
INVERTEBRATES			
Bay checkerspot butterfly *Euphydryas editha bayensis*	FT	Restricted to native grasslands on outcrops of serpentine soil in the vicinity of San Francisco Bay.	**No potential.** No suitable habitat present on site.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Bumblebee scarab beetle *Lichnanthe ursina*	G2, S2	Coastal sand dunes from Sonoma county south to San Mateo county. Usually stays close to sand surface.	**No potential**. No suitable habitat present.
Edgewood blind harvestman *Calicina minor*	G1, S1	Open grassland in areas of serpentine bedrock, found on the underside of serpentine rocks near permanent springs.	**No potential.** No suitable habitat present on site
Edgewood Park micro-blind harvestman *Microcina edgewoodensis*	G1, S1	Open grasslands with serpentine rocks, adjacent to scrub oaks.	**No potential**. No suitable habitat present on site
Mimic tryonia (=California brackishwater snail) *Tryonia imitator*	G2G3, S2S3	Coastal lagoons, estuaries and salt marshes.	**No potential**. No suitable habitat present on site
Mission blue butterfly *Plebejus icarioides missionensis*	FE	Occurs in grasslands within the coastal fogbelt in southern Marin, San Francisco, and San Mateo counties; requires one or all three of its larvae foodplants (*Lupinus albifrons, L. formosus, and L. variicolor*).	**No potential**. No suitable habitat present on site
Monarch Butterfly *Danaus plexippus*	G5, S3	Roosts located in wind protected tree groves (eucalyptus, Monterey pine, Monterey cypress) with nectar sources and water nearby.	**Low potential.** Although a Monterey cypress exists on the property, a single tree is too small to provide roosting habitat for this species.
Myrtle's silverspot *Spyeria zerene myrtleae*	FE	Coastal habitats with *Viola adunca.* Restricted to foggy dunes and hills of the Point Reyes peninsula.	**No potential**. No suitable habitat present on site.
Obscure bumble bee *Bombus caliginosus*	G4, S1S2	Coastal areas from Santa Barbara county to north to Washington state. Grassy coastal prairies and meadows. Nectar and pollen plants include: *Ceanothus, Cirsium, Clarkia, Keckiella, Lathyrus, Lotus, Lupinus, Rhododendron, Rubus, Trifolium,* and *Vaccinium*	**Low potential.** Minimal host plants present on site. Limited nest sites present.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Ricksecker's water scavenger beetle *Hydrochara rickseckeri*	G1G2, S1S2	Aquatic habitats, weedy shallow open water, and slow moving stream habitats.	**No potential.** No aquatic habitat present.
San Bruno elfin butterfly *Callophrys mossii bayensis*	FE	Coastal mountains with grassy ground cover, mainly near San Bruno mountain. Host plant is *Sedum spathulifolium*.	**No potential.** Host plant not present, no suitable habitat present.
San Francisco fork-tailed damselfly *Ischnura gemina*	G2, S2	Freshwater marshes and creeks with emergent and floating aquatic vegetation.	**No potential.** No suitable habitat present on site
Western bumble bee *Bombus occidentalis*	G2G3, S1	Open grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows. Nests underground. Once common and widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease.	**Low potential.** Suitable habitat is present for foraging only.
PLANTS			
Anderson's manzanita *Arctostaphylos andersonii*	CNPS 1B.2	Broadleaved upland forest Chaparral North coast coniferous forest Elevation: 60 - 760 meters Blooming period: Nov-May	**No Potential**. No suitable habitat present on site. Not observed during site visit.
Arcuate bush-mallow *Malacothamnus arcuatus*	CNPS 1B.2	Chaparral, Cismontane woodland. Elevation: 15 - 355 meters.	**No Potential**. No suitable habitat present on site. Not observed during site visit.
Bent- flowered fiddleneck *Amsinckia lunaris*	CNPS 1B.2	Coastal bluff scrub, Cismontane woodland, Valley and foothill grassland. Elevation: 3 - 500 meters. Blooming period: Mar. – June.	**No Potential.** Not observed on site during survey.
Blasdale's bent grass *Agrostis blasdalei*	CNPS 1B.2	Coastal bluff scrub Coastal dunes Coastal prairie Elevation: 0 - 150 meters Blooming period: May-July	**No Potential**. No suitable habitat on site. Not observed on site during survey.
Chaparral ragwort *Senecio aphanactis*	CNPS 2B.2	Chaparral Cismontane woodland Coastal scrub Elevation: 15 - 800 meters Blooming period: Jan-Apr(May)	**No Potential.** No suitable habitat present on site.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Choris popcornflower *Plagiobothrys chorisianus* var. *chorisianus*	CNPS 1B.2	Chaparral, Coastal prairie, Coastal scrub, mesic. Elevation: 15 - 160 meters. Blooming period: Mar. –June	**No Potential**. No suitable habitat on site**.**
Coastal marsh milk-vetch *Astragalus pycnostachyus* var. *pycnostachyus*	CNPS 1B.2	Moist dunes, marshes, streamsides, Wetland. Elevation: 0 - 30 meters. Blooming period: Apr.-Oct.	**No Potential**. No suitable habitat on site.
Coastal triquetrella moss *Triquetrella californica*	CNPS 1B.2	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland, rocky slopes. Elevation: 10- 100 meters.	**No Potential**. No suitable habitat on site.
Coast yellow leptosiphon *Leptosiphon croceus*	CNPS 1B.1	Coastal bluff scrub, Coastal prairie. Elevation: 10 - 150 meters. Blooming period: Apr.-May.	**No Potential**. No suitable habitat on site
Crystal Springs fountain thistle *Cirsium fontinale var. fontinale*	FE, CE, CNPS 1B.2	Chaparral, Cismontane woodland, Meadow & seep Ultramafic, Valley & foothill grassland, Wetland. Blooming period: (April) May-October	**No Potential**. No suitable habitat on site
Crystal Springs lessingia *Lessingia arachnoidea*	CNPS 1B.2	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Strong affinity to serpentine soil. Elevation: 60 - 200 meters. Blooming period: July- Oct.	**No Potential**. No suitable habitat present on site.
Fragrant fritillary *Fritillaria liliacea*	CNPS 1B.2	Coastal scrub, Cismontane woodland, Coastal prairie, Valley and foothill grassland, clay or serpentine. Elevation: 3 - 410 meters. Blooming period: Feb.-Apr.	**No Potential.** No suitable habitat on site
Franciscan onion *Allium peninsulare var. franciscanum*	CNPS 1B.2	Cismontane woodland, Valley and foothill grassland. Clay soils, often on serpentine. Dry hillsides. Elevation: 100-300 m. Blooming: period: May-June.	**No Potential**. No suitable habitat on site.
Franciscan thistle *Cirsium andrewsii*	CNPS 1B.2	Coastal scrub, Broadleafed upland forest, Coastal bluff scrub, Coastal prairie Ultramafic. Elevation: 0 - 150 meters. Blooming period: Mar. - July.	**No Potential**. No suitable habitat on site.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Hickman's cinquefoil *Potentilla hickmanii*	FE, CE, CNPS 1B.1	Open habitats within closed-cone coniferous forest, Coastal bluff scrub, Freshwater marsh, Marsh and swamp, Meadow and seep, Wetland. Elevation: 10 - 149 meters. Blooming period: Apr.-Aug.	**No Potential**. No suitable open habitat on site.
Hillsborough chocolate lily *Fritillaria biflora* var. *ineziana*	CNPS 1B.1	Cismontane woodland, Ultramafic, Valley foothill grassland. Blooming period: Mar. – Apr.	**No Potential**. No suitable habitat on site.
Kellogg's horkelia *Horkelia cuneata ssp. sericea*	CNPS 1B.1	Closed-cone coniferous forest Chaparral, Coastal dunes Coastal scrub /sandy or gravelly, openings. Blooming period: Apr. – Sept.	**No Potential**. No suitable habitat on site.
Kings Mountain manzanita *Arctostaphylos regismontana*	CNPS 1B.2	Broadleaved upland forest, Chaparral, North coast coniferous forest. Elevation: 305 - 730 meters.	**No Potential**. No suitable habitat on site. Not observed on site during survey.
Marin western flax *Hesperolinon congestum*	FT, CT, CNPS 1B.1	In serpentine barrens and in serpentine grassland and chaparral. Elevation: 5 - 370 meters. Blooming period: Apr.-July.	**No Potential**. No suitable habitat present.
Marsh microseris *Microseris paludosa*	FSC, CNPS 1B.2	Moist open woods or grassland; Closed-cone coniferous forest, Cismontane woodland, Coastal scrub, Valley and foothill grassland. Elevation: 5 - 300 meters Blooming period: April- June.	**No Potential**. No suitable habitat present.
Methuselah's beard lichen *Usnea longissima*	CNPS 4.2	Tree branches; usually on old growth hardwoods and conifers Elevation: 50 - 1460 meters	**No Potential.** No suitable habitat observed during the site visit.
Minute pocket moss *Fissidens pauperculus*	CNPS 1B.2	North Coast coniferous forest (damp coastal soil) Elevation: 10 - 1024 meters	**No Potential**. No suitable habitat on site.
Montara manzanita *Arctostaphylos montaraensis*	CNPS 1B.2	Chaparral, Coastal scrub, Elevation: 150 - 500 meters.	**No Potential**. No suitable habitat on site. Not observed on site during survey.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
Oregon polemonium *Polemonium carneum*	CNPS 2.2	Coastal prairie, Coastal scrub, Lower montane coniferous forest. Elevation: 0 - 1830 meters. Blooming period: Apr. – Sept.	**No Potential**. No suitable habitat present.
Ornduff's meadowfoam *Limnanthes douglasii ssp. ornduffii*	CNPS 1B.1	Agricultural fields. Meadows and seeps Elevation: 10 - 20 meters Blooming period: Nov-May	**No Potential**. No suitable habitat present.
Pappose tarplant *Centromadia parryi* ssp. *parryi*	CNPS 1B.2	Chaparral, Coastal prairie, Marsh and swamp, Meadow and seep, Valley and foothill grassland (vernally mesic), often alkaline substrates. Elevation: 2 - 420 meters. Blooming period: May- Nov.	**No Potential**. No suitable habitat present.
Perennial goldfields *Lasthenia californica ssp. macrantha*	CNPS 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub. Elevation: 5 - 520 meters. Blooming period: Jan.- Nov.	**No Potential**. No suitable habitat present.
Point Reyes horkelia *Horkelia marinensis*	CNPS 1B.2	Sandy Coastal dunes, Coastal prairie, Coastal scrub Elevation: 5 - 755 meters Blooming period: May-Sept	**No Potential**. No suitable habitat present.
Point Reyes salty bird's-beak *Chloropyron maritimum ssp. palustre*	CNPS 1B.2	Marsh and swamp, Salt marsh, Elevation: 0 - 10 meters. Blooming period: June- Oct.	**No Potential**. No suitable habitat on site.
Rose leptosiphon *Leptosiphon rosaceus*	CNPS 1B.1	Coastal bluff scrub. Elevation: 0 - 100 meters. Blooming period: Apr.-July.	**No Potential**. No suitable habitat present.
Round-leaved filaree *California macrophylla*	CNPS 1B.1	Cismontane woodland, Valley and foothill grassland/clay Elevation: 15 - 1200 meters. Blooming period: Mar. -May	**No Potential.** No suitable habitat present.
Saline clover *Trifolium hydrophilum*	CNPS 1B.2	Marshes and swamps Valley and foothill grassland (mesic, alkaline), Vernal pools Elevation: 0 - 300 meters Blooming period: Apr-Jun	**No potential.** No suitable habitat observed during the site visit.
San Francisco Bay spineflower *Chorizanthe cuspidata var. cuspidata*	CNPS 1B.2	Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub, open sandy soils. Elevation: 3 - 215 meters. Blooming period: Apr. - July.	**No Potential**. No suitable soils present on site.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
San Francisco campion *Silene verecunda ssp. verecunda*	CNPS 1B.2	Chaparral, Coastal bluff scrub, Coastal prairie, Coastal scrub, Valley and foothill grassland, Often on mudstone or shale, Sandy soils, Ultramafic. Elevation: 30 - 645 meters. Blooming period: Mar. - Aug.	**No Potential**. No suitable soils present on site.
San Francisco collinsia *Collinsia multicolor*	CNPS 1B.2	Closed cone coniferous forest, Coastal scrub, Elevation: 30 - 250 meters. Blooming period: Mar.-May	**No Potential**. No suitable habitat present.
San Francisco gumplant *Grindelia hirsutula* var. *maritima*	CNPS 3.2	Coastal bluff, coastal scrub, grasslands. Elevation: 15 - 400 meters. Blooming period: June- Sept.	**No Potential**. Not observed on site during survey.
San Francisco's owls'-clover *Triphysaria floribunda*	CNPS 1B.2	Coastal prairie, Coastal scrub Valley and foothill grassland, often on serpentine. Elevation: 10 - 160 meters. Blooming period: Apr.-June	**No Potential**. No suitable soils present on site.
San Mateo thorn-mint *Acanthomintha duttonii*	FE, CE, CNPS 1B.1	Chaparral, Serpentinite, Valley and foothill grasslands. Elevation: 50 - 300 meters. Blooming period: Apr.-June.	**No Potential**. No suitable habitat on site.
San Mateo woolly sunflower *Eriophyllum latilobum*	FE, CE, CNPS 1B.1	Cismontane woodland, Ultramafic, Elevation: 45 - 150 meters. Blooming period: May- June.	**No Potential**. No suitable habitat on site.
Short-leaved evax *Hesperevax sparsiflora* var. *brevifolia*	CNPS 1B.2	Coastal bluff scrub, Coastal dunes, Sandy soils. Elevation: 0 - 215 meters. Blooming period: Mar.-June.	**No Potential**. No suitable habitat on site
Western leatherwood *Dirca occidentalis*	CNPS 1B.2	Moist ravines, riparian thickets on slopes, Broad leafed upland forest, Closed-cone coniferous forest, Chaparral, Cismontane woodland, North Coast coniferous forest. Elevation: 25 - 425 meters.	**No Potential**. Not observed on site during survey.

Species Name	Status	Habitat[1]	Potential to Occur Onsite
White-rayed pentachaeta *Pentachaeta bellidiflora*	FE, CE, CNPS 1B.1	Ultramafic grassland. Open dry rocky slopes and grassy areas. Often on soils derived from serpentine bedrock. Elevation: 35 - 620 meters. Blooming period: Mar-May	**No Potential**. No suitable habitat present on site.
Woodland woollythreads *Monolopia gracilens*	CNPS 1B.2	Broadleaved upland forest (openings), Chaparral, Cismontane woodland, North coast coniferous forest (openings), Ultramafic, Valley and foothill grassland, Elevation: 100 - 1200 meters. Blooming period: Mar.-July	**No Potential**. No suitable habitat present on site.

TABLE 1: KEY
(FE) Endangered = Federally listed as Endangered.
(FT) Threatened = Federal list, likely to become endangered in the foreseeable future.
(FP) Proposed = Species or Critical Habitat proposed for official Federal listing.
(FC) Candidate = Federal candidate to become a Proposed species.
(FSC) Federal Species of Concern = May be endangered or threatened, but not enough biological information to list.
(CE, CT, CR) State Listed = Listed as endangered, threatened or rare by California.
(CSC) California Species of Concern = CDFW concern for population trends.
(CFP) California Fully Protected = Fish and Wildlife Code prohibits take of individuals
(CNPS 1B) = California Native Plant Society: rare or endangered in CA or elsewhere.
0.1: Seriously endangered in California
0.2: Fairly endangered in California
(CNPS 2) = California Native Plant Society: rare or endangered in CA but more common elsewhere.
(CNPS 3) = California Native Plant Society: more information is needed to determine degree of sensitivity.
(CNPS 4) = California Native Plant Society: plant of limited distribution.
CNPS Threat Ranks
0.1 = Seriously threatened in California
0.2 = Fairly threatened in California
0.3 = Not very threatened in California
(Sensitive) = CA Dept. of Forestry classification; deserves special consideration during timber harvest operations.
(WBWG:M) = Western Bat Working Group: Medium Priority
(WBWG:H) = Western Bat Working Group: High Priority
(WL) Watch List California Department of Fish and Wildlife
(D) = Delisted from Federal List. Status to be monitored for 5 years.

NatureServe Conservation Status Rankings
(G1) = Globally Critically Imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
(G2) = Globally Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
(G3) = Globally Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
(S1) = State Critically Imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
(S2) = State Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
(S3) = State Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

SWCA ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

Half Moon Bay Office
60 Stone Pine Road, Suite 100
Half Moon Bay, California 94019
Tel: 650.440.4160 Fax: 650.440.4165

MEMORANDUM

To: Fuli Li, Project Applicant

CC: David Jaehning, Owner, David Jaehning Architect

From: Kristen Outten, Project Manager, SWCA Environmental Consultants

Date: January 17, 2019

Re: Responses to County of San Mateo Planning Comments for 1855 Sunshine Valley Road, Moss Beach, California (PLN 2018-00458)

SWCA Environmental Consultants (SWCA) understands that Fuli Li (Applicant) submitted plans to the County of San Mateo (County) to construct a new single-family dwelling on 1855 Sunshine Valley Road in Moss Beach, California. The County provided comments regarding the project plans to the Applicant on December 21, 2018. This memorandum provides responses to the County's planning comments, specifically those that pertain to environmental resources.

Comment No. 5 – Site Plan

(c) Refer to Drawing No. A112, Site Plan for a complete drawing of the 30-foot riparian buffer line.
  (i) House has been relocated outside of the 30-foot buffer line.

Comment No. 8– Erosion Control Plan

(a) Refer to Drawing No. C-2, Erosion Control Plan.
(b) Refer to Drawing No. C-2, Erosion Control Plan.
  (i) Location of equipment storage areas, erosion control measures, concrete washout, etc. are shown on the Erosion Control Plan.
  (ii) SWCA biologist Kristen Outten assisted in preparation of the Erosion Control Plan. Ms. Outten is a Qualified SWPPP Practitioner (QSP) as well as Certified Erosion, Sediment, and Storm Water Inspector (CESSWI).

Comment No. 9 – Bio Report

(a) Refer to Attachment 1, Wetland Buffer and Vegetation Map, as well as Drawing No. A112, Site Plan for the top of bank of Dean Creek.
(b) The County is requesting a revised Biological Impact Form to address construction of the bridge. SWCA cannot revise the existing report since it is authored by Coast Ridge Ecology. The Applicant, however, in coordination with SWCA, is providing information regarding construction of the bridge in the response to the County planning comments.
  (ii) Construction of the bridge will occur during the dry season when no water is present in Dean Creek.
  (iii) Dean Creek could be temporarily impacted by fuel spills. Dean Creek could also be temporarily affected from fugitive dust or sediment. Such impacts will be reduced or

avoided with the implementation of the Erosion Control Plan (refer to Drawing No. C-2).

(iv) To prevent impacts associated with hazardous materials, fugitive dust, sediment, or other construction-related materials, erosion control best management practices (BMPs) will be installed and maintained throughout the duration of the project. BMPs will include, but are not limited to fiber rolls, stockpile protection, a stabilized construction entrance/exit, and concrete waste management. Refer to Drawing No. C-2, Erosion Control Plan, as well as cutsheets of specific erosion and sediment control BMPs.

(c) (i) The construction contractor will install the woodrat exclusion fencing in accordance with Drawing No. A112, Site Plan.

(1) Woodrat exclusion fencing will be installed prior to the start of construction, including equipment and materials staging.

(2) Woodrat exclusion fencing will be the same exclusion fencing that will be installed for California red-legged frog and San Francisco garter snake. The escape funnels provided for snakes and frogs shall have a small enough escape funnel (i.e., less than 3" x 3" exit) to prevent woodrats from passing through.

(3) The following link provides a photos and a description of the wildlife exclusion fence: http://ertecsystems.com/resourcepdf.php?filename=5a5d31ef02701-ertec%20e-fence%20brochure%202018.pdf

(4) Refer to Drawing No. A112, Site Plan for the location of the wildlife exclusionary fencing.

(ii) If woodrat nests *with* young are observed within the project footprint, an exclusion fence will be erected around the nest site adequate to provide the woodrat enough foraging habitat at the discretion of the biologist. Site preparation (i.e., grubbing and grading) within the fenced area would be postponed or halted until young have left the nest. A biological monitor will be onsite during periods when disturbance activities occur near the active nests to ensure that no inadvertent impacts will occur to the nests. If woodrat nests are observed within the project footprint outside of the breeding period (February to July), the biologist will dismantle the nest (outside the breeding period), allowing individuals to relocate to suitable habitat within adjacent open space areas.

(iii) Construction activities are not anticipated to impact woodrat breeding activities, given that the above-described woodrat mitigation measure and Mitigation Measure #2 in the Biological Impact Form are implemented.

(iv) Existing turf within the 30-foot riparian buffer will be removed, and native grasses and herbaceous species will be planted in its place.

(1) Native species that will be planted within the 30-foot riparian buffer include but are not limited to *Deschampsia cespitosa* ssp. *holciformis, Festuca rubra, Sisyrinchium bellum, Achillea millefolium, Allium* sp., *Epilobium densiflorum, Limonium californicum,* and *Monardella* sp.

a. New vegetation within the 30-foot riparian buffer area will be planted to achieve approximately 70% cover. Mulch will be spread over exposed soil areas between plantings to prevent soil erosion within the buffer area.

(2) To prevent potential erosion concerns within the bed and banks of Dean Creek, removal of invasive and non-native species will be limited to the area outside the banks of Dean Creek. No vegetation removal will occur within the bed or banks of the creek. Vegetation and debris resulting from vegetation removal will be placed outside of the creek channel and in a location where they cannot roll, wash,

or move back into the creek channel. A qualified biologist will be onsite to oversee removal of invasive and non-native species.

a. Vegetation removal will occur during the dry season to minimize the potential for soil erosion.
b. Removal of vegetation will occur during the dry season to prevent the risk of bank destabilization. In addition, native vegetation will be planted in disturbed soil areas to further reduce potential erosion concerns.

Comment No. 11 – General Comments/Questions

(a) The bridge footings will be located outside the banks of Dean Creek, and construction activities are not anticipated to result in impacts to the bed or banks of Dean Creek. Furthermore, removal of invasive and non-native plans will occur outside of the bed and banks of Dean Creek. Therefore, a Streambed Alteration Agreement is not anticipated at this time. In the event there are changes to the project design and impacts to the bed or banks of Dean Creek will occur, the Applicant understands a Streambed Alteration Agreement issued by California Department of Fish and Wildlife would be required prior to building permit issuance.

ATTACHMENT 1
WETLAND BUFFER AND VEGETATION MAP


Legend
Parcel
Dean Creek
Dean Creek Top of Bank
Dean Creek Buffer (30 feet from center)
Limits of Riparian vegetation
Riparian Vegetation Buffer (20 feet)
Riparian Vegetation Buffer (30 feet)
Vegetation
Landscaped Ruderal
Ruderal
N
0 30 60 Feet
0 5 10 Meters
Wetland Buffer and Vegetation Map
1:325
ESRI World Imagery
San Mateo County, CA
NAD 1983 UTM Zone 10N
1/8/2019
SWCA ENVIRONMENTAL CONSULTANTS
60 Stone Pine Road, Suite 100
Half Moon Bay, California 94019
Phone: 650.440.4160
Fax: 650.440.4165
www.swca.com

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

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

January 2, 2019

Ms. Laura Richstone
San Mateo County
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

RE: San Mateo County PLN2018-00458 (Jaehning) Sunshine Valley Rd, Moss Beach

Dear Ms. Richstone,

Thank you for forwarding the Planning Permit Application Referral for PLN2018-00458, dated December 15, 2018, which we received on December 19, 2018. The applicant is seeking a Coastside Design Review and Variance, for a new three-story, 2,190-sq.-ft. single-family residence on a parcel located at Sunshine Valley Road in Moss Beach. The proposed project includes construction of a 56-ft long entry bridge to provide driveway access over Dean Creek to the proposed house. Six trees would be removed; and replanting of one pistachio tree is proposed. The Variance is to allow for two uncovered parking spaces where two covered are required. The applicant also seeks a COC/Type A to confirm parcel legality (for APN 037-156-130).

The August 2018 Local Coastal Program Biological Impact form included with the referral identifies special status animal species that have the potential to occur in the project area, specifically including California red-legged frog (federally threatened and state Species of Special Concern), San Francisco garter snake (state and federally endangered species; state fully protected species), San Francisco dusky-footed woodrat (state Species of Special Concern), and saltmarsh common yellowthroat (state Species of Special Concern). The parcel also provides potential nesting habitat for other bird species under the Migratory Bird Treaty Act. The biological report states that there is a reasonable likelihood that California red-legged frog could occur on the parcel due to the abundance of creek and pond habitats within one mile of the parcel. San Francisco garter snake could also use the proposed project site during periods of movement between breeding habitats. Perennial and intermittent streams and their tributaries are defined and designated as Sensitive Habitats by Local Coastal Program (LCP) Policy 7.1 and LCP Policy 7.2. Sensitive Habitat Areas include riparian corridors, wetlands, and other areas that contain or support special status species, such as the species listed above. Dean Creek is an intermittent creek and borders the subject parcel on the east and north. The creek runs along the northern edge of the property along Sunshine Valley Road, and through a culvert under the existing driveway to the south of the proposed project site, then daylights again west of the

existing driveway. The creek at the location for the proposed bridge is not culverted. There is riparian vegetation associated with the creek (located to the east of the project site) including arroyo willow, California wood fern, California bee plant, and California blackberry.

We suggest that the County evaluate whether or not the proposed project is consistent with LCP policies requiring the protection of Sensitive Habitat areas. LCP Policy 7.3 (Protection of Sensitive Habitats) prohibits any development or land use that would have a significant, adverse, impact on Sensitive Habitat areas. LCP Policy 7.3 also requires that development adjacent to Sensitive Habitats be sited and designed to prevent impacts that could significantly degrade Sensitive Habitat. The proposed project includes a concrete "Driveway Bridge" that will cross over Dean Creek as depicted on Drawing A112 of the project plans. The parcel, as mentioned above, contains a riparian corridor, which is shown on Figures 2 and 4 of the biology report. The County analysis should review the proposed project's consistency with LCP Policy 7.11 (Establishment of Buffer Zones) as it provides buffer zone requirements for both perennial and intermittent streams. LCP Policy 7.12 (Permitted Uses in Buffer Zones) provides for permitted uses in Riparian Buffer Zones. LCP Policy 7.12 allows for residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, however, only if no feasible alternative exists on the parcel. We recommend that the County require the Applicant to demonstrate that there is no other feasible alternative for the proposed residence and bridge on the parcel. LCP Policy 7.10 (Performance Standards in Riparian Corridors) requires natural vegetation be maintained in buffer areas that protect riparian habitats, and that the alteration of any natural stream is minimized. We recommend that the Applicant quantify the impacts of the proposed bridge over the creek, and provide mitigation for the impacts. The County analysis should include a discussion of the proposed project's consistency with LCP Policy 7.10.

Please feel free to contact me if you have questions regarding our comments. You may reach me by telephone at 415-904-5260; or in writing at the address listed in the letter head or via e-mail at renee.ananda@coastal.ca.gov.

Sincerely,

Renée T. Ananda

Renée T. Ananda, Coastal Program Analyst
North Central Coast District

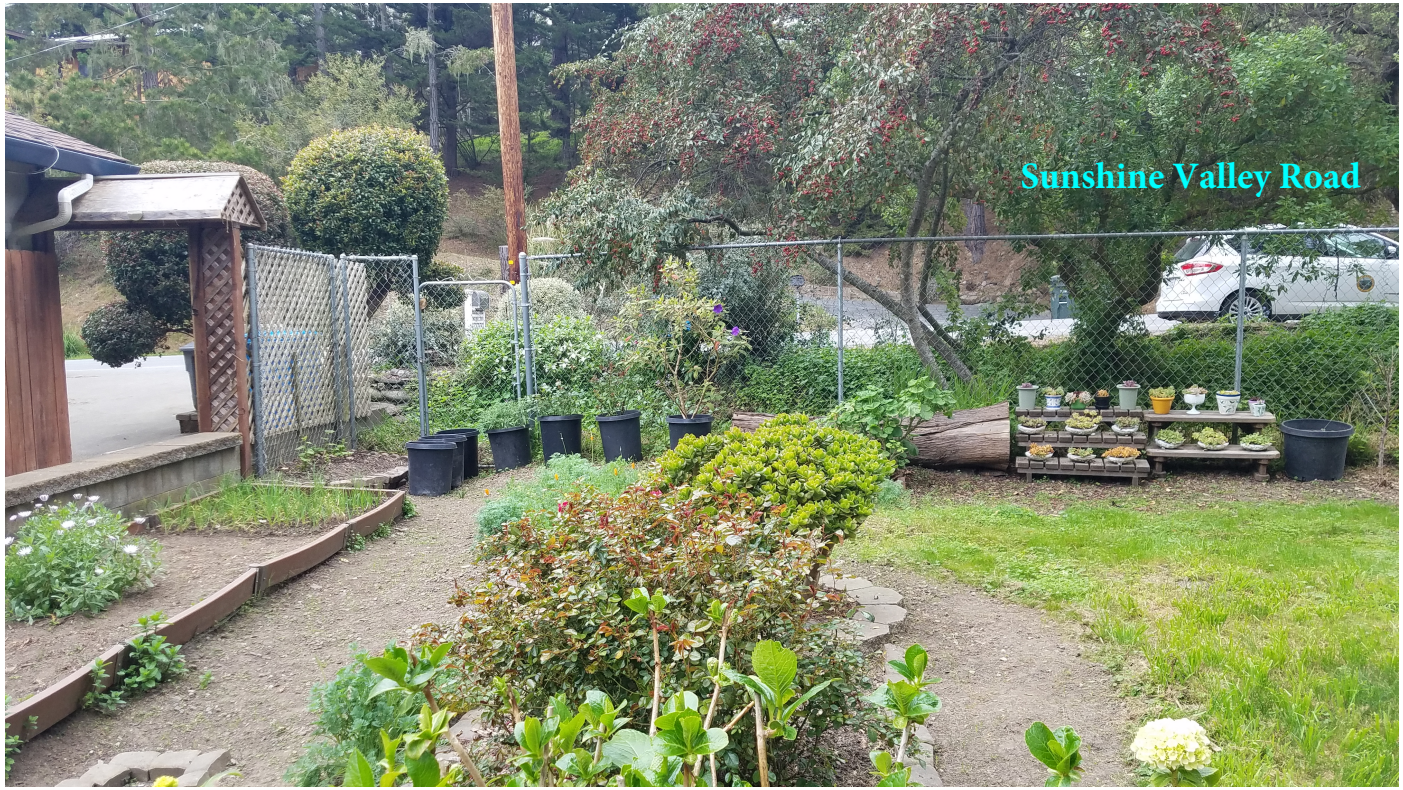
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Dean Creek bisecting front of parcel

Dean Creek culverted under neighboring driveway

Project parcel developed with garden beds and ornamental vegetation



Looking towards Sunshine Valley Road

Riparian vegetation to the east of the project parcel

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

County of San Mateo
Planning and Building Department

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

1. **Project Title:** New Single-Family Dwelling and Interior Second Unit

2. **County File Number:** PLN 2018-00458

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

4. **Contact Person and Phone Number:** Laura Richstone, Project Planner; 650/363-1829, LRichstone@smcgov.org

5. **Project Location:** Sunshine Valley Road, Moss Beach (vacant parcel)

6. **Assessor's Parcel Number and Size of Parcel:** 037-156-130

7. **Project Sponsor's Name and Address:** David Jaehning, 25 Forest Side Avenue, San Francisco, CA 94127

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A

9. **General Plan Designation:** Medium Density Residential Urban

10. **Zoning:** R-1/S-17/DR/CD (Single-Family/Midcoast Combining District/Design Review/Coastal Development)

11. **Description of the Project:** Design Review, Certificate of Compliance Type A, Coastal Development Permit, and Variance for the construction of a new 2,190 sq. ft. three-story single-family residence to include an interior 730 sq. ft. second unit on a 5,000 sq. ft. parcel and allow: (1) an 18-foot rear-yard setback where 20 feet is the minimum required, (2) a height of 31'-4'' where 28 feet is the maximum allowed, and (3) two tandem uncovered parking spaces located in the right side-yard setback, where two non-tandem covered parking spaces are required. The construction of a new 23-foot long bridge across an existing intermittent creek located at the front of the property is also proposed to provide access to the subject property. Ten trees (including eight significant and two non-significant trees) are proposed for removal and only minor grading is proposed.

12. **Surrounding Land Uses and Setting:** The 5,000 sq. ft. parcel is vacant and located on the south side of Sunshine Valley Road east of Crescent Avenue in a single-family residential area. Dean Creek (an intermittent creek) bisects the front of the parcel. Associated riparian vegetation is located just off the project parcel further to the east. In the past the parcel has been utilized as an extended side yard area for the residence located at 1855 Sunshine Valley Road and is improved with garden beds and an at grade patio area.

13. **Other Public Agencies Whose Approval is Required:** N/A

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

    This project is not subject to Assembly Bill 52, as the County of San Mateo has no records of requests for formal notification of proposed projects within the County from any traditionally or culturally affiliated California Native American Tribes. However, the County seeks to satisfy the Native American Heritage Commission's best practices and has referred this project to all tribes within San Mateo County. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No

Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

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

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

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

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

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

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

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

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

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

Discussion: Due to the required 30-foot creek and riparian setbacks, this project includes and application for a Variance to allow: (1) an 18-foot rear-yard setback where 20 feet is the minimum required, (2) a height of 31'-4'' where 28 feet is the maximum allowed, and (3) two tandem uncovered parking spaces located in the right side-yard setback, where two non-tandem covered parking spaces are required.

The parcel is not located within a County or State Scenic Corridor. The Cabrillo Highway County Scenic Corridor is the closest adjacent scenic corridor and is located approximately 220 feet south of the project parcel. The project will not impact views from any public lands, water bodies, or the scenic corridor itself, due to the surrounding topography and dense vegetation. Though the project will be visible from Sunshine Valley Road, it is deeply set within the lot (37 feet away from the front property line), employs natural wood siding, a dark metal roof and will be partially screened by proposed landscaping. The landscaping, in combination with the location of the residence on the lot and the natural materials, will reduce the residence's scale and visibility from Sunshine Valley Road and will not have a substantial adverse effect on views from the road. On July 11, 2019, the Coastside Design Review Committee (CDRC) recommended approval of the residence, as proposed and recommended conditions to the San Mateo County Planning Commission, based on findings that include compliance with applicable Design Review standards such as the design of the residence, its compatibility with the neighborhood, use of materials and colors, and landscaping.

Source: Project Plans; Project Location; San Mateo County Zoning Regulations.

1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	

Discussion: The project parcel is not located within a state scenic highway. The subject parcel has been utilized as an additional backyard and garden area for the adjacent residence and contains no historic buildings or rock outcroppings. The project parcel is located on the edge of a riparian corridor and will involve the removal of invasive and non-native vegetation along Dean Creek, the removal of ten trees (eight significant and two non-significant trees) and the removal of the turf and garden area associated with the neighboring residence. Though vegetation removal will be required to accommodate the proposed project, the project includes a plan to plant native riparian plant and tree species along Dean Creek and adjacent to the riparian corridor (see Section 4 for further discussion on riparian plantings). The project, including the revegetation with native riparian species will screen the project from the adjacent road, reduce its visual impact, and not substantially damage or destroy scenic resources.

Source: Project Plans; Project Location.

1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	

Discussion: The project parcel is zoned R-1/S-17/DR/CD (Single-Family Residential/Midcoast S-17 Combining District/Design Review/Coastal Development), is located in an urbanized area, and is adjacent to existing single-family residences located to the south, west, and north. Located approximately 1,000 feet to the west of the project parcel, Moss Beach Park (Park) is the nearest public park. The project parcel is relatively flat, contains a slight incline toward the rear property line, and is not located on a ridgeline. The project involves minimal grading due to the relatively flat nature of the parcel and will not create a significant change in topography. Due to the distance and exiting tree cover between the project parcel and the Park, views from the Park will not be impacted from the proposed structure.

Dean Creek is located at the front property line and a riparian corridor is located to the right of the project parcel. In compliance with Local Coastal Program (LCP) Policies, the structure maintains a 30-foot buffer from both Dean Creek and the edge of the riparian corridor located off site. These buffer areas place the structure deeper into the lot (37 feet from the front property line) and 15 feet from the right side property line reducing its visual impact and overall appearance. Though the development will involve vegetation and tree removal activities, the project includes a plan to revegetate the parcel with native riparian plant and tree species. The proposed revegetation will rehabilitate the native vegetation that was once on-site but was removed to accommodate gardens and turf for the neighboring residence and will provide screening from Sunshine Valley Road.

On July 11, 2019, the Coastside Design Review Committee (CDRC) recommended approval of the residence to the San Mateo County Planning Commission. As proposed and conditioned, the project is compliant with the applicable design review standards of the DR Zoning District and the Community Design Manual, and meets all applicable, General Plan, Local Coastal Program and Variance provisions.

Source: Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County GIS.

1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		

Discussion: This project is located within a Design Review (DR) District. Lighting standards within the DR District include reducing the overall number of exterior lights and designing/locating exterior lights so as to confine and direct rays to the subject property and prevent glare in the surrounding area. While the property does not currently have any light sources, it is located adjacent to a single family residence which has existing light sources and is visible from Sunshine Valley Road. The project includes six new bollard lights along the bridge/driveway, one light at the front entrance, and one light at the rear entrance of the residence. No lights are proposed facing the riparian corridor to

reduce overall lighting and impacts to the riparian corridor. The presence of the proposed exterior lights where none had existed before would increase overall nighttime ambient lighting of the area. As indicated by cut sheets provided by the applicant, the proposed lights are certified dark sky compliant in an effort to meet the design review standards and reduce light pollution as much as possible. The project was reviewed and approved by the CDRC and found to be in compliance with the DR exterior lighting standards. To further reduce potential impacts, the following mitigation measure is recommended:

Mitigation Measure 1: All exterior lights shall be certified dark sky compliant. Prior to the final approval of the building permit, exterior lighting shall be inspected to verify installed lighting is dark sky compliant.

Source: Project Plans; Project Location; San Mateo County Zoning Regulations.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: The nearest adjacent County Scenic Corridor is the Cabrillo Highway Scenic Corridor which is located approximately 220 feet south of the project parcel. Due to the dense vegetation of the area, the project site is not visible from Cabrillo Highway or the Cabrillo Highway Scenic Corridor. No visual impacts are expected.

Source: Project Site; San Mateo County GIS.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	

Discussion: The project is located within a Design Review District and complies with all applicable General Plan, LCP, and Zoning Provisions. See Sections 1.c and 1.d for further discussion.

Source: Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County Local Coastal Program; San Mateo County General Plan.

1.g.	Visually intrude into an area having natural scenic qualities?			X	

Discussion: The project site is located adjacent to a riparian corridor in a heavily vegetated single-family residential Midcoast Design Review District area. Though three stories in height, the appearance and scale of the residence will be reduced due to its deep location within the lot (i.e., 37 feet from the front property line). Proposed landscaping will provide screening from Sunshine Valley Road and the utilization of a dark colored roof and natural cedar wood siding will help the structure blend in with the surrounding natural vegetation. Due to its location, proposed landscaping, reduced exterior lighting (see Section 1.d for further discussion), utilization of natural colors and materials, and compliance with the Design Review Standards (as reviewed and approved by the CDRC in July 2019), the project will have a less than significant impact on the visual quality of the area.

Source: Project Plans; Project Location; San Mateo County Zoning Regulations.

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

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project parcel is located within the Coastal Zone. The parcel is identified as "Urban and Built-Up Land" on the California Important Farmland Finder and the California Farmlands of Statewide Importance Map. The parcel is not located within an area that is mapped or designed as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the project will not convert Farmland to a non-agricultural use.

Source: San Mateo County Geographic Information System; California Department of Conservation Important Farmland Finder Map, https://maps.conservation.ca.gov/DLRP/CIFF/; California Department of Conservation – San Mateo County Important Farmland Map, 2018.

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The project parcel is not contracted or encumbered by an Open Space Easement or a Williamson Act Contract, nor are there any surrounding lands under Contract or encumbered by any such Open Space Easement. The project parcel is located near the County Urban/Rural boundary and sits approximately 85 feet away from undeveloped, vacant parcels zoned for agricultural use. These agriculturally zoned parcels are located further east on Sunshine Valley Road and are zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). Though the project parcel is located near parcels that could potentially be used for agricultural purposes (per their zoning designation), these adjacent parcels are located within a riparian corridor as noted in the Biological Impact Assessment Report (Attachment E). Any future agricultural activities on these parcels will be limited due to potential environmental and biological impacts associated with working within riparian corridor. As such, the construction of a single-family residence and interior second unit in a single-family residentially zoned area is not expected to conflict with surrounding single-family development nor agriculturally zoned parcels located near the project parcel.

Source: Project Location; San Mateo County GIS.					
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: The project parcel is not designated as Farmland (see response to Section 2.a). Forest land is defined as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (PRC 12220(g)).* Though the parcel supports more than 10% native tree cover, forest resources management is not feasible given parcel size (5,000 sq. ft.) and the residential land use designation of the parcel. **Source:** Project Plans, California Department of Conservation Important Farmland Finder Map, https://maps.conservation.ca.gov/DLRP/CIFF/ ; Public Resources Code.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X	
Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service (NRCS) has developed a Land Capability Classification System as a way to group and classify soils on the basis of their capability to produce crops without deterioration over a long period of time. The NRCS Web Soil Survey has identified the non-irrigated Land Capability Class ratings of the soils on the project parcel as Class 3. Class 3 soils are defined by the NRCS as *soils that have severe limitations that reduce the choice of plants or require special conservation practices*. Per the General Plan Productive Soils Resources with Agricultural Capability Map the project site is not identified as being able to support the cultivation of artichokes or Brussel sprouts. The project parcel is zoned for single-family residential development and has not been used for agricultural purposes or the cultivation of agricultural commodities in the past. Historically, the project parcel has been disturbed and utilized as a garden/backyard area for the adjacent residence. Though the development would result in the conversion of Class 3 soils to residential use, with no current agricultural use of the project site or adjacent properties, the proposed development would not result in the significant loss of agricultural land or soil capability. **Source:** Zoning Maps; Natural Resources Conservation Service Web Soil Survey; San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map; Local Coastal Program Midcoast Agriculture Map.					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
Discussion: See Section 2.d for further discussion. **Source:** Zoning Maps; Natural Resources Conservation Service Web Soil Survey; San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map.					

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.*				

Discussion: The project parcel is zoned for single-family residential development (R-1/S-17/DR/CD) and as such, is not located in a Timberland Preserve Zoning District nor is timber harvesting a permitted use on this property. The project parcel is dominated by riparian vegetation and mature trees. While the parcel supports more than 10% native tree cover, forest resources management is not feasible given parcel size (5,000 sq. ft.) and the residential land use designation of the parcel. The proposed development of a single family residential structure with an interior second unit is an allowed use in the R-1 (single-family residential) District. The project does not conflict with the zoning, would not require a rezoning of the area, nor interfere with timberland production elsewhere on appropriately zoned lands.

Source: San Mateo County Zoning Maps; Public Resources Code; San Mateo County Zoning Regulations.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The proposed project would not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide: CO2) air emissions, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers), whose primary fuel source is gasoline, during its construction. Due to the site's residential location and assuming construction vehicles and workers are based in commercial areas (either on the Coastside or Bayside), potential project air emission levels from construction would be increased from general levels. However, any such construction-related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan. Similarly, once constructed ongoing use of the single-family residence and second unit would have minimal impacts to air quality standards. The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the

BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure below.

Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. Water all active construction areas at least twice daily.

b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stablizers to inactive construction areas.

c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.

h. Replant vegetation in disturbed areas as quickly as possible.

I. Install erosion control measures to prevent silt runoff to public roadway and/or into Dean Creek.

j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.

k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Also, see the discussion to Question 7.1 (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: BAAQMD CEQA Guidelines, May 2017; Project Plans.

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

Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10), and Fine Particulate Matter (PM-2.5). On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed re-designation is approved by the EPA. A temporary increase in PM-2.5 in the project area is anticipated to occur during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any increase in these criteria pollutants would be significant. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations will reduce the potential effects of increased PM-2.5 to a less than significant impact. Implementation of the following Mitigation Measure 2 would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

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

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		

Discussion: Sensitive receptors are facilities or land uses such as schools, hospitals, or residential areas where people live, play, convalesce, or a place where insensitive individuals spend significant amounts of time. Sensitive individuals, such as children and the elderly, are those most susceptible to poor air quality.

The project site is located in a residential area with sensitive receptors (i.e., single-family residences) located to the west, south, and north of the project parcel. Pollutant concentrations associated with the occupation of the single-family residential structure and interior second unit are expected to less than significant. However, though pollutant emissions generated from the construction of the proposed project will primarily be temporary in nature they have the potential to negatively impact nearby sensitive receptors. As such, implementation of Mitigation Measure 2 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

Source: Project Plans, Project Location.

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

Discussion: Once operational, the proposed project, which includes the construction of a single-family residence, interior second unit, and 23-foot long access bridge over Dean Creek, will not result in adverse emissions. The project has the potential to generate emissions during construction such as noise and odor. However, any such odors will be temporary and are expected to be minimal. Mitigation Measure 3 below is recommended to reduce noise emissions related to

the construction of the proposed development to a less than significant level.

Mitigation Measure 3: 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).

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

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

Discussion: A Biological Impact Report (Attachment E) conducted Coast Ridge Ecology (dated August 2018) and a memorandum to the Biological Impact (Attachment F) conducted by SWCA Environmental Consultants (dated January 2019) were prepared. The site was surveyed on July 12, and July 20, 2018 by two CRE biologists – Patrick Kobernus and Jennifer Radtkey. The CRE biologists conducted a reconnaissance-level field survey of the project parcel and visual inspections of the surrounding parcels to document the existing biological conditions of the site and determine the potential for special-status species to occur within the project area.

The CRE biologists noted the presence of an intermittent creek (Dean Creek) on the property. At the northern edge of the subject property Dean Creek consist of an 8-foot wide (bank to bank) and 4-foot deep earthen channel. The intermittent creek runs along the northern edge of the property parallel to Sunshine Valley Road. To the west, the creek is culverted under the driveway of the adjacent residence and upstream of the subject property, Dean Creek turns southeast and flows through the vacant lands to the east.

According to the CRE biologists, the parcel is comprised of two plant communities: landscape ruderal and ruderal (weedy) vegetation. Per the Biological Impact Report (BIR), a majority of the project parcel (82%) acts as a backyard area for the adjacent residence and consists of raised garden beds, ornamental plants, non-native grasses, and two mature trees (a Monterey cypress and redwood tree) that shade most of the site. The remainder of the parcel (approximately 467 sq. ft.) is comprised of ruderal vegetation along Dean Creek. This vegetation includes a mixture of native and non-native plants and shrubs. The CRE biologists assessed the project parcel and identified the potential for four special-status animals to occur within or adjacent to the project parcel. Species with the potential to occur on the project parcel are discussed below:

<u>California Red-Legged Frog (CRLF)</u>

The California red-legged frog (*Rana draytonii*) is federally listed as threatened under the Federal Endangered Species Act (FESA) and is a designated state species of special concern. CRLFs

typically require a permanent water sources with a minimum depth of 2.5 feet for breeding and prefer freshwater ponds, slow-flowing streams, and/or marshes with heavily vegetated shores as breeding habitat. CRLFs are also known to disperse up to 2 miles from breeding habitats during the autumn, winter, and spring rains and can be found in freshwater and slightly brackish ponds, and marshes, grasslands, riparian woodlands, oak woodlands, and coniferous forests.

As noted above, an intermittent creek runs along the northern edge of the project parcel. In addition, two creeks (Montara Creek and Vicente Creek) and two agricultural ponds are located within 0.5 miles and 0.75 miles (respectively) of the subject parcel. There are six recorded occurrences of CRLF within 3 miles of the project site with the two closets locations occurring within a mile to the northwest and northeast of the project parcel along Montara Creek. The CRE biologists determined that the intermittent creek along the northern boundary of the project parcel does not provide necessary wetland habitat for breeding. Though no CRLFs were observed during the field visits to the site, CRE did determine that there is a reasonable likelihood that CRLFs could occur on the property and utilize the intermittent creek to disperse to adjacent habitats. Potential impacts include harassment or harm to the CRLF during dispersal and degradation of water quality resulting from discharge of sediment into Dean Creek during construction. The proposed project could potentially impact CRLFs. Due to the regional rarity of this species, increased mortality of the CRLF would be substantial under CEQA. Implementation of the mitigation measures below will reduce potential impacts to the CRLF to a less than significant level.

<u>San Francisco Garter Snake (SFGS)</u>

The San Francisco garter snake (*Thamnophlis sirtalis tetrataenia*) is listed under the FESA and CESA as Endangered. They are highly aquatic, endemic to the San Francisco Bay Area, and occur sympatrically with their primary prey species, the CRLF. The SFGS prefers to use emergent and bankside vegetation such as cattails, bulrushes and spike rushes for cover.

Based on the lack of suitable wetland and upland habitat on site, CRE determined that the project parcel does not support suitable breeding habitat for the SFGS. SFGSs have been recorded on separate instances 1 and 2 miles (respectively) away from the subject property. Though no SFGSs were observed during the field surveys, due to the number and proximity of creeks and ponds within 1-mile of the subject parcel, CRE determined that SFGSs could utilize the Dean Creek as a movement corridor between breeding habitats and determined that there is a moderate potential for the SFGS to be found on site. As with the CRLF potential impacts to the SFGS include harassment or harm during dispersal and degradation of water quality resulting from sediment discharge into Dean Creek during construction. Implementation of the mitigation measures below will reduce potential impacts to the CRLF to a less than significant level.

<u>Saltmarsh Common Yellowthroat (SCY)</u>

The saltmarsh common yellowthroat (SYC) is a native warbler and is a California species of special concern. The SYC is a year round resident of San Mateo County and can be found in dense vegetation in wetlands, marshes, estuaries, moist scrub and riparian areas for nesting and foraging.

The SCY has been recorded approximately 2 miles southeast of the subject parcel at the Princeton Marsh but was not observed during the field surveys of the site. CRE did note however, that the project site and the undeveloped land to the east of the subject parcel contains suitable vegetative nesting and foraging habitat to support the species and determined that there was a moderate potential for the SYC to be found on site. Construction of the project has the potential to impact nesting SCYs. Implementation of the mitigation measures below will reduce potential impacts to the SYC to a less than significant level.

<u>San Francisco Dusky-footed Woodrat (SFDW)</u>

The San Francisco dusky-footed woodrat (SFDW) is California species of special concern. The SFDW is primarily nocturnal and builds stick structures (middens) for nesting to protect the woodrat

from seasonal temperature extremes and predators. The SFDW primarily east woody plants including leaves, flowers, nuts, acorns, and berries.

During the biological surveys of the site, CRE biologists observed woodrat middens within the arroyos willow thicket to the east of the subject parcel. The observed middens were more than thirty from the property boundary. CRE concluded that it is likely that the SFDW could use the project parcel as a foraging site. Though no woodrats were observed on-site, construction of the proposed project has the potential to impact woodrats foraging on site. Implementation of the mitigation measures below will reduce potential impacts to the SFDW to a less than substantial level.

Mitigation Measure 4: Water Quality – The applicant shall not apply insecticides or herbicides at the project site during project implementation or long-term operational maintenance where there is the potential for these chemical agents to enter Dean Creek or other waterbodies and/or lands that contain potential habitat for the identified special-status species.

Mitigation Measure 5: Water Quality – Construction of the 23-foot long bridge across Dean Creek shall occur only during the dry season when there is no water present within the creek to reduce the transport of sedimentation. A biologist shall be onsite during the construction of the bridge to ensure the creek is not impacted. A letter from the biologist verifying compliance with this mitigation measure shall be submitted to the Planning and Building Department prior to final approval of the building permit.

Mitigation Measure 6: Water Quality – To prevent impacts associated with hazardous materials, fugitive dust, sediment, or other construction-related materials, prior to the Current Planning Section's approval of a building permit, the applicant shall submit an Erosion and Sediment Control Plan, subject to review and approval by the project planner. The plan shall have been reviewed by a qualified biologist prior to submittal to the County. The plan shall include measures to prevent runoff into Dean Creek along the northerly edge of the project area and demonstrate compliance with other erosion control requirements and mitigation measures. This shall include the installation of silt fences or straw wattles between work areas and any water sources such as the drainage swale, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting.

Mitigation Measure 7: Wildlife Encounters – If any wildlife is encountered during Project activities, said encounter shall be reported to a qualified biologist and wildlife shall be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.

Mitigation Measure 8: California Red-Legged Frog and San Francisco Garter Snake –

a. An exclusion fence shall be installed along the easterly and southerly property lines. The fence shall be at least 3 feet in height and trenched 6 inches deep. Furthermore, the fence shall be installed so that there are no openings or gaps through which a frogs or snakes could move into the project area. The exclusionary fencing shall have escape funnels in the fence every 100 feet or less for trapped snakes or frogs to exit the project area.

b. A pre-construction survey for CRLFs and SFGs shall be conducted no less than 48 hours prior to the start of project activities (including equipment and materials staging) by a CDFW certified biologist.

c. All crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the special-status species that may occur in the region, the project Avoidance and Minimization Measures, Mitigation Measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Colored photocards of CRLFs and SFGSs shall remain on the project site during

construction. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures. Completed training form(s) shall be provided to the Project Planner before the start of project activities.

d. Following the start of construction activities, a qualified biologist or trained biological monitor shall inspect the site weekly to monitor the integrity of the exclusionary fencing, confirm the limit of work and equipment is within the project boundaries, and assess the overall project adherence to the mitigation measures.

Mitigation Measure 9: San Francisco Dusky-Footed Woodrat – The construction contractor shall install woodrat exclusion fencing along the southern and easterly property lines in accordance with Drawing No. A112 on the site plan.

a. Woodrat exclusion fencing shall be installed prior to the start of construction including equipment and materials staging.

b. Woodrat exclusion fencing shall be the same exclusion fencing that will be installed for the California red-legged frog and San Francisco garter snake. The escape funnel provided for the snakes and frogs shall have a small enough escape funnel (i.e., less than 3'' x 3'' exit) to prevent woodrats from passing through.

c. If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space areas.

d. If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Mitigation Measure 10: Saltmarsh Common Yellowthroat – If construction activities are proposed during the nesting season (February 15 – August 31), a qualified biologist shall inspect the property, including large trees within 250 feet of the property for nesting raptors, and any vegetation within 50 feet of the property for other nesting birds. If any nests or nesting activity is observed, the contractor shall consult with a CDFW biologist to determine appropriate protection measures.

Source: Coastal Ridge Ecology, Biological Impact Report, dated August 2018; SWCA Biological Impact Report Memorandum, dated January 2019.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: Policy 7.7 (*Definition of Riparian Corridors*) of the San Mateo County Local Coastal Program (SMC LCP) defines riparian corridors as 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.* In addition, Policy 7.11 (*Establishment of Buffer Zones*) establishes a buffer zone *on both sides of riparian*

corridors, from the "limit of riparian vegetation"…50 feet outward for perennial streams and 30 feet outward for intermittent streams.

Per the CRE biological surveys conducted on the project site and adjacent property, the project parcel is not located within a riparian corridor because less than 50% of the vegetative species on site are riparian. However, over 50% riparian vegetation (dominant species arroyo willow) was observed on the adjacent property to the east and further survey of the property to the east led CRE to map the limits of the riparian corridor on the property to the east. While the subject property does not lie within a riparian corridor, the 30 foot buffer zone extends onto the project property. The subject residence is located outside of the Dean Creek 30 foot intermittent creek buffer zone as required by the SMC LCP and outside the 30 foot edge of riparian buffer zone established/mapped by CRE.

The project includes the construction of a single-family residence (outside of the creek and riparian buffer zones), removal of non-native vegetation and replanting of native riparian vegetation within the 30-foot riparian buffer zone, and the construction of a 23-foot long access bridge/driveway across Dean Creek. These uses are permitted by per LCP Policy 7.12 (*Permitted Uses in Buffer Zones*) and 7.13 (*Performance Standards in Buffer Zones*). Implementation of the mitigation measures contained within Section 4.a, Section 3.a, Section 3.b, and the mitigation measures listed below will reduce potential impacts of the project on the adjacent riparian and Dean Creek habitats to a less than substantial level.

Mitigation Measure 11: To prevent potential erosion concerns within the bed and banks of Dean Creek, removal of invasive and non-native species will be limited to the areas outside the banks of Dean Creek. No vegetation removal shall occur within the bed or banks of the creek. Vegetation and debris resulting from vegetation removal shall be placed outside the creek channel and in a located where they cannot roll, wash, or move back into the creek channel.

Mitigation Measure 12: Vegetation removal shall occur during the dry season to minimize the potential for soil erosion and reduce the risk of bank destabilization.

Mitigation Measure 13: Native vegetation shall be planted in disturbed soil areas to further reduce potential erosion.

Mitigation Measure 14: Per the project plans, native species that shall be planted within the 30-foot riparian buffer include but are not limited to *Deschampsia cepitosa* ssp. *Holciformis, Festuca rubra, Sisyrinchium bellum, Achillea millefolium, Allium* sp., *Epilobium densiflorum, Limonium californicum,* and *Monardella* sp.

Mitigation Measure 15: New vegetation within the 30-foot buffer area shall be planted to achieve approximately 70% cover. Mulch shall be spread over exposed soil areas between plantings to prevent soil erosion within the buffer area.

Mitigation Measure 16: A qualified biologist shall be on-site to oversee the removal of invasive and non-native species and the replanting of native vegetation. A letter from the biologist verifying vegetation removal and replanting activities has occurred per these mitigation measures and shall be submitted to the Planning and Building Department within 10 business days of said activities.

Mitigation Measure 17: No construction parking or storage of construction materials shall be allowed within the 30-foot riparian corridor buffer area.

Source: Project Plans; Project Location; Coastal Ridge Ecology, Biological Impact Report, dated August 2018; SWCA Biological Impact Report Memorandum, dated January 2019.

4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

Discussion: To meet the US Army Corps of Engineers definition of wetland, three characteristics must be demonstrated: wetland vegetation, wetland hydrology, and wetland soils. In addition, a wetland must have a hydrological connection to other wetlands and/or waters of the United States. Dean Creek, which runs along the northern edge of the project parcel is an intermittent stream with a defined channel that flows into the Pacific Ocean. The U.S. Fish and Wildlife Service is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. Per the U.S. Fish and Wildlife Service National Wetlands Inventory Mapper, Dean Creek is identified as a "Freshwater Forested/Shrub Wetland" habitat and classified as a (PSSA) Palustrine (P), scrub-shrub (SS), temporary flooded (A) wetland. This is a non-tidal wetland that dominated by woody vegetation less than 20 feet tall in which surface water is present for brief periods of time during the growing season but where the water table lies well below the ground surface during most of the season.

Though Dean Creek is located on the project parcel and identified as a type of wetland by the U.S. Fish and Wildlife Service, the proposed residence is located 30 feet away from the midpoint of the stream. The footings for the proposed 23-foot long access bridge which will traverse Dean Creek will be located outside the banks of Dean Creek and the removal of invasive and non-native plants will occur outside of the bed and banks of Dean Creek. Construction activities are not expected to result in impacts to the bed or banks of Dean Creek upon adherence to the mitigation measures contained within Sections 3.a, 3.b, 4.a and 4.b.

Source: Project Plans; Project Location; Coastal Ridge Ecology, Biological Impact Report, dated August 2018; SWCA Biological Impact Report Memorandum, dated January 2019; U.S. Fish and Wildlife Service, Wetland Mapper V2.

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

Discussion: Wildlife corridors are important for the persistence of wildlife in the landscape and facilitate movement between populations. Types of wildlife movement includes migration (i.e. one direction per season), inter-population movement (i.e., long-term genetic exchange), and small travel pathways (i.e. daily movement within an animal's home range). Per the discussion in Section 4.a CRE surveyed the project site and noted that the property is primarily suburban land use (i.e., ornamental gardens) with significant open space (undeveloped land) to the east of the project parcel. CRE determined that the project site is not likely an important/primary wildlife corridor, but noted that the intermittent stream at the northern edge of the project parcel (Dean Creek) may act as a potential minor travel corridor for local wildlife through the project parcel to reach the riparian forest located to the east of the project site. As the project does not involve work within the bed or banks of the stream, and with adherence to the mitigation measures contained within Section 4.a, it is not expected that the project would substantially interfere with the movement of wildlife species that may utilize Dean Creek.

Source: Coastal Ridge Ecology, Biological Impact Report, dated August 2018; SWCA Biological Impact Report Memorandum, dated January 2019.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
Discussion: The San Mateo County Significant Tree Ordinance defines a significant tree as any live woody plant with a single stem or trunk with a diameter of 12'' or more measured at 4.5-feet above grade. Per this definition, the project includes removal 10 total trees on-site consisting of eight significant trees (a 26'' diameter at breast height (dbh) redwood, a 26'' Monterey cypress, a 12'' dbh Arroyo Willow, and five ngaio trees ranging in size from 12'' to 16'' dbh) and two non-significant trees (7'' and 6'' dbh ngaio trees). None of the trees proposed for removal meet San Mateo County definition for heritage trees. A majority of the ngaio trees proposed for removal are located in the rear of the property and are proposed for removal to accommodate a proposed gabion wall with riparian species and rear yard hardscape. The arroyo willow and one ngaio tree located at the front of the parcel are proposed for removal to accommodate the access bridge and provide adequate line of site distance for accessing/existing the site. The Monterey cypress tree is proposed for removal due to its location within the development footprint of the building while the redwood tree is proposed for removal due to its close proximity to the front of the proposed residence. The County's Significant Tree Ordinance considers the proximity to existing or proposed structures; the necessity of removal to construct improvements; or otherwise allow economic or other enjoyment of property as factors for removal. The project and associated landscaping plan - which includes a proposal to revegetate the parcel with native grasses, install a gabion landscape wall with native plant species along the rear and left side of the property, and planting of two 6'' dbh white alder trees and two 6'' dbh western sycamore trees within the riparian buffer area – was reviewed and approved by the San Mateo County Coastside Design Review Committee for adherence with the Design Review Standards and Significant Tree Ordinance. Though the Significant Tree Ordinance typically requires a 1:1 re-planting requirement, the Design Review Committee has discretion over proposed landscaping plans and has the authority to reduce or increase this re-planting requirement. The proposal to removal ten trees and replant four trees in addition to other lower lying riparian species was reviewed and approved by the Coastside Design Review Committee and adheres to the County's Design Review Criteria and the Significant Tree Ordinance. **Source:** Project Plans; San Mateo County Significant Tree Ordinance; Kielty Arborist Report, dated November 2018; Tree360° Tree Inventory, dated February 2019.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X

Discussion: The project parcel is not located within or adjacent to the boundaries of any said conservation plan.

Source: California Department of Fish and Wildlife, California Natural Community Conservation Plans Map, dated April 2019.

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: The project parcel nor the project site is inside or within 200 feet of a marine or wildlife reserve.

Source: Project Location; California Department of Fish and Wildlife Services; National Wildlife Refuge System Locator.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?			X	

Discussion: The project site does not contain any oak trees. Nonetheless, the project does propose to remove 10 non-timber woodland trees of various species (i.e., redwood, Monterey cypress, arroyo willow, and ngaio) of which eight require a permit to remove due to their size (i.e., 12'' dbh or greater). Replacement plantings are required for the regulated trees proposed for removal. See staff's discussion in Section 4.e above.

Source: Project Plans.

5. CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: The project was referred to the Native American Heritage Commission (NAHC) to determine the site's potential for cultural resources. In a response letter dated July 17, 2019, the NAHC noted that the requested Sacred Lands File search results were negative. Though the NAHC has no records of cultural resources at the project site, a list of Native American Tribes who may have knowledge of cultural resources in the area was provided with the recommendation that the Lead Agency contact these tribes. Per the recommendation of the NAHC, San Mateo County contacted these tribes in July 2019 notifying them of the proposed project to determine if there would be a significant impact to tribal or cultural resources. As of December 2019, no Native American Tribes have contact San Mateo County requesting consultation for this project.

This project was also referred to the California Historical Resources Northwest Information Center of Sonoma State University to determine the potential for cultural or historical resources on the site. In a response letter dated July 25, 2019, the California Historical Resources Information System (CHRIS) noted that no cultural resources studies have been conducted within the project area and that one previous study conducted in 1970 may have included parts of the proposed project area but

It was unclear whether the study included the project parcel/project site

However in the CHRIS response letter, it was noted that based on the environmental setting, Native American resources in this part of San Mateo County have been found in areas populated by oak, buckeye, laurel, and hazelnut trees as well as sites near watercourse and bodies of water in the past. As the project site is located in a wooded areas, adjacent to a creek, approximately 1-mile from the coast, and near several other watercourses/small bodies of water, CHRIS determined that there is a moderate potential for unrecorded Native American resources to be present at the proposed project area.

In response to these concerns, an archaeological survey and report prepared by Holman & Associates Inc. was conducted. A site visit consisting of an intensive pedestrian survey of the parcel was performed by Holman & Associates Inc., archaeologist Kevin Dobinson on September 23, 2019.

The archaeologist noted that the property appears to have been leveled in the past and landscaped. Current landscaping in the form of several planter boxes, a garden area, and lawn currently exist on the project parcel. With 25-30% of surface soil visible during the site survey, the archaeologist noted that the soils on-site ranges from brown to grayish brown sandy silt with flecks of white mineral deposits distributed throughout. The archaeologist was able to examine the exposed ground surface areas for prehistoric artifacts, historic artifacts, soil discoloration that may indicate the presence of cultural midden, linear features, soil depressions, and other features indicative of the former presence of historic structures or buildings. No archaeological resources were identified on the project parcel during the field survey. As the NAHC Sacred Lands File Search, CHRIS records, and the field survey did not identify the presence of previously undocumented cultural or historical resources on or near the project area, the project archaeologist concluded that the project area has low potential for the presence of cultural and/or historical resources and recommended no further studies at this time.

Though the potential to discover cultural, paleontological or archaeological resources during construction is low the following mitigation measures are proposed:

Mitigation Measure 18: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within 50 feet of the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 19: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Source: Holman & Associates Inc., Archeological Report, dated September 2019; NAHC Response Letter, dated July 2019; CHRIS Response Letter, dated July 2019.

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

Discussion: See Section 5.a above for discussion.

Source: Project Location; California Register of Historical Resources, California Historical Resources Information System Review Letter, dated July, 2019; Holman & Associates Inc. Archaeological Report, dated September, 2019.

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

Discussion: Minimal grading (40 cubic yards (c.y.) of cut and 10 c.y. of fill) is proposed for the project site. No grading is proposed to occur within the bed or banks of Dean Creek. Per the Holman & Associates archeology report, there are no known human remains located within the project area or surrounding vicinity. The following mitigation measure has been included in the event human remains are encountered.

Mitigation Measure 20: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: California Public Resources Code; Project Location; Holman & Associates Inc. Archaeological Report, dated September, 2019

6. ENERGY. Would the project:

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

Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building

components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On June 10, 2015, the California Energy Commission (CEC) adopted the 2016 Building Energy Efficiency Standards, which went into effect on January 1, 2017. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficiency Standards, which will take effect on January 1, 2020. Under the 2016 Standards, residential buildings are 28% more energy efficient and nonresidential buildings are 5% more energy efficient than under the 2013 Standards. The proposed project would comply with the 2019 Building Energy Efficiency Standards which would be verified by the San Mateo County Building Inspection Section prior to the issuance of the building permit. The project would also be required adhere to the provisions of CALGreen and GreenPoints, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Additionally, the project proposes to install solar panels on the roof of the residence reducing the overall energy demands of the project once constructed and operational.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction, would be temporary, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition/site preparation, grading, and foundation work would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, energy consumption would be associated with resident and visitor vehicle trips and delivery and supply trucks. The project is a residential development project near Highway 1 served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Currently, the existing site does not use any electricity because it is a vacant parcel. Therefore, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence and second unit would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. No natural gas distribution lines exist within the project vicinity. As is typical in this area of San Mateo County, natural gas is stored on-site in tanks and provided by private third-party entities on an as needed basis. The natural gas demands for a single-family residence and second unit are nominal and are not expected to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

Source: California Building Code; California Energy Commission; Project Plans.

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

Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and will not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

Source: Project Plans

7.	**GEOLOGY AND SOILS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X

Discussion: Faults in closest proximity to the project site include the San Gregorio-Seal Cove fault located (off-shore) 0.8 km to the west and the San Andreas fault located 11 km to the northeast. While located relatively close to the faults listed above, the project site is not located in a mapped Alquist-Priolo Earthquake Fault Zone or a special study area where a fault rupture is likely to occur. Project construction will not cause a direct or indirect potential rupture of a known earthquake fault.

Source: State of California Department of Conservation, California Geological Survey, Alquist-Priolo Regulatory Map; Sigma Prime Geosciences, Inc. Geotechnical Study, dated August 2018; Wayne Ting & Associates, Inc. Geotechnical Study Update, dated May 2019.

	ii. Strong seismic ground shaking?			X	

Discussion: The project site is expected to experience violent ground shaking for a high intensity of 7.5 (Modified Mercalli Intensity (MMI)) earthquake scenario on the San Gregorio Fault and very strong shaking for a 7.2 MMI earthquake scenario on the San Andreas Fault. The principal concern related to human exposure to ground shaking is that strong ground shaking can result in structural

damage to buildings, potentially jeopardizing the safety of its occupants. The single-family residence and interior second must meet minimum State building standards for earthquakes. Adherence to applicable building codes will reduce the likelihood of potential substantial adverse effects, including the risk of loss, injury, or death resulting from strong seismic ground shaking. No further mitigation is necessary.

Source: Association of Bay Area Governments, Shaking Hazard Map; Project Plans.

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

Discussion: Differential compaction occurs during moderate and large earthquakes when soft or lose soils densify and settle unevenly across a site. Soil borings conducted by the project geotechnical consultant classified the upper 11.5 feet of subsurface soils as medium stiff to very stiff clays. The geotechnical consultant determined the likelihood of significant damage to a structure from differential compaction is low.

Liquefaction occurs when loose saturated sandy soils lose strength and flow like a liquid during earthquake events. One soil boring encountered groundwater at an average 3-foot depth with no groundwater encountered below 4 feet. As the underlying soil did not appear to be saturated the geotechnical engineer believes that a perch water table in a shallow deposit was intercepted. The geotechnical engineer concluded that the high clay content of the underlying soil has a low potential for liquefaction and anticipated less than 1.5 inches of settlement due to liquefaction. To reduce the likelihood of damage to the proposed structure due to differential compaction and/or liquefaction the flowing mitigation measure is recommended.

Mitigation Measure 21: The project shall be designed and constructed to follow the recommendations outlined in the Sigma Prime Geosciences, Inc., Geotechnical Study, geotechnical report dated August 2018 and the Wayne Ting & Associates, Inc., Geotechnical Study Update, dated May 2019.

Source: Sigma Prime Geosciences, Inc. Geotechnical Study, dated August 2018; Wayne Ting & Associates, Inc. Geotechnical Study Update, dated May 2019.

iv. Landslides?				X

Discussion: Based on the U.S. Geological Survey's Landslide Susceptibility Map of 1972, the project site is located in Landslide Susceptibility I (areas least susceptible to landslides). A site specific geotechnical study prepared by Sigma Prime Geosciences (Attachment I) and Wayne Ting & Associates, Inc. (Attachment J) was conducted to evaluate the potential geotechnical hazards on the site. Per the geotechnical studies, the potential for landslides on the site was not considered to be significant due to its flat nature and underlying soils.

Source: Sigma Prime Geosciences, Inc. Geotechnical Study, dated August 2018; Wayne Ting & Associates, Inc. Geotechnical Study Update, dated May 2019.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The project parcel is not located near any coastal cliffs or bluffs.

Source: Project Location.					
7.b.	Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The construction of the project involves 40 cubic yards (c.y.) of cut (associated with the foundation and back yard gabion wall) and 10 c.y. of fill with a total land disturbance of 2,178 square feet. These grading activities are minor in nature, confined to the project site, and do not require a Grading Permit. While the occupation and use of the single-family residence and second unit is not expected to result in significant erosion or loss of topsoil, project construction may result in erosion. To reduce erosion, the applicant has included an erosion control plan to contain soil on the site during construction and ensure that sediment does not flow into the creek located at the front of the property. The erosion control plan in conjunction adherence to Mitigation Measure 2 will prevent the loss of topsoil and reduce onsite erosion. **Source:** Project Plans.					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		
Discussion: The California Geological Survey Geologic Data Map identifies the generalized rock types within the project site as "Qoa", which is described as Pliocene "older alluvium, lake, playa, and terrace deposits" and as "grMz", which is described as "granite, quartz, monzonite, granodiorite, and quartz diorite." These geologic units are typical of the area. Lateral spreading is the horizontal displacement of relatively flat alluvium material towards an open or "free" face (i.e., a creek bank in this instance). As Dean Creek is located approximately 30 feet from the proposed structure, the Wayne Ting & Associates, Inc., geotechnical report identified that the project site has a high potential for lateral spreading (approximately 9.9 inches) during a seismic event. To reduce the likelihood of damage due to lateral spreading adherence to the recommendations within the geotechnical report (Attachment J) and the following mitigation measure is recommended. **Mitigation Measure 22:** At building permit submittal, the foundation system shall be able to address both the lateral spreading and liquefaction potential of the site to the satisfaction of the County's Geotechnical Section and Building Inspection Section. **Source:** Wayne Ting & Associates, Inc. Geotechnical Study Update, dated May 2019.					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
Discussion: Expansive soils can undergo volume changes with changes in moisture content. Specifically, when wetted during the rainy season, expansive soils tend to swell and when dried (as during the summer months) these soils shrink. Structures located on expansive soils tend to experience cyclic seasonal heave and settlement which can affect the structural stability of structures. Based on the laboratory testing of the project site's soils had low potential for expansion. The geotechnical report concluded that the shrink and well of the soils is not expected to have a					

substantial impact on the proposed project provided that the project adheres to the design and structural recommendations for the foundation and proposed flatwork contained within the geotechnical report.

Source: Sigma Prime Geosciences, Inc., Geotechnical Study, dated August 2018; Wayne Ting & Associates, Inc., Geotechnical Study Update, dated May 2019.

7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion: The project site is located within the urban mid-coast area and is able to tie into the existing wastewater infrastructure that underlies Sunshine Valley Road via a new lateral connection. Granada Sanitary District (the waste water purveyor of the area) has indicated that the current wastewater system has the ability and capacity to serve the project parcel. The proposed project would not require the use of a septic system or other alternative wastewater disposal system. Therefore, there would be no impact.

Source: Project Plans; Project Location; San Mateo County GIS.

7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: Based on the project parcel's existing surrounding land uses, and the conclusion of an archeological study conducted on site, it is not likely that the project parcel would host any paleontological resource or site or unique geologic feature. As discussed in Question 7.c, geology within the project site is typical of the surrounding area. Mitigation Measures in Section 5.a and 5.c will ensure that if any resources are encountered potential impacts will be reduced to less than significant levels.

Source: Project Plans; San Mateo County GIS.

8. CLIMATE CHANGE. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related vehicle trips (e.g., construction vehicles and personal vehicles of construction workers) and machinery associated with the proposed grading and construction of the single-family residence, second unit,

and access bridge/driveway will result in the temporary generation of GHG emissions along travel routes and at the project site. Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 will ensure that any impacts are less than significant. **Source:** Project Plans; Project Location.					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for the reduction of GHG emissions resulting from development consistent with state legislation, including construction idling. The majority of GHG emissions from the project are expected to occur during the construction phase, primarily from vehicle exhaust. GHG emission from the habitation of the single-family residence and second unit will be associated with vehicle trips, will not conflict with the EECAP, and are expected to be less than significant. Furthermore, the construction of one single-family residence and interior second unit is below the BAAQMD GHG screening criteria of 56 dwelling units for single-family development. As such, operational project GHG emissions would be less than significant. **Source:** Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
Discussion: As defined by Public Resources Code Section 12220 (g), forestland is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. While the 5,000 sq. ft. project parcel contains more than 10% native tree over in its current condition, and the project proposes to remove 10 trees on-site, the proposed tree loss is relatively insignificant when compared to the dense tree coverage of the surrounding vicinity. Thus, the proposed tree removals will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to mitigate for the significant trees proposed for removal. **Source:** Public Resources Code, Section 12220(g); San Mateo County EECAP; Project Plans.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located on or near a coastal cliff/bluff. As such, the project will not expose people or structures to significant risk involving coastal cliff/bluff erosion resulting from sea level rise.					

Source: Project Location; San Mateo County GIS.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project parcel is located over 0.5 miles from the Pacific Ocean and sits approximately 76-feet above sea level. As such, the project will not expose people or structures to significant risk involving sea level rise. **Source:** Project Location; Project Plans; San Mateo County GIS.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C119F, effective September 2, 2017). FEMA Flood Zone X areas have a 0.2% annual chance of flooding, with areas with one (1) percent annual chance of flooding with average depths of less than 1-foot. Therefore, the project impact would be less than significant. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: The project parcel not located in an anticipated 100-year flood hazard area as mapped by FEMA. Though Dean Creek is located at the font of the project parcel, the banks of the creek are measured at 8 feet from bank to bank and the bed of the creek sits approximately 4 to 5 feet below the average ground elevation of the project parcel. In addition, the proposed single-family residence and interior second unit is setback 30 feet away from the midline of the creek as required by LCP Policies. Due to the fact that the project parcel is not located within a 100-year flood hazard area, the intermittent nature of the creek, the deep cut of the channel, its wide banks, and building's distance from the creek, it is not expected that the project would impede or redirect flood flows. **Source:** Project Plans; Project Location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017.					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?		X		
Discussion: The project involves the construction and operation of a single-family residence and second unit on a vacant parcel that is currently used as a garden area for the residence to the west. The construction of the project does not involve the use, transport, or disposal of hazardous materials. To ensure that the occupation of the residence does not introduce hazardous materials into Dean Creek adherence to Mitigation Measure 4 is recommended. **Source:** Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
Discussion: See Section 9.a. above for discussion. **Source:** Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project involves the construction and operation of a single-family residence and second unit and does not involve the use, transport, or disposal of hazardous materials. Though no public or private schools are located near the subject property, one music school is located 0.28 miles from the subject property. As the project is not located within 0.25 miles of an existing or proposed school no impacts are expected to occur. **Source:** Project Plans; Project Location.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The California State Water Resources Control Board (SWRCB) maintains an online database system — Geotracker — that contains Statewide environmental data for Leaking					

Underground Storage Tank sites (LUSTs). LUSTs can cause significant public health and safety impacts due to contamination of drinking water aquifers, exposure to contaminated soil, and inhalation of vapors.

The project site and the remaining vacant parcels are not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment.

Source: Project Location; California Department of Toxic Substances Control GeoTracker Map.

9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?			X	

Discussion: The project site is located over 2,000 feet north east of the easterly boundary of the Half Moon Bay Airport, a public airport operated by the County Department of Public Works. Development within certain proximities of the airport are regulated by the Final Half Moon Bay Airport and Land Use Compatibility Plan (ALUCP), as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014. The overall objective of the ALUCP safety compatibility guidelines is to minimize the risks associated with potential aircraft accidents for persons and property on the ground in the event of an aircraft accident near an airport and to enhance the chances of survival of the occupants of the aircraft involved in an accident that occurs beyond the runway environment. The ALUCP contains safety zone land use compatibly standards that restrict land use development that could pose particular hazards to the public or to vulnerable populations in the event of an aircraft accident.

The project parcel is located at the edge of the Inner Turning Zone (ITZ, Safety Zone 3), where the risk level for accidents is considered to be moderate to high. Approximately 7% of aircraft accidents occur within the ITZ. The ITZ does not prohibit such uses as a single-family residence. The proposed use complies with the ITZ development conditions contained within the Safety Criteria Matrix of the ALCUP such as maintaining a less than 35-foot building height (the maximum height of the project is 33 feet tall).

Based on the discussion above staff has determined that the project complies with the safety compatibility criteria of the Half Moon Bay Airport and poses a less than significant impact.

Source: Project Plans; Project Location; 2014 Final Half Moon Bay Airport Land Use Compatibility Plan.

9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		

Discussion: The proposed single-family residence and interior second unit will be located on a privately owned parcel. The project involves the construction of a 23-foot long bridge to in order to receive access from Sunshine Valley Road due to the presence of Dean Creek (an intermittent stream) located along the northerly edge of the parcel. Construction vehicles will be required to park along the edge of Sunshine Valley Road due to lack of space on-site.

The project would not impair implementation of, or physically interfere with, an adopted emergency

response or evacuation plan. The proposed project is not expected impede, change the configuration of, or close any roadways that could be used for emergency purposes. However, if the project requires the partial closure of Sunshine Valley Road for construction purposes, the implementation of the mitigation measure below will reduce any such impact to a less than significant level.

Mitigation Measure 23: If any constraints are encountered that would confine traffic to one lane along Sunshine Valley Road, the applicant shall be required to submit a traffic control plan, consult with, and obtain an encroachment permit from the Department of Public Works (if required) prior to any such road closures. If any such road closure is required, the Department of Public Works shall notify the Coastside Fire Protection District and Sheriff's Department to ensure that any such road closure does not impede emergency access.

Source: Project Plans; Project Location; San Mateo County GIS.

9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The project site is located within the High Fire Hazard Severity Zone (State Responsibility Area). However, the project was reviewed and received conditional approval from the Coastside Fire Protection District subject to compliance with the California Building Code, hardwired smoke detectors, an automatic fire sprinkler system, the construction of a fire hydrant if one is not located within 500 feet of the project parcel, and the utilization of ignition resistant construction and materials among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the Coastside Fire Protection District, is necessary

Source: Project Location, Project Plans; San Mateo County GIS, Coastside Fire Protection Letter, January 2019.

9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: Refer to the discussion contained within Section 8.f.

Source: Project Location; County GIS Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017.

9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: Refer to the discussion contained within Section 8.f.

Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017.

9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: In addition to the discussion contained under Section 8.f, no dam or levee is located in close proximity to the project parcel. Therefore, there is no risk of flooding due to failure of a dam or levee.

Source: Project Plans; Project Location; San Mateo County GIS; San Mateo County Hazards Maps, Dam Failure Inundation Area Map.

9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The project site is not in located in a seiche, tsunami, or mudflow hazard zone

Source: Project Plans; Project Location; San Mateo County GIS Maps; San Mateo County Hazards Maps.

10. HYDROLOGY AND WATER QUALITY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	

Discussion: The project would result in 1558 sq. ft. of new or replaced impervious surface area and has the potential to generate polluted Stormwater runoff during construction and operation. The construction of the project is required to comply with the County's Drainage Policy requiring post construction stormwater flows to be at, or below, pre-construction flow rates. Drainage analysis for the project was prepared by Sigma Prime, dated February 2019 detailing the proposed drainage system. The drainage report states that the proposed detention system is designed such that the post-development runoff is less than or equal to the pre-development runoff. Runoff from the project would be filtered through planters and would not direct flows onto neighboring properties. The project, including the drainage report and plans were reviewed and approved by the Department of Public Works. Based on the drainage report and review by the Department of Public Works the project is not expected to violate any water quality standards or waste discharge requirements.

Source: Project Plans; Project Location; San Mateo County GIS, Sigma Prime Geosciences Drainage Report, dated February 2019.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
Discussion: The project parcel is vacant and serves as a garden area for the residence to the west of the project site. Any development on a vacant parcel would create additional impervious surface areas which could potentially impact groundwater supplies. The project would create 1558 sq. ft. of new impervious surface area to include the roof of the structure, driveway, front walkway, and rear patio. Runoff from these surfaces would be directed to onsite bioretention planters that would allow surface water to infiltrate into the groundwater system. The project site does contain any wells nor does the project propose to create any new wells. The project would connect to Montara Water and Sanitary District. **Source:** Project Plans; Project Location; Sigma Prime Drainage Report, dated February 2019.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		
Discussion: The project does not involve the alteration of the course of a stream or river. The project involves the construction of 1,558 sq. ft. of impervious surface associated with the single-family home, interior second unit, driveway, and patio/walkway areas. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Department of Public Works and does not involve work within the bed or banks Dean Creek. While the proposed driveway/bridge structure will extend over the creek, the structure's footings will be placed outside of the banks of the creek and would not impede the flow of water within the creek below. Mitigation Measure 2 along with the submitted drainage and erosion control plans will address potential impacts during construction activities. As such, the project will not substantially alter the existing drainage patterns of the site nor result in substantial erosion or siltation. Upon mitigation, the project will have a less than significant impact. **Source:** Project Plans; Project Location.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	

Discussion: Though the project will create 1,558 sq. ft. of impervious surface area, the project has been designed to meet the County's drainage standards. These standards include requiring post construction stormwater flows to be at or below pre construction flow rates. The storm drain system designed for this project meets this standard by proposing to detain runoff from impervious surface areas to rock filled level spreaders. The bioretention planters will disperse the velocity of water flow and allow water to percolate into the soils. Reviewed and conditionally approved by the Department of Public Works, the proposed drainage system will capture and retain water on-site and will not substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.

Source: Project Plans.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	

Discussion: Pursuant to the discussion in Section 10.a the proposed project would have a less than significant impact.

Source: Project Plans; Project Location; Sigma Prime Geosciences, Inc., Drainage Report, dated February 2019.

iv. Impede or redirect flood flows?			X	

Discussion: The proposed development does not involve the alteration of the course of a stream or a river. Additionally, the project is not located in a floodway or flood zone as identified by FEMA. Though Dean creek is located near the northerly property line of the project parcel, the proposed development located at minimum 30 feet away from the stream and 4 feet above the elevation of the creek bed. Due the fact that the parcel is not located within a floodway or flood zone and due to the structure's distance from and elevation above the Dean Creek, the proposed project is not expected to impede or redirect flood flows. No mitigation is necessary. Pursuant to the discussion in Sections 10.a and 10.c.i, the proposed project would have a less than significant impact.

Source: Project Location; County GIS Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X

Discussion: Pursuant to the discussion in Section 9.k, the project is not located in a flood hazard, tsunami, or seiche zone.

Source: Project Location; San Mateo County GIS Maps; San Mateo County Hazards Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017.

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Pursuant to the discussion in Sections 10.a and 10.b, the proposed project would have a less than significant impact.

Source: Project Plans; Project Location; San Mateo County Hazards Map, Sigma Prime Geotechnical Study, dated August 2018; Wayne Ting & Associates Geotechnical Investigation, dated May 2019; Federal Emergency Management Agency Flood Insurance Rate Map 06081C119F, effective September 2, 2017.

10.f. Significantly degrade surface or ground-water water quality?			X	

Discussion: As discussed in Section 10.b, the project site does not contain any wells nor does the project involve any new wells. Thus, the project would pose a less than significant impact.

Source: Project Plans; Project Location; Sigma Prime Drainage Report, dated February 2019.

10.g. Result in increased impervious surfaces and associated increased runoff?			X	

Discussion: The project will create 1,558 sq. ft. of impervious surface area. A proposed on-site drainage system has been designed to direct roof runoff and increased surface flows into bioretention planters to reduce water velocity and retain water so that it can percolate into the ground. Through the construction and implementation of the proposed on-site drainage system, increased runoff from impervious surface areas will not create a significant impact. No mitigation is required.

Source: Project Plans; Sigma Prime Drainage Report, dated February 2019.

11. LAND USE AND PLANNING. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X

Discussion: The proposed project would result in infill development of a parcel near the boundary of an urban area adjacent to existing single-family development to the north, west and south and undeveloped lands to the east. The project does not include a proposal to divide lands or include development that would result in the division of an established community.

Source: Project Plans; Project Location.

11.b.	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: Staff has reviewed the project and has not found a conflict with applicable policies of the County's Local Coastal Program (LCP) and applicable S-17/Design Review (DR) Zoning District regulations as discussed in Sections 1.c, 1.d, and all of Section 4 that would cause a significant environmental impact. Provided the recommended mitigation measures contained within this document are implemented, no significant impacts are expected to occur.

Source: San Mateo County Local Coastal Program; San Mateo County Zoning Regulations.

11.c.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X

Discussion: The project scope includes the construction of a single-family residence, interior second unit, and an access bridge within a single-family zoned area. Existing single-family residences are located to the west, north, and south of the project parcel. With the construction of the access bridge, the project would receive access from Sunshine Valley Road and would be connected to existing municipal water and sanitary services provided by Montara Water and Sanitary District. Electricity to the proposed residence will be provided by an existing utility pole located to the right of the project site within the public right-of-way. Though new utility lines will be installed to serve the proposed development these will be private lines/connections, will not be available (or permitted) for other parcels to use, and will not extend to adjacent parcel.

Source: Project Plans.

12. MINERAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: The proposed project neither involves nor results in any extraction or loss of mineral resources. Therefore, the project poses no impact.

Source: Project Plans.

12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: There are no known mineral resources on the project parcel; therefore, the proposed project will not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan.

Source: Project Plans; San Mateo County General Plan Mineral Resources Map.

13. NOISE. Would the project result in:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

Discussion: The proposed project would not produce any long-term significant noise sources. However, the project can generate excessive short-term noise associated with construction and grading activities. The short-term noise generated during grading and construction activities will be temporary, where volume and hours are regulated by Section 4.88.360 (*Exemptions*) of the San Mateo County Ordinance Code for Noise Control which limits noise sources associated with demolition, construction, repair, remodeling, or grading of any real property 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. This section prohibits such activities on Sundays, Thanksgiving, and Christmas and limits noise levels produced by construction activities to a maximum of 80-dBA level at any one moment. Therefore, the County's noise regulations would limit potential temporary noise impacts to a less than significant level. Once construction is complete, the project is not expected to generate significant amounts of noise.

Source: Project Plans; Project Location; San Mateo County Noise Ordinance.

13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: Generation of excessive ground-borne vibration or noise levels is expected during grading and construction activities. However, construction activities that typically generate the most severe vibrations, such as blasting and pile driving, would not occur for the project. Adherence to the San Mateo County Noise Ordinance (discussed in Section 13.a above) will ensure that the impact is less than significant. Furthermore, habitation of the proposed single-family residence and second unit is not expected to generate excessive ground-borne vibration or noise levels.

Source: Project Plans; Project Location; San Mateo County Ordinance.

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

Discussion: The project site is located approximately 2,000 feet north and eastward of the northern boundary of the Half Moon Bay Airport, a public airport operated by the County Department of Public Works. The project site is not located within the airport's noise exposure contours. Thus, the proposed project would not expose its occupants to excessive noise levels. Therefore, the project poses a less than significant impact.

Source: Project Plans; Project Location, Final Half Moon Bay Airport Land Use Compatibility Plan, 2014.

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

Discussion: The proposed single-family residential structure with interior second unit is accessible using existing roads and would be served by existing utility infrastructure and would therefore not induce any significant population growth. Therefore, the project poses no impact.

Source: Project Plans; Project Location; San Mateo County GIS.

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

Discussion: The proposed single-family residence and second unit will be located on a vacant parcel; therefore, no existing housing will be displaced during the construction and operation/ habitation of the proposed project. Therefore, the project poses no impact.

Source: Project Plans; Project Location.

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

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

Discussion: All proposed project improvements are to occur completely on the privately owned subject parcel. Given that the project results in the addition of one single-family residence and second unit within a residentially zoned area, any increase in the use of existing neighborhood or regional parks or other recreational facilities would be minor. This increased use will not result in impacts of such a significant level that physical deterioration of any such facility will occur or be accelerated. The project will result in the fire authority (Coastside Fire Protection District) expanding their service to include the subject parcel. However, as the subject parcel is located immediately adjacent to an existing residence already served by the fire authority, the expansion of service to include the subject parcel is minor and will not impact the fire authority's ability to respond to emergencies or service the area. In addition, though the project involves the construction of a bridge to access the property, the fire authority reviewed and conditionally approved the proposal on the condition that the bridge be sized and engineered to accommodate fire trucks and emergency access vehicles. There no expectation that the proposed project will disrupt acceptable service ratios, response times or performance objectives of fire, police, schools, parks, or any other public facilities or energy supply systems.

Source: Project Plans; Project Location; Coastside Fire Protection District.

16. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project (future occupants of and visitors to the new residence and second unit) would not significantly increase the use of existing parks or other recreational facilities. The current accessibility to, and use of, Moss Beach Park (located approximately 0.22 miles to the west) and the upper reaches of the Fitzgerald Marine Reserve (located 0.38 miles to the west) will not be affected by the project. Potential project impact on the use of neighborhood or regional parks or other recreational facilities would be less than significant and significant physical deterioration of any such facilities as related to the project is not expected to occur or be accelerated from the construction of a single-family residence and second unit. Therefore, the project poses no impact. **Source:** Project Location; San Mateo County GIS.				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project does not include or require the construction or expansion of recreational facilities. **Source:** Project Plans.				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: As proposed, and as required by the conditional approval of the Coastside Fire Protection District, the access bridge is designed to meet the minimum access standards for emergency vehicles. The development of a single-family dwelling and interior second unit is exempted from the development and implementation of a traffic impact analysis and mitigation plan. Traffic trips (comprised of both owners/tenants and guests) generated by the new residence and				

second unit is not expected to introduce any significant increase in vehicles on Sunshine Valley Road, and thus will pose no significant safety impact to other vehicles, pedestrians or bicycles. The adequacy of access, along Sunshine Valley Road, to and from the site has been reviewed by both the County's Department of Public Works and the Coastside Fire Protection District, who have concluded that such access complies with their respective policies and requirements. Therefore, the project poses a less than significant impact and no mitigation is required.

Source: Project Plans; San Mateo County Department of Public Works; Coastside Fire Protection District.

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

Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. It should be noted that currently, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on VMT is not required Statewide until July 1, 2020. Per Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc.

Due to its location in the urban Midcoast Moss Beach area east of Highway 1, the project is located within 0.2 to 0.4 miles to several public transit stops. The site's proximity to public transit would reduce VMT associated with the proposed single-family residence and second unit. In addition, given that the project includes only one single-family residence and one second unit, traffic generated by the project would not have a substantial effect on the operation of local roadways and intersections, nor does the project include any modifications to the existing circulation system in the project vicinity that would result in a traffic safety hazard. The proposed residential use of the parcel would be compatible with the existing urban residential development in the project area. Therefore, the project would result in a less-than-significant impact.

Source: Project Plans; San Mateo County GIS.

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

Discussion: The project parcel is served by an existing paved road (Sunshine Valley Road) and would be accessed via a 23-foot long bridge across Dean Creek. Per the review and conditional approval by Public Works and the Coastside Fire Protection District the bridge is required to meet emergency access requirements per the Fire Protection District and line of sight distance requirements per the Department of Public Works to ensure that ingress and egress onto the parcel does not conflict with traffic or create a dangerous approach. The project does not propose the permanent utilization of equipment that would be incompatible with the existing vehicular traffic in

Sunshine Valley Road and/or any of the other connecting roads. No mitigation is necessary.

Source: Project Plans; Project Location.

17.d.	Result in inadequate emergency access?		X		

Discussion: The project includes construction of an access bridge across a creek located at the front of the property. Upon review of the proposed bridge the Coastside County Fire Protection District conditionally approved the project. The following mitigation measure is recommended to ensure that the access bridge meets fire code standards for emergency access.

Mitigation Measure 24: All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tones (live load). Upon building permit submittal, a registered civil or structural engineer shall certify rated capacity of the bridge. Upon construction and prior to a building final, the bridge shall have the rated capacity posted on both entries.

Source: Project Plans; Coastside Fire Protection District.

18. TRIBAL CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project site is vacant and is not listed in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Project Location; California Register of Historical Resources, California Historical Resources Information System Review Letter, dated July 2019; County General Plan; Holman & Associates Inc., Archaeologist Report, dated September 2019.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: This project is not subject to Assembly Bill 52 for California Native American Tribal Consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, a Sacred Lands File and Native American Contacts List Request was sent to the Native American Heritage Council (NAHC) in June 2019. A Sacred Lands File search was completed by the NAHC and no sacred lands were found in the subject area. In following the NAHC's recommended Best Practices, the County has also contacted local Native American tribes who may have knowledge of cultural 37 resources in the project area. As of the date of this report, no tribe has requested consultation.

While the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:

Mitigation Measure 25: Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place, or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 27: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: California Office of Historic Preservation; San Mateo County Listed Historical Resources.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
Discussion: The proposed single-family residence and interior second unit would connect to and receive sewage and water services from the Montara Water and Sanitary District. The proposed project does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. In addition, the project would connect to PG&E infrastructure for electric power. The project would result in 1,558 sq. ft. of impervious surface area and has the potential to generate polluted stormwater runoff during project operation, the permanent project would be required to comply with the County's Drainage Policy requiring post construction stormwater flows to be at, or below, pre-construction flow rates. The proposed drainage system design, which has been reviewed and approved by the Department of Public Works, would accommodate the proposed project, and ensure pre-construction runoff levels are maintained or reduced. Based on these findings, the project impact is expected to be less than significant. **Source:** Project Plans; Project Location: San Mateo County GIS; Sigma Prime Drainage Report, dated February 2019.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The water needs related to the construction and habitation of a single-family residence and interior second unit are not high intensity uses and are not expected to tax the existing water supply. Furthermore, the Montara Water and Sanitary District has reviewed the project, confirmed that the project parcel has a connection to the system, and indicated that they have adequate water and sewer capacity to serve the project. No adverse impacts are expected to occur. **Source:** Project Plans; Montara Water and Sanitary District.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: See 19.b. above for discussion.				

Source: Project Plans; Montara Water and Sanitary District.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: Construction of the proposed project is expected to generate solid waste on a temporary short term basis. The project will also result in the ongoing generation of solid waste after its construction as is typical for residential uses. As with the surrounding properties located in the Midcoast, the project site will receive municipal trash and recycling pick-up service by Recology. Though solid waste generation is not expected to result in inadequate landfill capacity the County's local landfill facility (Ox Mountain Landfill) has as a capacity/service life until 2034. **Source:** Project Plans; San Mateo County Integrated Waste Management Plan, 1999.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The solid waste generated by a new single-family residence and second unit is expected to be minimal. The project would receive solid waste collection service from Recology and is required to adhere to County ordinances with respect to waste reduction and recycling. The landfill cited in Section 19.d is licensed and operates pursuant to all Federal, State and local statutes and regulations as overseen by the San Mateo County Health System's Environmental Health Services and the San Mateo County Office of Sustainability. As a result, impacts related to Federal, State, and local management statues governing solid waste are not anticipated and no mitigation is required. **Source:** Project Plans.				

20.	**WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project is located in a High Fire State Responsibility Area as identified by the County's GIS maps. No revisions to the adopted Emergency Operations Plan would be required as a result of the proposed Project. The nearest public service is the Coastside Fire Protection District Station No. 44 located approximately 0.5 miles north of the site at 501 Stetson Street, Moss Beach, CA 94038 and would not be impacted because primary access to all major roads would be maintained during construction and habitation of the residence and second unit. As discussed in Section 9 (*Hazards and Hazardous Materials*), the proposed project would not impair or physically interfere with an				

adopted emergency response or evacuation plan. Therefore, impacts would be less than significant, and no mitigation is required. **Source:** Project Plans; Project Location; San Mateo County GIS.					
20.b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: Wildland Urban Interface fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires. The new residential structure constructed as a part of the project would include fire-resistant features that conform to modern fire and building codes, as well as fire detection or extinguishing systems. The newer residential structure would not be as vulnerable to fire as older structures are. The likelihood that a major structural fire will expand into a wildland fire before it can be brought under control is therefore significantly reduced. Similarly, wildfires will be less able to burn the building because of the preventative measures in place. Further, due to the proximity of the project site to the Coastside County Fire Station No. 44, and the very short expected response time to reported fires, the likelihood of injuries or pollutant emissions due to a wildfire is minimal. Therefore, the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire. **Source:** Project Plans; Project Location.					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
Discussion: The project does not involve a new road, fuel break, emergency water source, power line or other associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. **Source:** Project Plans.					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: The proposed on-site drainage facilities have been sized and appropriately placed to retain stormwater on-site and allow it to percolation into the ground. As the project would not increase the risk of wildfire or the severity of wildfires (see Section 20.a for further discussion) the project would not expose these structures to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. **Source:** Project Location; San Mateo County GIS.					

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: Without mitigation the project could potentially impact aesthetics, air, biological, climate, cultural, geological, hazardous materials, tribal, transportation, and water resources. Mitigation measures have been included to reduce these potential impacts to a less than significant level. **Source:** All Applicable Sources Previously Cited In this Document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
Discussion: As defined by the CEQA Guidelines, cumulative impacts reflect "the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." (CEQA Guidelines, Section 15355[b]). The Big Wave Wellness Center and Office Park, which is approved but has not yet started construction (located approximately 1.61 miles from the project site), and the Harbor Village RV Park which is in the permitting process and has not been granted approval (located 2.20 miles from the project site) are the only other major projects proposed for the area. Once construction is started there is an anticipated 15-year build out horizon for the Big Wave development. If approved, the proposed RV Park (which is a smaller scale project) which will take significantly less time to construct – approximately 10 to 12 months. Traffic patterns associated with the single-family residence and interior second unit are likely to be different than traffic patterns generated by the Big Wave and the RV Park, which may follow standard commute times.				

Based on the discussions in the previous sections, the project's potential impacts with respect to air quality, water, noise, and cultural resources etc., will be limited to the construction phase of the project and were determined to be less than significant with mitigation. Due to the "stand-alone" nature of this project in conjunction with the recommended mitigation measures contained throughout this document this project would have a less than significant cumulative impact upon the environment and no evidence has been found that the project would result in broader regional impacts. **Source:** All Applicable Sources Previously Cited in this Document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
Discussion: As discussed in the previous sections, the proposed project is to construct a new single-family residence and second unit on a vacant parcel adjacent to other developed parcels. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly. **Source:** All Applicable Sources Previously Cited in this Document.				

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

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: All exterior lights shall be certified dark sky compliant. Prior to the final approval of the building permit, exterior lighting shall be inspected to verify installed lighting is dark sky compliant.

Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. Water all active construction areas at least twice daily.

b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stablizers to inactive construction areas.

c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.

h. Replant vegetation in disturbed areas as quickly as possible.

I. Install erosion control measures to prevent silt runoff to public roadway and/or into Dean Creek.

j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.

k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

l. A publicly visible sign with the telephone number and person to contact at the project site

regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 3: 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).

Mitigation Measure 4: Water Quality – The applicant shall not apply insecticides or herbicides at the project site during project implementation or long-term operational maintenance where there is the potential for these chemical agents to enter Dean Creek or other waterbodies and/or lands that contain potential habitat for the identified special-status species.

Mitigation Measure 5: Water Quality – Construction of the 23-foot long bridge across Dean Creek shall occur only during the dry season when there is no water present within the creek to reduce the transport of sedimentation. A biologist shall be onsite during the construction of the bridge to ensure the creek is not impacted. A letter from the biologist verifying compliance with this mitigation measure shall be submitted to the Planning and Building Department prior to final approval of the building permit.

Mitigation Measure 6: Water Quality – To prevent impacts associated with hazardous materials, fugitive dust, sediment, or other construction-related materials, prior to the Current Planning Section's approval of a building permit, the applicant shall submit an Erosion and Sediment Control Plan, subject to review and approval by the project planner. The plan shall have been reviewed by a qualified biologist prior to submittal to the County. The plan shall include measures to prevent runoff into Dean Creek along the northerly edge of the project area and demonstrate compliance with other erosion control requirements and mitigation measures. This shall include the installation of silt fences or straw wattles between work areas and any water sources such as the drainage swale, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting.

Mitigation Measure 7: Wildlife Encounters – If any wildlife is encountered during Project activities, said encounter shall be reported to a qualified biologist and wildlife shall be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.

Mitigation Measure 8: California Red-Legged Frog and San Francisco Garter Snake –

a. An exclusion fence shall be installed along the easterly and southerly property lines. The fence shall be at least 3 feet in height and trenched 6 inches deep. Furthermore, the fence shall be installed so that there are no openings or gaps through which a frogs or snakes could move into the project area. The exclusionary fencing shall have escape funnels in the fence every 100 feet or less for trapped snakes or frogs to exit the project area.

b. A pre-construction survey for CRLFs and SFGs shall be conducted no less than 48 hours prior to the start of project activities (including equipment and materials staging) by a CDFW certified biologist.

c. All crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the special-status species that may occur in the region, the project Avoidance and Minimization Measures, Mitigation Measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Colored photocards of CRLFs and SFGSs shall remain on the project site during construction. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures. Completed training form(s) shall

be provided to the Project Planner before the start of project activities.

d. Following the start of construction activities, a qualified biologist or trained biological monitor shall inspect the site weekly to monitor the integrity of the exclusionary fencing, confirm the limit of work and equipment is within the project boundaries, and assess the overall project adherence to the mitigation measures.

Mitigation Measure 9: San Francisco Dusky-Footed Woodrat – The construction contractor shall install woodrat exclusion fencing along the southern and easterly property lines in accordance with Drawing No. A112 on the site plan.

a. Woodrat exclusion fencing shall be installed prior to the start of construction including equipment and materials staging.

b. Woodrat exclusion fencing shall be the same exclusion fencing that will be installed for the California red-legged frog and San Francisco garter snake. The escape funnel provided for the snakes and frogs shall have a small enough escape funnel (i.e., less than 3'' x 3'' exit) to prevent woodrats from passing through.

c. If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space areas.

d. If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Mitigation Measure 10: Saltmarsh Common Yellowthroat – If construction activities are proposed during the nesting season (February 15 – August 31), a qualified biologist shall inspect the property, including large trees within 250 feet of the property for nesting raptors, and any vegetation within 50 feet of the property for other nesting birds. If any nests or nesting activity is observed, the contractor shall consult with a CDFW biologist to determine appropriate protection measures.

Mitigation Measure 11: To prevent potential erosion concerns within the bed and banks of Dean Creek, removal of invasive and non-native species will be limited to the areas outside the banks of Dean Creek. No vegetation removal shall occur within the bed or banks of the creek. Vegetation and debris resulting from vegetation removal shall be placed outside the creek channel and in a located where they cannot roll, wash, or move back into the creek channel.

Mitigation Measure 12: Vegetation removal shall occur during the dry season to minimize the potential for soil erosion and reduce the risk of bank destabilization.

Mitigation Measure 13: Native vegetation shall be planted in disturbed soil areas to further reduce potential erosion.

Mitigation Measure 14: Per the project plans, native species that shall be planted within the 30-foot riparian buffer include but are not limited to *Deschampsia cepitosa* ssp. *Holciformis, Festuca rubra, Sisyrinchium bellum, Achillea millefolium, Allium* sp., *Epilobium densiflorum, Limonium californicum,* and *Monardella* sp.

Mitigation Measure 15: New vegetation within the 30-foot buffer area shall be planted to achieve approximately 70% cover. Mulch shall be spread over exposed soil areas between plantings to prevent soil erosion within the buffer area.

Mitigation Measure 16: A qualified biologist shall be on-site to oversee the removal of invasive

and non-native species and the replanting of native vegetation. A letter from the biologist verifying vegetation removal and replanting activities has occurred per these mitigation measures and shall be submitted to the Planning and Building Department within 10 business days of said activities.

Mitigation Measure 17: No construction parking or storage of construction materials shall be allowed within the 30-foot riparian corridor buffer area.

Mitigation Measure 18: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within 50 feet of the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 19: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 20: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 21: The project shall be designed and constructed to follow the recommendations outlined in the Sigma Prime Geosciences, Inc., Geotechnical Study, geotechnical report dated August 2018 and the Wayne Ting & Associates, Inc., Geotechnical Study Update, dated May 2019.

Mitigation Measure 22: At building permit submittal, the foundation system shall be able to address both the lateral spreading and liquefaction potential of the site to the satisfaction of the County's Geotechnical Section and Building Inspection Section.

Mitigation Measure 23: If any constraints are encountered that would confine traffic to one lane along Sunshine Valley Road, the applicant shall be required to submit a traffic control plan, consult with, and obtain an encroachment permit from the Department of Public Works (if required) prior to any such road closures. If any such road closure is required, the Department of Public Works shall notify the Coastside Fire Protection District and Sheriff's Department to ensure that any such road closure does not impede emergency access.

Mitigation Measure 24: All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tones (live load). Upon building permit submittal, a registered civil or structural engineer shall certify rated capacity of the bridge. Upon construction and prior to a building final, the bridge shall have the rated capacity posted on

both entries.

Mitigation Measure 25: Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place, or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 27: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

(Signature)

Date

(Title)

ATTACHMENTS:

A. Project Location Map
B. Project Plans
C. California Historical Resources Information System Letter, dated July 25, 2019
D. Native American Heritage Commission Sacred Lands File Search Letter, dated July 17, 2019
E. Biological Impact Report, prepared by Coast Ridge Ecology, dated August 2018
F. Biological Impact Report Memorandum, prepared by SWCA Environmental Consultants dated January 2019
G. Tree Inventory, prepared by Trees 360°, dated February 2019
H. Arborist Report, prepared by Kielty Arborist Services LLC, dated November 2018
I. Geotechnical Study, prepared by Sigma Prime Geosciences Inc., dated August 2018
J. Updated Geotechnical Investigation, prepared by Wayne Ting & Associates Inc., dated May 2019.
K. Drainage Report, prepared by Sigma Prime Geosciences Inc., dated February 13, 2019

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Attachments to this document can be found on the Planning and Building website at https://planning.smcgov.org/ceqa-document/mitigated-negative-declaration-new-single-family-dwelling-and-interior-second-unit