

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

DATE: March 11, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a 1,766 sq. ft. new two-story single-family residence, plus a 368 sq. ft. attached two-car garage, on an existing 4,600 sq. ft. non-conforming parcel, where 5,000 sq. ft. is the required minimum, located on Miramar Drive in the unincorporated Miramar area of San Mateo County. No trees are proposed for removal. Arroyo de en Medio Creek runs through the rear portion of the property. The project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00222 (Ralston)

PROPOSAL

The applicant and owner, Randy Ralston, requests approval to construct a new 1,766 sq. ft. two-story-single family residence, plus a 368 sq. ft. attached two-car garage, on an existing 4,600 sq. ft. non-conforming parcel. The proposed project consists of a new two-story residence with three bedrooms, two bathrooms, two-car garage, and front and rear balconies on the second floor. The proposed landscaping consists of native, drought tolerant and non-invasive species.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2014-0222, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site is a vacant lot located on Miramar Drive, within a general area of developed parcels. The subject site is relatively flat in topography with predominant vegetation consisting of non-invasive plant species and a few areas of native

vegetation. A shallow intermittent stream, Arroyo de en Medio, runs along the northern corner boundary of the site. Cabrillo Highway eastward, Miramar Drive southward, and developed parcels to the north and west bound this parcel.

The project conforms with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding water and wastewater supply, the project site is located in the unincorporated Miramar area where public facilities, services and utilities are available. The project would connect to the Coastside County Water District (CCWD) and the Granada Community Services District (GCSD) for water and wastewater supply, respectively, where both service providers have confirmed adequate capacity to serve the project. Prior to the issuance of a sewer permit for the project, GCSD will require the approval of a sewer permit variance based on the non-conforming parcel size of 4,600 sq. ft., where 5,000 sq. ft. is the required minimum.

Regarding project compliance with the Half Moon Bay Airport Land Use Compatibility Plan (HAF ALUCP), the project site is located outside Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low, and is also located outside of the aircraft noise exposure contours. Also, the project complies with policies regarding sensitive habitats. According to the biological impact assessment, while no riparian or sensitive habitat exists on-site, the project shall maintain a 30-foot creek setback and weekly monitoring activities shall be performed during construction by a biologist or ecologist.

The Coastside Design Review Committee (CDRC) considered the project at the September 11, 2014 meeting and determined that the project, as designed, complies with applicable Design Review Standards to warrant a recommendation for project approval. The new single-family residence integrates with the existing neighborhood comprised of predominantly two-story structures. The design of the single-family residence exhibits adequate façade articulation and the corresponding hip roof design helps to mitigate the appearance of mass and bulk and minimizes impacts to existing views from neighbors' properties.

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County File Number: PLN 2014-00222 (Ralston)

PROPOSAL

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RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2014-00222, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant/Owner: Randy Ralston

Location: Miramar

APN: 048-054-130

Parcel Size: 4,600 sq. ft.

Parcel Legality: Conditional Certificate of Compliance (Type A) as requested and recorded on March 2, 2015

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

General Plan Designation: Medium-Low Density Residential (2.1 to 6.0 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Residential

Water Service: Coastside County Water District

Sewer Service: Granada Community Services District

Flood Zone: Zone C (areas of minimal flooding), Community Panel No. 060311 0225 C, map revised October 16, 2012

Environmental Evaluation: Mitigated Negative Declaration published with a review period of February 18, 2015 to March 10, 2015.

Setting: The project site is a vacant lot located on Miramar Drive in the unincorporated Miramar area of San Mateo County, within a general area of developed parcels. The subject site is relatively flat in topography with predominant vegetation consisting of non-invasive plant species and a few areas of native vegetation. A shallow intermittent stream, Arroyo de en Medio, runs along the northern corner boundary of the site. Cabrillo Highway eastward, Miramar Drive southward, and developed parcels to the north and west bound this parcel.

Chronology:

<u>Date</u>	<u>Action</u>
June 26, 2014	- Application submitted.
September 11, 2014	- Coastside Design Review Committee recommends approval of the project.

- February 18, 2015 - Release of Initial Study/Mitigated Negative Declaration and start of public review period.
- March 2, 2015 - Certificate of Compliance (Type A) recorded.
- March 11, 2015 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) requires consideration of water systems as the preferred method of water supply in urban areas. The Coastside County Water District, as the service provider for this urban area, has confirmed in a comment letter dated August 14, 2014, that a 5/8th-inch (20 gallons per minute) water service connection is available from the Crystal Springs Water Supply Project for this site.

Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) requires consideration of sewerage systems as the appropriate method of wastewater management in urban areas. The Granada Community Services District, as the service provider for this urban area, has provided staff with a project review comment letter, dated August 14, 2014, indicating that there is a sewer mainline facility available for connection for the subject parcel. The letter further stipulates that based on the non-conformity of the parcel's lot size, the applicant is required to obtain a sewer permit variance approval prior to the issuance of a sewer permit in order to connect to the District's wastewater facilities. Condition No. 26 requires the applicant to address this requirement.

General Plan Policies regarding Sensitive Habitats (e.g., Policies 1.27 to 1.32) and Scenic Corridors (e.g., Policy 4.46) also apply to this project, but are very similar to applicable Local Coastal Program Policies. The project's compliance with these policies is discussed in Section 2, below.

2. Conformance with the Local Coastal Program

Based on the parcel's non-conforming size and location in proximity to the creek, a Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Develop-

ment (CD) District. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, new development should be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies as the subject property is within the existing Miramar Terrace Subdivision (recorded in 1906) in the urban area of Miramar, designated in an area for Medium to Low Density Residential (2.1 to 6.0 dwelling units/acre), where public facilities, services and utilities are available.

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. Staff estimates that the current building permits to be issued for the calendar year will not exceed this limit, based on projections and current applications for building permits received thus far.

b. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable to include, in part, intermittent streams or riparian corridors. Based on the presence of Arroyo de en Medio, an intermittent stream along the site’s northern boundary, the applicant submitted a biological impact assessment prepared by Charles A. Patterson, Plant Ecologist, dated March 27, 2012.¹ Although the report includes a determination that states, in part, that ... “There are no truly natural habitats present, as even the small creek supports no native riparian growth,” the following mitigation measures for the project have been included that address potential environmental impacts to the project site and its surrounding sensitive areas:

¹ Results have been confirmed to describe the site’s current condition, per Charles A. Patterson.

Mitigation Measure 1: The proposed site improvements shall be constructed as shown on the proposed plans.

Mitigation Measure 2: The 30-foot creek setback shall be staked, fenced and approved by an ecologist or biologist prior to any disturbance or construction to assure no infringement into sensitive environmental areas.

Mitigation Measure 3: The 30-foot creek setback, as staked according to Mitigation Measure 2, shall be fenced with 4-foot tall orange marker fencing firmly attached to steel posts driven at least 1 foot into the ground. The fencing shall be in place during the entire construction period. It shall be installed prior to any grading activities.

Mitigation Measure 4: Silt fencing shall be attached to and installed on the inside of the orange marker fencing. This fencing shall be maintained during the entire construction period. The silt fencing shall be trenched into existing grade as specified by the manufacturer prior to any grading activities.

Mitigation Measure 5: The fencing shall be inspected and approved by an ecologist or biologist.

Mitigation Measure 6: No fueling or oil changing is allowed within the 30-foot creek setback in riparian areas, or in any undisturbed areas.

Mitigation Measure 7: Monitoring of construction activities and of the integrity of the fencing shall be completed on a weekly basis by an ecologist or biologist during the grading and construction activities.

Mitigation Measure 8: A 32-inch diameter Monterey pine (*Pinus radiata*) is located adjacent to the front corner of the parcel. This tree should be wrapped with 2x4x8' tall protection on the project side. The 2x4 shall be secured with orange fencing. No fasteners shall be attached to the tree. Should pruning of overhead branches be required, pruning shall be completed by a licensed tree contractor, in a manner best designed to prolong the life of the tree.

Policy 7.11 (*Establishment of Buffer Zones*) requires a buffer zone at least 30 feet outward from the limit of riparian vegetation for intermittent streams. Since the report concludes that no riparian vegetation exists on-site, the minimum buffer of 30 feet shall be established and measured from the midpoint of this intermittent stream. The project complies with this policy, as reflected in the submitted plans that show a 30-foot setback from the middle of the stream to the closest exterior

wall of the structure, and in compliance with the above mitigation measures.

Policy 7.34 (*Rare and Endangered Species – Permit Conditions*) requires submittal of a biological report that assesses the presence or potential presence of rare and endangered species in areas that are in/near sensitive habitats, including riparian corridors. As previously discussed, the applicant has submitted reports from Charles A. Patterson and Ralph Osterling Consultants, Inc., in compliance with this policy (included with Attachment E).

c. Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Miramar. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. The Coastsides Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meeting on September 11, 2014, and determined it is in compliance with applicable Design Review Standards, and recommended project approval.

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. Staff has determined that the proposed residence complies with this policy. The primary areas of viewpoints relative to the site are Cabrillo Highway, Miramar Drive, and the northern end of Third Street. The existing mature vegetation and the proposed landscaping provide for more than adequate visual screening of the project to avoid any significant visual impacts from these areas, as seen in the attached photos (see Attachment F). Also, the potential mass and bulk of the proposed structure are mitigated based on the adequate articulation of all exterior facades.

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) The structure fits the topography of the site and only requires grading for structural foundation placement.

- (2) The proposed residence uses materials with a natural appearance such as composite shake/lap siding, redwood or cedar for the garage trellis, cedar trims, manufactured stone for the front porch entryway column base, including earth-tone colors as the project's color scheme of choice.

The proposed residence uses hip roofs for the project, including non-reflective, dark composite roof shingles as the primary roof material.

The proposed residence is designed to be in scale with other homes in the area, since the proposed overall lot coverage of 26% (1,209 sq. ft.) of the lot size, where 35% (1,600 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 46% (2,134 sq. ft.) where 48% (2,280 sq. ft.) is the maximum allowed. Also, the potential mass and bulk of the proposed structure are mitigated based on the adequate articulation of all exterior facades.

As previously discussed, the existing vegetation and proposed landscaping provide for more than adequate visual buffer from Cabrillo Highway, Miramar Drive, and the northern end of Third Street. No shoreline views are available from this part of the Cabrillo Highway Scenic Corridor.

d. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway eastward and is therefore subject to this policy; Cabrillo Highway is the first through road to the east of the subject parcel.

Policy 10.12(a) (*Residential Areas*) requires that vertical access be provided at the ends of streets perpendicular to the shoreline. Although Miramar Drive is not perpendicular to the shoreline, this policy still applies since this street is an initial access point to the shoreline area. The project complies with this policy based on the existing vertical access provided by Miramar Drive and Mirada Road to the shoreline area westward. Unobstructed scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirement, pursuant to Section 30212 of the California Coastal Act that no additional access points are required.

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

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

4. Conformance with Zoning Regulations

a. Conformance with S-17 District Development Standards

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

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	4,600 sq. ft. (existing)*
Building Site Width	50 ft.	40 ft.*
Maximum Building Site Coverage	(35%) 1,600 sq. ft.	(26%) 1,209 sq. ft.
Maximum Floor Area	(48%) 2,280 sq. ft.	(46%) 2,134 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	10 ft.	10 ft.
Minimum Left Side Setback	5 ft.	5 ft.
Maximum Building Height	28 ft.	27 ft. - 6 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies
*Development on an unimproved non-conforming parcel that is greater than or equal to 35 feet in width and greater than or equal to 3,500 sq. ft. in size and conforms with all other applicable zoning and building regulations currently in effect does not require a use permit per Section 6133.3.a(1) of the County Zoning Regulations.		

The proposed two-story structure meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity by virtue of the proposed overall lot coverage of 26% (1,209 sq. ft.) of total lot size, where 35% (1,600 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 46% (2,134 sq. ft.) of total lot size, where 48% (2,280 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at its regularly scheduled meeting of September 11, 2014, and adopted the following findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) The proposed structure includes numerous articulated areas achieved through the change in materials from the first to the second floor on both sides of the structure (Section 6565.20(D)1d and e).
- (2). The proposed Craftsman architectural style complements and enhances the predominant style of the neighborhood homes (Section 6565.20(D)2).
- (3) The primary roof form serves as a unifying element for neighborhood roof forms (Section 6565.20(D)3).
- (4) The proposed materials, such as lap siding and shingles and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).

B. ENVIRONMENTAL REVIEW

Due to the project's proximity to the intermittent creek, a Mitigated Negative Declaration has been prepared for the project, pursuant to the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration (Attachment E) was published on February 18, 2015, with a review period ending on March 10, 2015. As of the writing of this report, no comments have been received. Any comments received will be addressed at the public hearing. In order to reduce biological and cultural resource impacts to a less than significant level, eleven (11) mitigation measures have been included as part of the conditions for approval (see Attachment A).

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not forward a response to staff's referral for this project. The MCC has been notified of the Planning Commission's review of this project.

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) did not forward a response to staff's referral for this project. The CCC has been notified of the Planning Commission's review of this project.

E. OTHER REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. CDRC Decision Letter, dated November 24, 2014
- E. Initial Study/Mitigated Negative Declaration, dated February 18, 2015
- F. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00222

Hearing Date: March 11, 2015

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, satisfy the requirements for a Mitigation and Reporting Plan in conformance with the California Public Resources Code, Section 21081.6.

Regarding the Coastal Development Permit, Find:

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

6. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitation of LCP Policy 1.23.

Regarding the Design Review, Find:

7. That, with the findings made by the Coastside Design Review Committee at its meeting of September 11, 2014, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on March 11, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. This approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the project approval letter on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

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

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

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

11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
13. Installation of the approved landscape plan is required prior to final inspection.
14. **Mitigation Measure 1:** The proposed site improvements shall be constructed as shown on the proposed plans.
15. **Mitigation Measure 2:** The 30-foot creek setback shall be staked, fenced and approved by an ecologist or biologist prior to any disturbance or construction to assure no infringement into sensitive environmental areas.
16. **Mitigation Measure 3:** The 30-foot creek setback, as staked according to Mitigation Measure 2, shall be fenced with 4-foot tall orange marker fencing firmly attached to steel posts driven at least 1 foot into the ground. The fencing shall be in place during the entire construction period. It shall be installed prior to any grading activities.
17. **Mitigation Measure 4:** Silt fencing shall be attached to and installed on the inside of the orange marker fencing. This fencing shall be maintained during the entire construction period. The silt fencing shall be trenched into existing grade as specified by the manufacturer prior to any grading activities.
18. **Mitigation Measure 5:** The fencing shall be inspected and approved by an ecologist or biologist.
19. **Mitigation Measure 6:** No fueling or oil changing is allowed within the 30-foot creek setback in riparian areas, or in any undisturbed areas.
20. **Mitigation Measure 7:** Monitoring of construction activities and of the integrity of the fencing shall be completed on a weekly basis by an ecologist or biologist during the grading and construction activities.
21. **Mitigation Measure 8:** A 32-inch diameter Monterey pine (*Pinus radiata*) is located adjacent to the front corner of the parcel. This tree should be wrapped

with 2x4x8' tall protection on the project side. The 2x4 shall be secured with orange fencing. No fasteners shall be attached to the tree. Should pruning of overhead branches be required, pruning shall be completed by a licensed tree contractor, in a manner best designed to prolong the life of the tree.

22. **Mitigation Measure 9:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
23. **Mitigation Measure 10:** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
24. **Mitigation Measure 11:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Building Inspection Section

25. The applicant shall apply for a building permit.

Granada Community Services District

26. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

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

Department of Public Works

28. 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.
29. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
30. 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.
31. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and National Pollutant Discharge Elimination System (NPDES) requirements for review and approval by the Department of Public Works.

Coastside Fire Protection District

32. Smoke detectors which are hardwired: As per the California Building Code (CBC), State Fire Marshal Regulations, and Coastside Fire District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
33. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
34. Add note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) sq. ft. allowed at grade. The minimum net

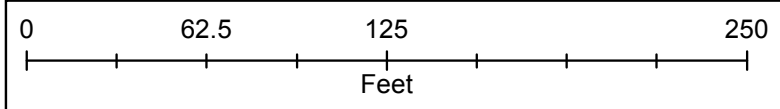
clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.

35. Add this to plans: Identify rescue windows in each bedroom and verify that they meet all requirements.
36. Occupancy separation: As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
37. Address numbers: As per Coastside Fire District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
38. Add the following note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire 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.
39. Roof covering: As per Coastside Fire District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
40. Vegetation management: As per the Coastside Fire District Ordinance No. 2013-03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line.

41. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
42. Add the following note to the plans: 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 10 feet to adjacent trees when fully grown or at maturity.
43. Add the following note to the plans: 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.
44. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
45. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required 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.
46. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
47. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance No. 2103-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until the plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
48. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

49. Exterior Bell and Interior Horn/Strobe: These are required to be wired into the required flows 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.
50. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
51. Solar Photovoltaic Systems: These systems shall meet the requirements of the Coastside Fire Protection District as outlined in Standard Detail DI-007 Solar Photovoltaic Systems.

DPA:fc – DPAZ0182_WFU.DOCX



Source: Esri, DigitalGlobe, GeoEye, i-cubed, E... USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

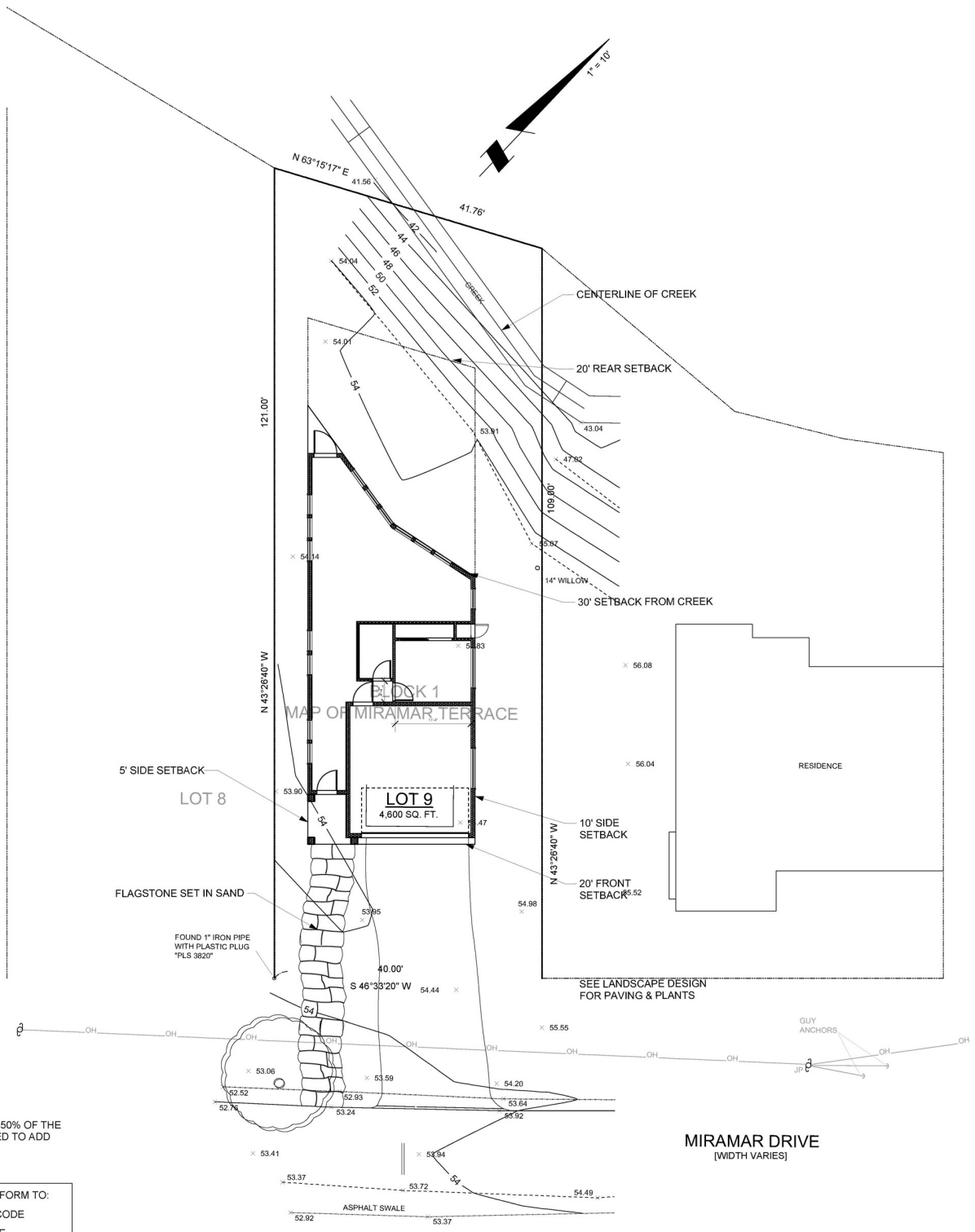
VICINITY MAP

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

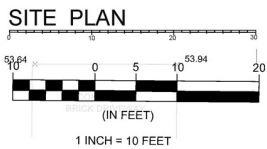
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SINCE THE REMODELING IS UNDER 50% OF THE EVALUATION WE DO NOT NEED TO ADD FIRESPRINKLERS

- ALL CONSTRUCTION SHALL CONFORM TO:
- 2010 CALIFORNIA RESIDENTIAL CODE
 - 2010 CALIFORNIA BUILDING CODE
 - 2010 CALIFORNIA MECHANICAL CODE
 - 2010 CALIFORNIA PLUMBING CODE
 - 2010 CALIFORNIA FIRE CODE
 - 2010 CALIFORNIA ELECTRICAL CODE
 - 2010 CALIFORNIA ENERGY CODE
 - 2010 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U
 TYPE OF CONSTRUCTION: TYPE V-B
 SCOPE OF WORK:

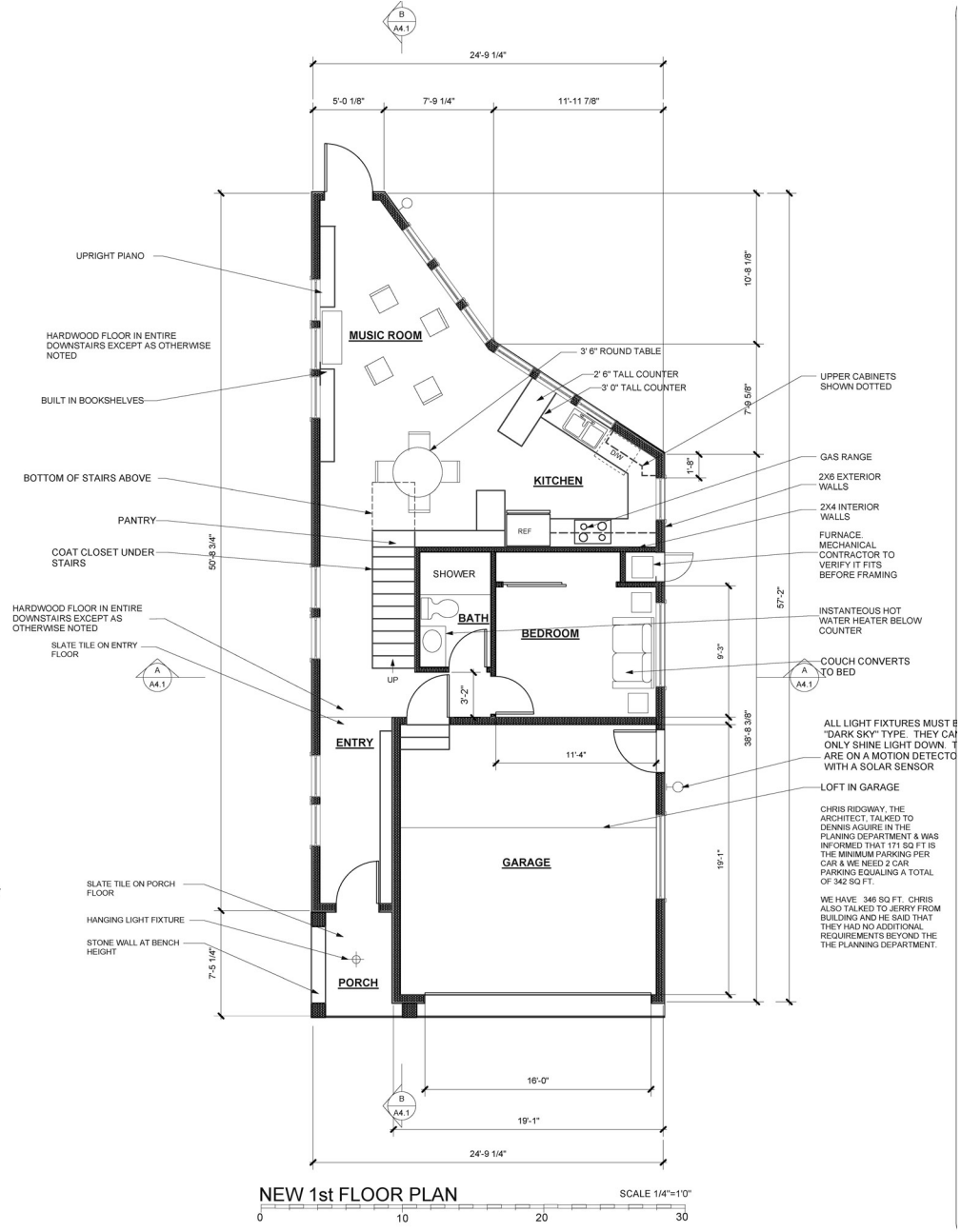
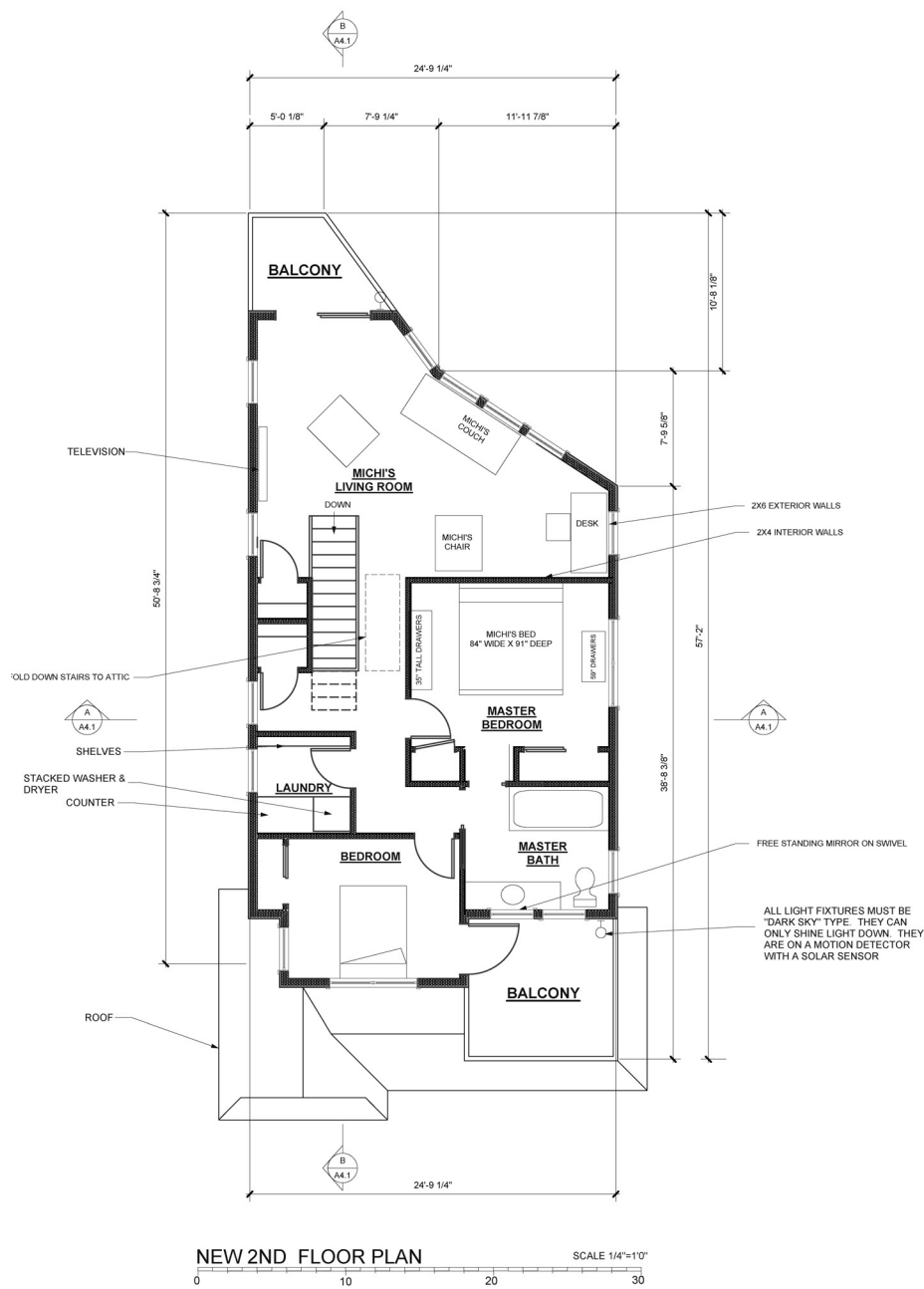


San Mateo County Planning Commission Meeting

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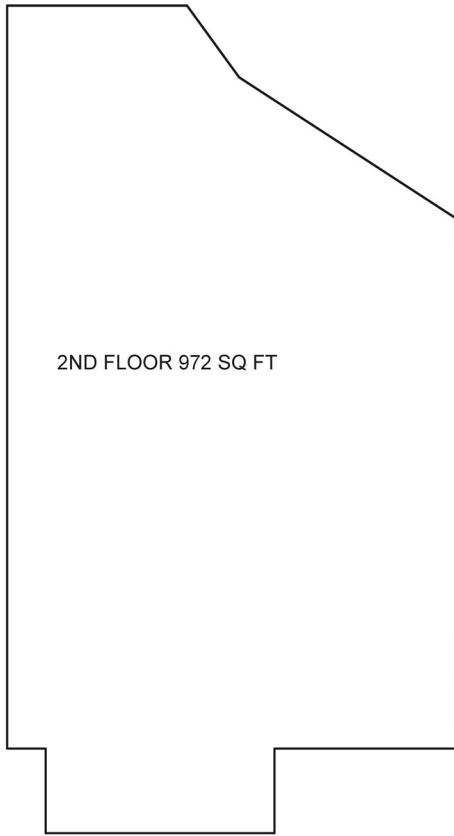


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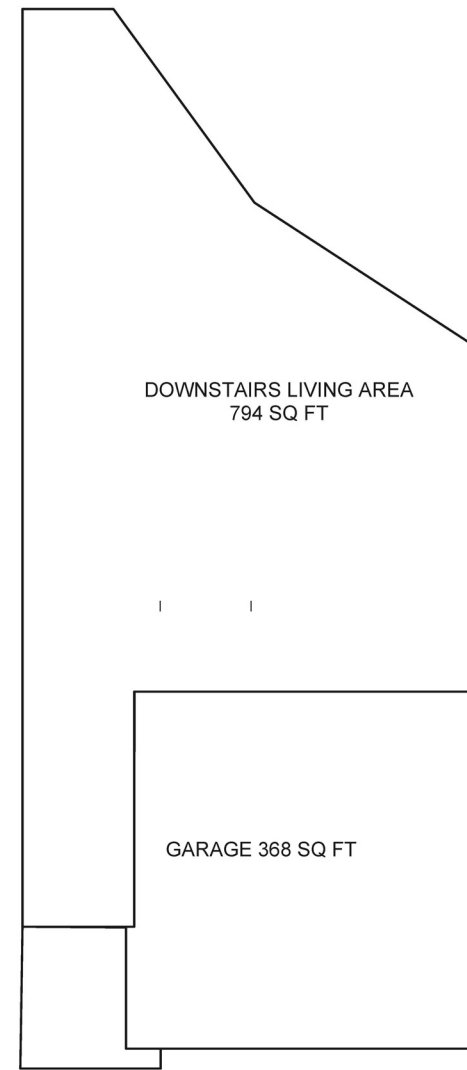
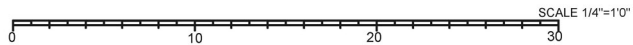
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2ND FLOOR 972 SQ FT

NEW 2ND FLOOR SQUARE FOOTAGE PLAN

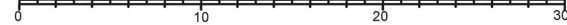


DOWNSTAIRS LIVING AREA
794 SQ FT

GARAGE 368 SQ FT

PORCH 47 SQ FT

NEW 1st FLOOR SQUARE FOOTAGE PLAN SCALE 1/4"=1'0"

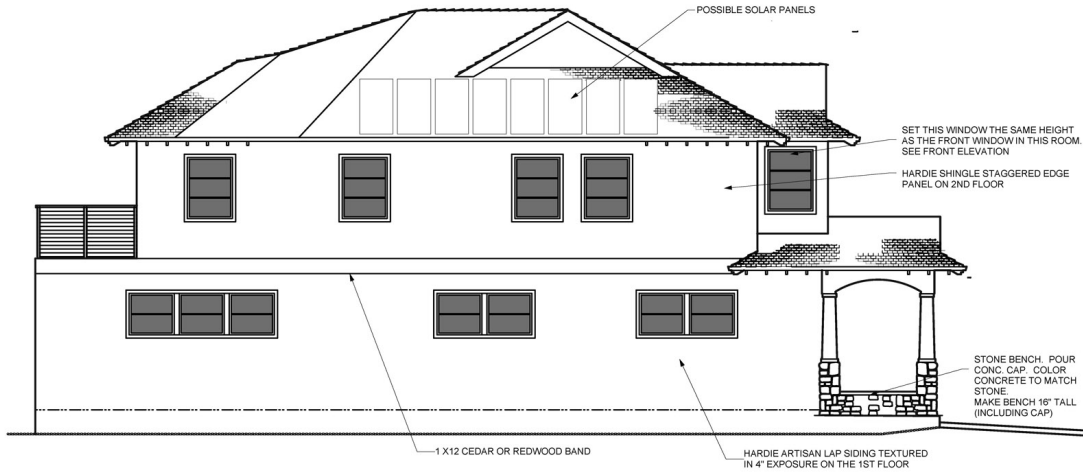


San Mateo County Planning Commission Meeting

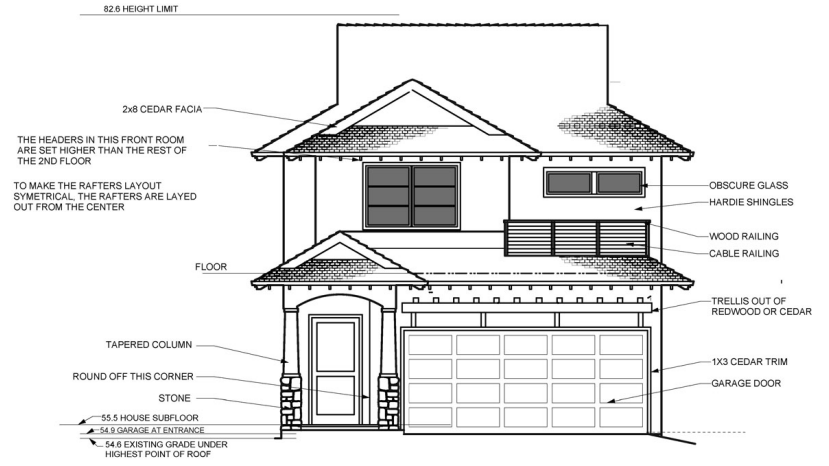
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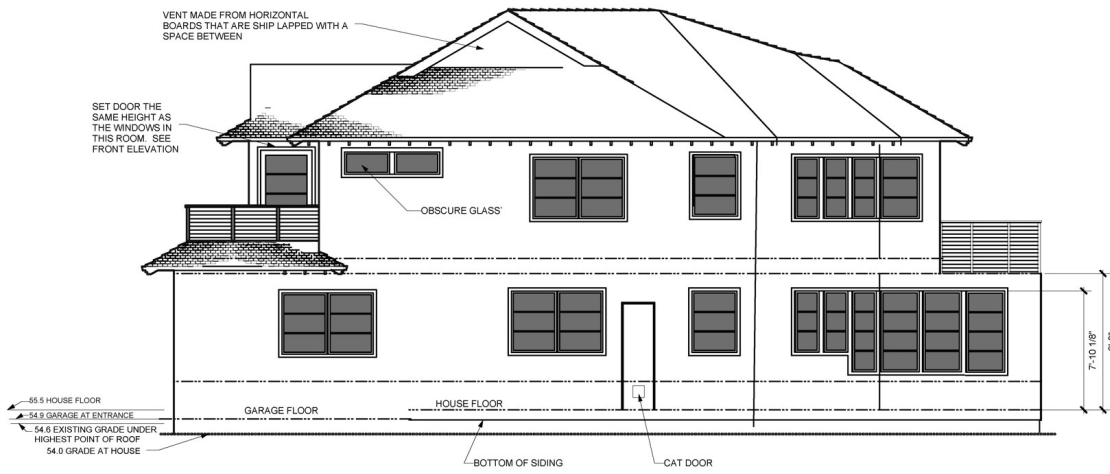
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LEFT SIDE - WEST SOUTH ELEVATION SCALE 1/4"=10"



FRONT- SOUTH ELEVATION SCALE 1/4"=10"



RIGHT SIDE - EAST ELEVATION

SCALE 1/4"=10"



REAR - NORTH ELEVATION

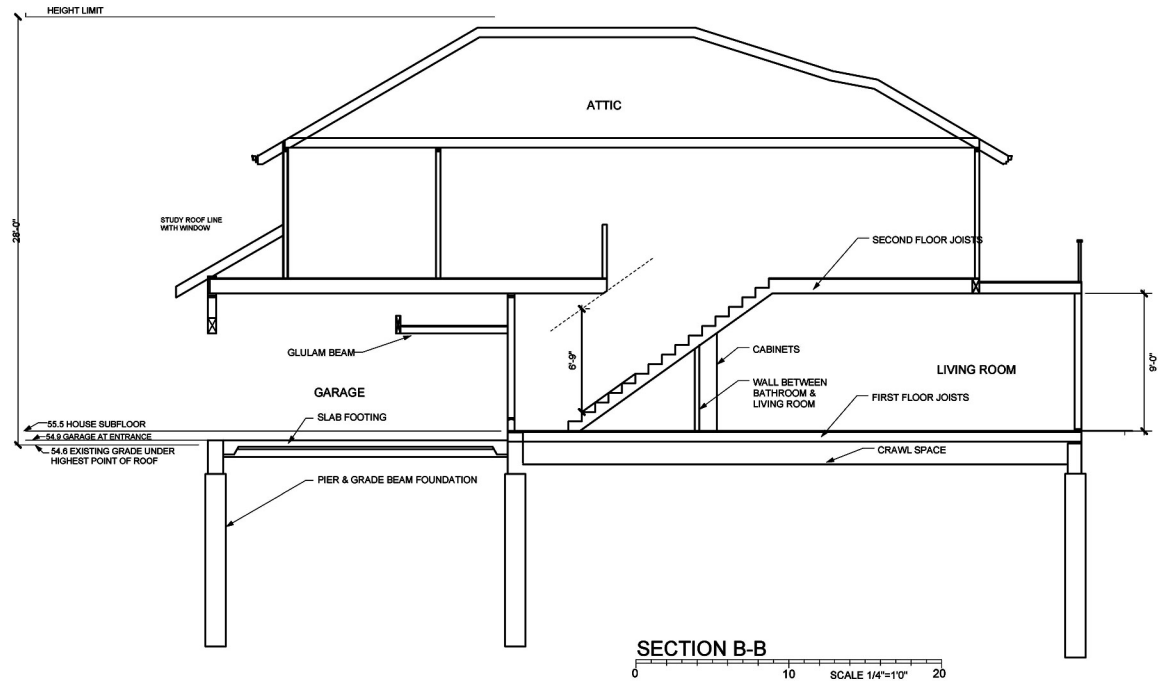
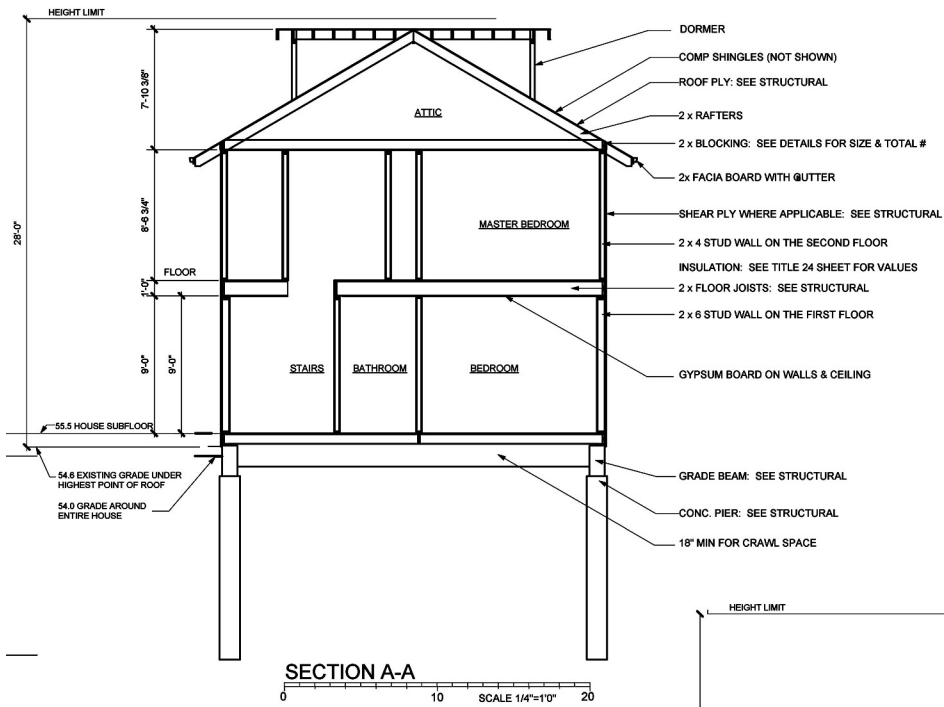
SCALE 1/4"=10"

San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

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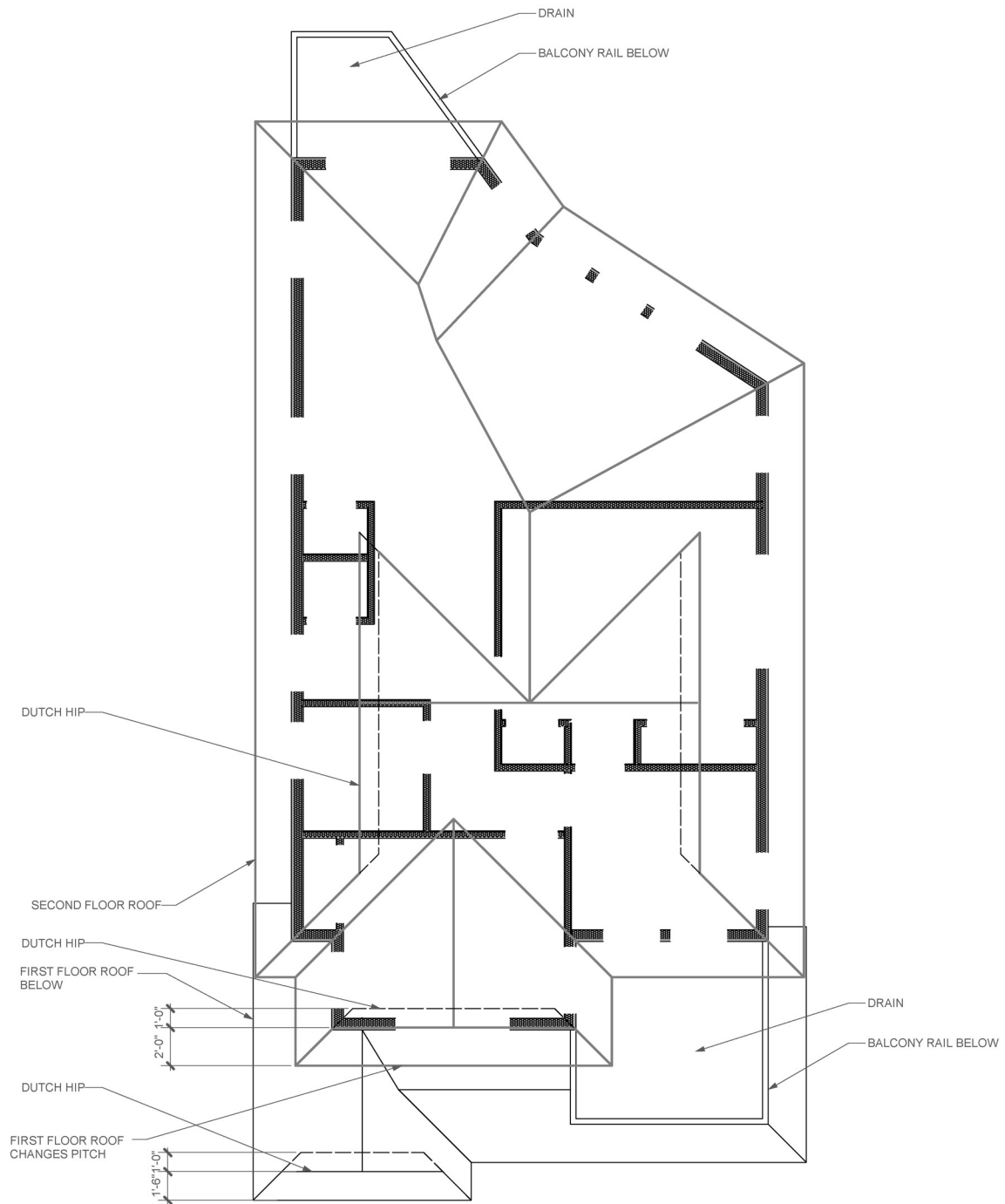


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

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ROOF PLAN

SCALE 1/4"=1'0"

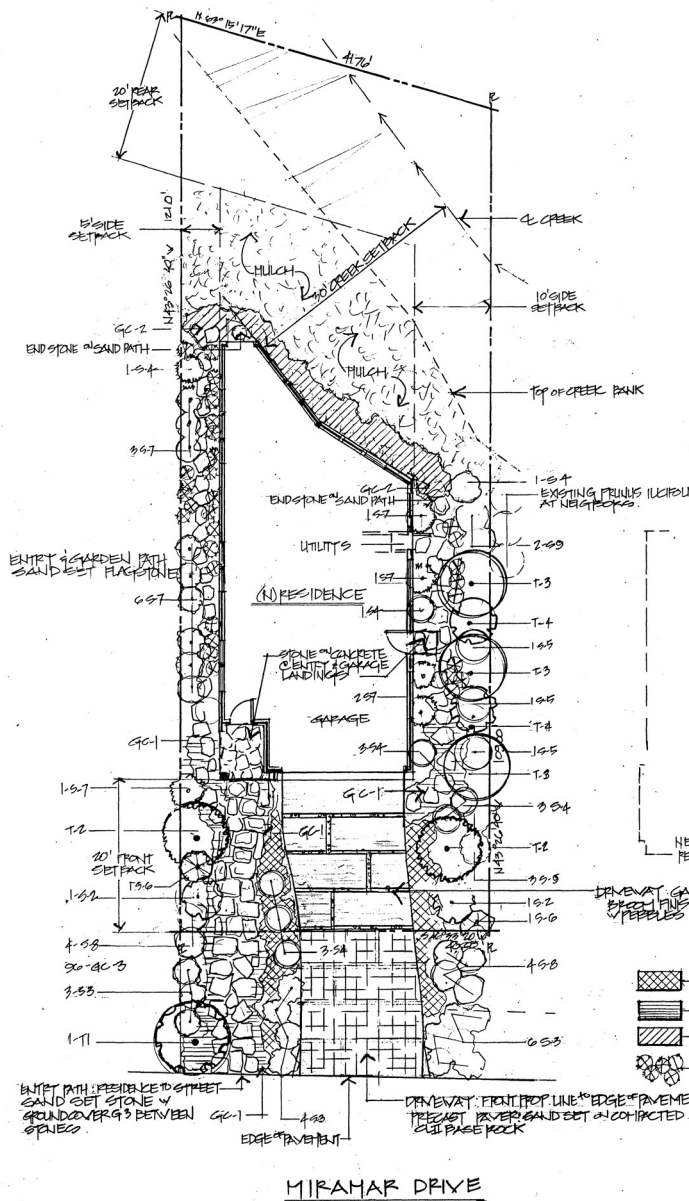


San Mateo County Planning Commission Meeting

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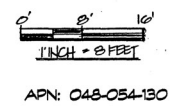
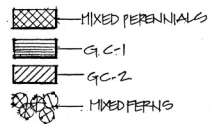
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File Numbers:



PLANT LIST									
TREES:									
Key	Qty.	Size	Name	Common Name	Ave. Size	Decid./Evergreen	Interest	Col/Native	
T-1	1	18 Gal.	Aster drimolopum	White Helle	20 in. x 15'	Deciduous	Fall color/Flowers	X	
T-2	2	18 Gal.	Arbutus 'Nemur'	Arbutus	20 in. x 15'	Evergreen	Red Furs	X	
T-3	3	18 Gal.	Podocarpus gracilior	Fern Pine	18 in. x 15'	Evergreen			X
T-4	12	18 Gal.	Pinus torreyi	Torrey's Cherry	18 in. x 15'	Evergreen	CM/WH, Fmg./Flwr	X	
SHRUBS:									
Key	Qty.	Size	Name	Common Name	Ave. Size	Decid./Evergreen	Interest	Col/Native	
S-1	3	5 Gal.	Coronaria californica	Shrub Anemone	6 in. x 6'	Evergreen	White	X	
S-2	2	5 Gal.	Ceanothus Dark Star	Wild Lilac	6 in. x 6'	Evergreen	Pur - cobalt blue	X	
S-3	10	1 Gal.	Ceanothus glaucous 'Hearts Desire'	Ceanothus 'Hearts Desire'	1 in. x 2'	Evergreen	Pale Blue	X	
S-4	11	5 Gal.	Laropodium chinensis Plum Delight	Laropodium	6 in. x 6 in.	Evergreen	Foliage		X
S-5	3	5 Gal.	Myrica californica	Pacific Wax Myrtle	18 in. x 18 in.	Evergreen	garden purple nutlets	X	
S-6	2	5 Gal.	Ribes speciosum	Fuchsia Flowering Gooseberry	5 in. x 6 in.	Evergreen / Decid.	Red flower	X	
S-7	13	1 Gal.	Ribes olivifolium	Garden Burgin Currant	3 in. x 5 in.	Evergreen	Pink flower / Red berry	X	
S-8	10	1 Gal.	Rhamnus californica 'Mount San Bruno'	Coffeeberry	4 in. x 6 in.	Evergreen	garden, moisture	X	
S-9	5	1 Gal.	Vaccinium ovatum	Evergreen Huckleberry	6 in. x 4 in.	Evergreen		X	
PERENNIALS									
Key	Qty.	Size	Name	Common Name	Ave. Size	Decid./Evergreen	Interest	Col/Native	
P-1	9	1 Gal.	Achillea millefolium	Common Yarrow	3 in. x 2'	Evergreen/Decid.	White/Pink	X	
P-2	3	1 Gal.	Eupatorium californicum	California Bushclover	2 in. x 2 in.	Evergreen	Scarlet	X	
P-3	15	1 Gal.	Heuchera maxima	Wald Alum Root	2 in. x 1'	Evergreen	Pink/White	X	
P-4	5	1 Gal.	Penstemon heterophyllus Blue Springs	Blue Bedder Penstemon	2 in. x 3'	Perm.	Pur. Blue-purple	X	
FERNS									
Key	Qty.	Size	Name	Common Name	Ave. Size	Decid./Evergreen	Interest	Col/Native	
F-1	10	1 Gal.	Blechnum spicatum	Clay Fern	2 in. x 2'	Evergreen		X	
F-2	15	1 Gal.	Rumex crispifolius	Lemoncel Fern	2 in. x 2'	Evergreen		X	
F-3	5	1 Gal.	Woodsward fibriosa	Slant Chain Fern	4 in. x 4 in.	Deciduous		X	
GROUND COVER:									
Key	Qty.	Size	Name	Common Name	Ave. Size	Decid./Evergreen	Interest	Col/Native	
GC-1	64	4"	Fragaria californica	California Strawberry	3 in. x 2'	Evergreen	white flwr / fruit	X	
GC-2	48	4"	Sonchus oleraceus	Yerba Buena	3 in. x 2'	Evergreen	white flwr	X	
GC-3	64	4"	Thymus pseudolanuginosus	Woolly Thyme	2-3 in. x 10"		Purple/fragrant		X

NOTES:
 1. NEW PLANTINGS TO BE IRRIGATED w/ AUTOMATIC 'DRIP' OR 'SPRAY' SYSTEMS.
 2. BACKFLOW PREVENTION DEVICE TO BE INSTALLED FOR ENTIRE IRRIGATION SYSTEM OR AT INDIVIDUAL IRRIG CONTROL VALVES.
 3. ALL TREE & SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH w/ WOOD CHIPS OR EQUAL.



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



County of San Mateo

Planning & Building Department

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

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

November 24, 2014

Randy Ralston
385 Miramar Drive
Half Moon Bay, CA 94019



Dear Mr. Ralston:

SUBJECT: Coastside Design Review Recommended Approval
Miramar Drive, Miramar
APN 048-054-130; County File No. PLN 2014-00222

At its meeting of September 11, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a 1,766 sq. ft. new single-family residence, plus a 368 sq. ft. attached two-car garage on an existing 4,600 sq. ft. non-conforming parcel, where 5,000 sq. ft. is the required minimum, as part of a Coastal Development Permit and Certificate of Compliance (Type B). No trees are proposed for removal. This project is appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of new structures.

The Coastside Design Review Committee found that:

2. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. The proposed structure includes numerous articulated areas achieved through the change in materials from the first to the second floor on both sides of the structure (Section 6565.20(D)1d and e).
- b. The proposed Craftsman architectural style complements and enhances the predominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The primary roof form serves as a unifying element for neighborhood roof forms (Section 6565.20(D)3).
- d. The proposed materials, such as lap siding and shingles and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the CDRC on September 9, 2014. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
9. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Miramar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
13. Installation of the approved landscape plan is required prior to final inspection.

Building Inspection Section

14. The applicant shall apply for a building permit.

Granada Sanitary District

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

Coastside County Water District

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

Department of Public Works

17. Prior to the issuance of the building permit, the applicant shall 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.
18. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
19. 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.
20. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Coastside Fire Protection District

21. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In

existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

22. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
23. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
25. Occupancy separation: As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
26. Address numbers: As per Coastside Fire District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
27. Add the following note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire 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.
28. Roof covering: As per Coastside Fire District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

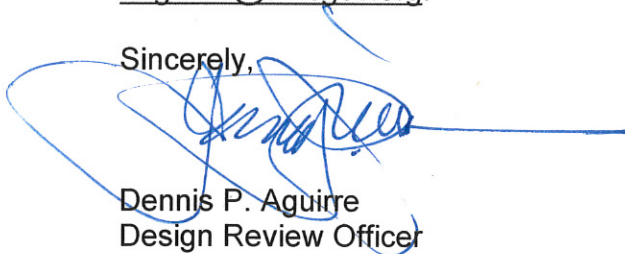
29. Vegetation management: As per the Coastside Fire District Ordinance No. 2013-03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line.
30. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
31. Add the following note to the plans: 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 10 feet to adjacent trees when fully grown or at maturity.
32. Add the following note to the plans: 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.
33. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
34. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required 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.
35. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
36. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance No. 2103-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until the plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for

automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

- 37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
- 38. Exterior Bell and Interior Horn/Strobe: These are required to be wired into the required flows 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.
- 39. All fire conditions and requirements must be incorporated into your building plans (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
- 40. Solar Photovoltaic Systems: These systems shall meet the requirements of the Coastside Fire Protection District as outlined in Standard Detail DI-007 Solar Photovoltaic Systems.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:jlh – DPAY1066_WJN.DOCX

cc: Dianne Whitaker, Architect
Willard Williams, Architect
Tom Daly, Community Representative

Planning Commission Meeting	
PLN 201(-00&&&	
Case	
8	
Attachment	

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

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

FILE NO.: PLN 2014-00122

OWNER/APPLICANT: Randy Ralston

ASSESSOR'S PARCEL NO.: 048-054-130

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

PROJECT DESCRIPTION: The applicant is requesting approval of a Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type A), pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.1 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a 1,766 sq. ft. new two-story single-family residence, plus a 368 sq. ft. attached two-car garage, on an existing 4,600 sq. ft. non-conforming parcel, where 5,000 sq. ft. is the required minimum. No trees are proposed for removal. Arroyo de en Medio Creek runs through the rear portion of the property. The project is appealable to the California Coastal Commission.

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FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project, as proposed and mitigated, will not adversely affect water or air quality or increase noise levels substantially.
2. The project, as proposed and mitigated, will not have adverse impacts on the flora or fauna of the area.
3. The project, as proposed and mitigated, will not degrade the aesthetic quality of the area.
4. The project, as proposed, will not have adverse impacts on traffic or land use.
5. In addition, the project, as proposed and mitigated, will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.

Planning Commission Meeting

PLN 2014-00222

Case

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Attachment

- b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

Mitigation Measure 1: The proposed site improvements shall be constructed as shown on the proposed plans.

Mitigation Measure 2: The 30-foot creek setback shall be staked, fenced and approved by an ecologist or biologist prior to any disturbance or construction to assure no infringement into sensitive environmental areas.

Mitigation Measure 3: The 30-foot creek setback, as staked according to Mitigation Measure 2, shall be fenced with 4-foot tall orange marker fencing firmly attached to steel posts driven at least 1 foot into the ground. The fencing shall be in place during the entire construction period. It shall be installed prior to any grading activities.

Mitigation Measure 4: Silt fencing shall be attached to and installed on the inside of the orange marker fencing. This fencing shall be maintained during the entire construction period. The silt fencing shall be trenched into existing grade as specified by the manufacturer prior to any grading activities.

Mitigation Measure 5: The fencing shall be inspected and approved by an ecologist or biologist.

Mitigation Measure 6: No fueling or oil changing is allowed within the 30-foot creek setback in riparian areas, or in any undisturbed areas.

Mitigation Measure 7: Monitoring of construction activities and of the integrity of the fencing shall be completed on a monthly basis during the grading and construction activities.

Mitigation Measure 8: A 32-inch diameter Monterey pine (*Pinus radiata*) is located adjacent to the front corner of the parcel. This tree should be wrapped with 2x4x8' tall protection on the project side. The 2x4 shall be secured with orange fencing. No fasteners shall be attached to the tree. Should pruning of overhead branches be required, pruning shall be completed by a licensed tree contractor.

Mitigation Measure 9: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human

remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 10: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

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

RESPONSIBLE AGENCY CONSULTATION: None.

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

REVIEW PERIOD: February 18, 2015 to March 10, 2015

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., March 10, 2015.**

CONTACT PERSON

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



Dennis P. Aguirre, Project Planner

DPA:fc – DPAZ0168_WFH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** New Ralston Single-Family Residence
2. **County File Number:** PLN 2014-00122
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Dennis P. Aguirre, Project Planner, 650/363-1867
5. **Project Location:** Miramar Drive, unincorporated Miramar area of San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** 048-054-130; 4,600 sq. ft.
7. **Project Sponsor's Name and Address:** Randy Ralston, 385 Miramar Drive, Miramar
8. **General Plan Designation:** Single-Family Residential
9. **Zoning:** R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)
10. **Description of the Project:** The applicant requests approval of a Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type A), pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.1 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a 1,766 sq. ft. new two-story single-family residence, plus a 368 sq. ft. attached two-car garage, on an existing 4,600 sq. ft. non-conforming parcel, where 5,000 sq. ft. is the required minimum. No trees are proposed for removal. Arroyo de en Medio Creek runs through the rear portion of the property. The project is appealable to the California Coastal Commission.
11. **Surrounding Land Uses and Setting:** The project site is a vacant lot located on Miramar Drive in the unincorporated Miramar area of San Mateo County, within a general area of developed parcels. The subject site is relatively flat in topography with predominant vegetation consisting of non-invasive plant species and a few areas of native vegetation. A shallow intermittent stream, Arroyo de en Medio, runs along the northern corner boundary of the site. Cabrillo Highway eastward, Miramar Drive southward, and developed parcels to the north and west bound this parcel.
12. **Other Public Agencies Whose Approval is Required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X	
<p>Discussion: The proposed project site is located within the designated Cabrillo Highway County Scenic Corridor. This area has been designated as a scenic corridor due to its surrounding natural scenic views and qualities. The Coastside Design Review Committee (CDRC) considered the project at its September 11, 2014 meeting, and recommended approval of the project, as submitted. The site is visible from public viewpoints, mainly Cabrillo Highway, Miramar Drive and the northern end of Third Street. The existing mature vegetation and the proposed landscaping, including eight new trees, as shown on page L-1 of Attachment A, provide for more than adequate visual screening to minimize any significant visual impacts from these viewpoints.</p> <p>Source: Project Plans, Field Observation and County GIS Resource Maps.</p>				
1.b.	Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X	
<p>Discussion: Reference response to Section 1.a., above.</p> <p>Source: Project Plans, Field Observation and County GIS Resource Maps.</p>				

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p>Discussion: The project does not involve a change in existing site topography. The project is consistent with the existing residential character of the neighborhood, as supported by the recommendation of approval from the CDRC.</p> <p>Source: Project Plans and Field Observation.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: As the project involves the installation of exterior lighting fixtures that are downward directed, as required by the Design Review standards, no significant source of light and glare will be created that would affect the views in the area.</p> <p>Source: Project Plans and San Mateo County Zoning Regulations.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p>Discussion: Reference response to Section 1.a., above.</p> <p>Source: Project Plans and Field Observation.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
<p>Discussion: The project is subject to the approval of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations. The project, as proposed, is generally consistent with these regulations. Although the parcel size is non-conforming at 4,600 sq. ft., where 5,000 sq. ft. is the required minimum, the proposed development conforms to all other applicable zoning and building code regulations currently in effect.</p> <p>Source: Project Plans and San Mateo County Zoning Regulations.</p>				
1.g. Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: Reference response to Section 1.a., above.</p> <p>Source: Project Plans and Field Observation.</p>				

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: N/A. The project site does not contain farmland and is not located in an agricultural zoning district.</p> <p>Source: Project Plans and Field Observation.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: Reference response to Section 2.a., above.</p> <p>Source: Project Plans and Field Observation.</p>				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: Reference response to Section 2.a., above.</p> <p>Source: Project Plans and Field Observation.</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X

Discussion: Reference response to Section 2.a., above.				
Source: Project Plans and Field Observation.				
2.e.	Result in damage to soil capability or loss of agricultural land?			X
Discussion: Reference response to Section 2.a., above.				
Source: Project Plans and Field Observation.				
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>			X
Discussion: N/A. The project site is not located in an area containing forestland/timberland.				
Source: Project Plans and Field Observation.				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The construction of the new residence may result in temporary generation of pollutants related to construction and minor earthwork (30 cubic yards). However, the project would not result in the generation of a significant level of pollutants. Section 2-1-113 (<i>Exemption, Sources and Operations</i>) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. No mitigation measures are necessary.					
Source: Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	

<p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p>					
3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
<p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p>					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p>					
3.e.	Create objectionable odors affecting a significant number of people?				X
<p>Discussion: While project construction for the new residence may create temporary construction-related odors, the project would not result in any permanent odors, nor would temporary odors affect a significant number of people, as the project is located on private property within a single-family residential neighborhood.</p> <p>Source: Project Application/Plans.</p>					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X
<p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p>					

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

Discussion: The site referenced as Lot 9 in supporting documents has the potential to contain sensitive habitat based on the presence of an intermittent creek, Arroyo de en Medio, located along the northern corner boundary of the site. A professional evaluation report dated April 29, 2014 was submitted by Ralph Osterling, Ralph Osterling Consultants, Inc. (Evaluation Report), included as Attachment B, confirming that the project will not have a significant adverse effect on any species. Based on the Biotic Survey Report prepared by Charles Patterson dated March 27, 2012 (Biotic Report), that states in part, ... "In general, the site is dominated by very common non-native vegetation, including introduced species of blackberry and other vines, shrubs, and numerous weeds and grasses. There are no truly natural habitats present, as even the small creek supports no native riparian growth. Historic and ongoing disturbances in the area, plus the non-native plant invasions on-site have converted virtually the entire site into a non-natural situation, and native species altogether are no longer a significant component here. The study area contains no native grassland, forest or woodland, nor any significant riparian values, and the site has no unusual substrates or habitats, nor any discernable habitat values for any of the region's sensitive plant or wildlife species."

"No sensitive plants or habitats would be lost or adversely affected with home site development, and general impacts to common non-native vegetation (e.g., localized clearing, etc.) are regarded here as insignificant. No significant trees would be removed, and with the setback proposed, there would be no significant adverse impacts to the small channel, nor to any riparian resources. General concerns relative to potential erosion, side casting of any unused materials, or other temporary disturbances that might be associated with construction can be effectively and adequately minimized as long as standard precautions are taken to minimize undue soil disturbance, erosion, and downslope sedimentation, as well as minimizing outward activities (outside the designated home site envelope) to the extent possible." The applicant proposes to implement an Erosion Control Plan included in Attachment A. As part of the Evaluation Report, the following mitigation measures have been recommended to ensure that potential impacts are mitigated to a less than significant level:

Mitigation Measure 1: The proposed site improvements shall be constructed as shown on the proposed plans.

Mitigation Measure 2: The 30-foot creek setback shall be staked, fenced and approved by an ecologist or biologist prior to any disturbance or construction to assure no infringement into sensitive environmental areas.

Mitigation Measure 3: The 30-foot creek setback, as staked according to Mitigation Measure 2, shall be fenced with 4-foot tall orange marker fencing firmly attached to steel posts driven at least

1 foot into the ground. The fencing shall be in place during the entire construction period. It shall be installed prior to any grading activities.

Mitigation Measure 4: Silt fencing shall be attached to and installed on the inside of the orange marker fencing. This fencing shall be maintained during the entire construction period. The silt fencing shall be trenched into existing grade as specified by the manufacturer prior to any grading activities.

Mitigation Measure 5: The fencing shall be inspected and approved by an ecologist or biologist.

Mitigation Measure 6: No fueling or oil changing is allowed within the 30-foot creek setback in riparian areas, or in any undisturbed areas.

Mitigation Measure 7: Monitoring of construction activities and of the integrity of the fencing shall be completed on a monthly basis during the grading and construction activities.

Mitigation Measure 8: A 32-inch diameter Monterey pine (*Pinus radiata*) is located adjacent to the front corner of the parcel. This tree should be wrapped with 2x4x8' tall protection on the project side. The 2x4 shall be secured with orange fencing. No fasteners shall be attached to the tree. Should pruning of overhead branches be required, pruning shall be completed by a licensed tree contractor.

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

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

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

4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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Discussion: The project site is not located in a federally protected wetland.

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

4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
<p>Discussion: Reference response to Section 4.a. and c., above.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Evaluation and Biotic Survey Reports.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
<p>Discussion: No trees are proposed for removal. Tree protection measures are included as part of Mitigation Measure 8 indicated in Section 4.a., above.</p> <p>Source: Project Plans, Field Observation and Biological Report.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?			X	
<p>Discussion: Reference response to Section 4.d., above.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: N/A. The site is not located within a marine or wildlife reserve.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: Reference response to Section 4.e., above.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p>				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		
<p>Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level for historical resources:</p> <p>Mitigation Measure 9: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.</p> <p>Source: Project Application/Plans, San Mateo County General Plan and California Historical Resources File System Results.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event that archaeological and/or cultural resources are encountered:</p> <p>Mitigation Measure 10: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.</p> <p>Source: Project Application/Plans and San Mateo County General Plan.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event paleontological specimen are discovered:</p> <p>Mitigation Measure 11: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional</p>				

<p>paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.</p> <p>Source: Project Application/Plans and San Mateo County General Plan.</p>					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: Reference response to Section 5.b., above.</p> <p>Source: Project Application/Plans and San Mateo County General Plan.</p>					

<p>6. GEOLOGY AND SOILS. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>			X	
<p>Discussion: Applicable to this project is a Geotechnical Report prepared by Sigma Prime Geosciences, Inc.(Geotechnical Report), dated June 24, 2012, submitted for the project located on Lot 10, which is directly adjacent to this project site, that declared the following:</p> <p>“Fault Rupture - The site is not located in the Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion.”</p> <p>Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.</p>					

ii. Strong seismic ground shaking?			X	
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Discussion: The following discussion is based on the Geotechnical Report cited above:
 “Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over 30- to 50-year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.”
Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
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Discussion: The following discussion is based on the Geotechnical Report cited above:
 “Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Due to the scattered sands on the site, minor differential compaction may occur during an earthquake, with less than 1 inch of differential settlement estimated. The likelihood of significant structural damage to the structure from differential compaction is low.”
 “Liquefaction – Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose sands were not found below the water table. The house site is mostly on the upper level of land, where loose sands are less likely. The back corner of the garage will be built over the lower bench. In our previous soils study on the north side of the creek, shallow, saturated, loose sands were encountered below the water table. Similar deposits were not found on the subject property. The back corner of the garage will be very close to the slope that separates the two levels of the lot. The deep, loose sands are thought to occur farther away from the slope, where the influence from the creek is greater. The potential for liquefaction-induced settlement affecting the structure is low to moderate. Potential ground movements will probably be on the order of those associated with differential compaction. Therefore, the likelihood of significant structural damage to the structure from differential compaction is low.”
Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Report.

iv. Landslides?			X	
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Discussion: The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide.
Source: State of California Seismic Hazard Zone Map/San Mateo County Landslide Susceptibility Map.

<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
<p>Discussion: N/A. The site is not located on a cliff or bluff.</p> <p>Source: Project Plans/County GIS Resource Map.</p>				
<p>6.b. Result in significant soil erosion or the loss of topsoil?</p>				X
<p>Discussion: The project plans include an erosion and sediment control plan that, upon project implementation, would result in less than significant impacts in this area.</p> <p>Source: Project Application/Plans.</p>				
<p>6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?</p>			X	
<p>Discussion: The site has not been identified to be made up of unstable soil. Reference response to Section 6.a.i. through 6.a.iv., above.</p> <p>Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation and County GIS Resource Maps.</p>				
<p>6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?</p>				X
<p>Discussion: The site has not been identified to be made up of expansive soil. Reference response to Section 6.a.i. through 6.a.iv., above.</p> <p>Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation and County GIS Resource Maps.</p>				
<p>6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>				X

Discussion: The project does not involve a septic system for wastewater disposal since the Granada Community Services District (GCSD) has confirmed that it can provide sewer service to the project.

Source: Project Application/Plans and San Mateo County GIS Resource Maps.

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
<p>Discussion: To ensure that new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. Planning staff has reviewed the proposal with the criteria of the checklist and found that there are no criteria that are applicable for the project. No mitigation measures required. Also, reference response to Section 3.a., above.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP) and BAAQMD Regulation 2, Rule 1: General Requirements.</p>				
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: Reference response to Section 7.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project does not involve loss or conversion of forestland, as the project site does not contain forestland. The project does not involve tree removal.</p> <p>Source: Project Application/Plans.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X

Discussion: The project site is not located on a cliff or bluff.					
Source: San Mateo County GIS Resource Maps.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The projected site is not located along a shoreline area.					
Source: Project Application/Plans.					
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
Discussion: The project site is located in Flood Zone X designated as an area of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level.					
Source: FEMA Flood Insurance Rate Map.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above.					
Source: FEMA Flood Insurance Rate Map.					

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: N/A. The project does not involve the routine transport, use or disposal of hazardous materials.					
Source: Project Application/Plans.					
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident condi-				X

tions involving the release of hazardous materials into the environment?				
<p>Discussion: Reference response to Section 8.a., above.</p> <p>Source: Project Application/Plans.</p>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: Reference response to Section 8.a., above.</p> <p>Source: Project Application/Plans.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project parcel has not been identified as a hazardous material site, according to the latest Hazardous Waste and Substances Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5).</p> <p>Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?			X	
<p>Discussion: Based on the Half Moon Bay Airport Land Use Compatibility Plan, as adopted on October 9, 2014, the project site is located outside Zone 7 - Airport Influence Area (AIA). Aircraft accident level is considered to be low at the site.</p> <p>Source: Project Application/Plans, San Mateo County GIS Resource Maps and Half Moon Bay ALUCP.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?			X	
<p>Discussion: Reference response to Section 8.e., above.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p>				

8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project will not physically interfere with an adopted emergency plan. The project site is located in a developed coastal area and is served by emergency response agencies such as the Coastside Fire Protection District and the San Mateo County Sheriff's Department.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>Discussion: The project site is not located within a wildland area.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p>				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
<p>Discussion: Reference response to Section 7.f., above.</p> <p>Source: FEMA Flood Insurance Rate Map.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?			X	
<p>Discussion: Reference response to Section 7.f., above.</p> <p>Source: FEMA Flood Insurance Rate Map.</p>				
8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
<p>Discussion: Reference response to Section 7.f., above.</p> <p>Source: FEMA Flood Insurance Rate Map.</p>				
8.l. Inundation by seiche, tsunami, or mudflow?			X	

Discussion: Reference response to Section 7.e., above.

Source: Project Application/Plans.

9. HYDROLOGY AND WATER QUALITY. Would the project:

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

Discussion: The project, as proposed, would result in less than significant impacts in this area upon implementation of the proposed Erosion Control Plan and Best Management Practices (BMPs) shown on Sheet C of Attachment A.

Source: Project Application/Plans.

9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
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Discussion: The project will not involve direct use of groundwater as a domestic water source as the project site is located in a developed residential zone already serviced by Coastside County Water District (CCWD). CCWD has confirmed this via a will serve letter dated August 14, 2014.

Source: Project Application/Plans.

9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
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Discussion: The project would not alter site topography nor impact the creek at the northeast corner of the parcel due to the proposed 30-foot creek setback. The project's impervious areas will increase but new drainage facilities would address potential site runoff accordingly. The project includes drainage facilities to direct runoff from project impervious surfaces to the creek in a manner that would minimize the potential for erosion.

Source: Project Application/Plans.

9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
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Discussion: Reference response to Section 9.c., above.

Source: Project Application/Plans.

9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
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Discussion: Reference response to Section 9.c., above.

Source: Project Application/Plans and San Mateo County Drainage Policy.

9.f. Significantly degrade surface or ground-water water quality?				X
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Discussion: Reference response to Section 9.c., above.

Source: Project Application/Plans.

9.g. Result in increased impervious surfaces and associated increased runoff?				X
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Discussion: Reference response to Section 9.c., above.

Source: Project Application/Plans.

10. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X

<p>Discussion: N/A. The project involves the infilling of an existing developed residential neighborhood that will not divide the established community.</p> <p>Source: Project Application/Plans.</p>					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
<p>Discussion: Reference response to Section 1.f., above.</p> <p>Source: Project Plans, San Mateo County General Plan and San Mateo Zoning Regulations.</p>					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: N/A. The project site is not located within a designated habitat/conservation area. Reference response to Section 4.a., above.</p> <p>Source: California Department of Fish and Wildlife, Habitat Conservation Planning.</p>					
10.d.	Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The project does not involve the congregation of more than 50 people since the project is for a new single-family residence.</p> <p>Source: Project Application/Plans.</p>					
10.e.	Result in the introduction of activities not currently found within the community?			X	
<p>Discussion: The proposed project would not result in the introduction of new activities in the area. Single-family residential uses are established within the subject community.</p> <p>Source: Project Application/Plans.</p>					
10.f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X

Discussion: The addition of a new residence on a vacant parcel designated for residential use will not encourage off-site development. While implementation of the proposed project would result in a new residential dwelling unit in the area, the location of the property in a residentially zoned district allows for such an increase. The project would be served by water and sewer services already provided in the area.

Source: Project Plans and San Mateo County GIS Resource Maps.

10.g. Create a significant new demand for housing?				X
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Discussion: N/A. The project does not create any permanent jobs in the area and therefore would not create a significant new demand for housing. Also, reference response to Section 10.f., above.

Source: Project Plans and San Mateo County GIS Resource Maps.

11. MINERAL RESOURCES. Would the project:

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

Discussion: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction.

Source: Project Plans and San Mateo County GIS Resource Maps.

11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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Discussion: Reference response to Section 11.a., above.

Source: Project Plans and San Mateo County GIS Resource Maps.

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p>Discussion: While this project will not generate noise levels in excess of residential levels once implemented, during construction activities, increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes.</p> <p>Source: Project Application/Plans and San Mateo County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: Reference response to Section 12.a., above.</p> <p>Source: Project Application/Plans and San Mateo County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: Reference response to Section 12.a, above.</p> <p>Source: Project Application/Plans and San Mateo County Noise Ordinance.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
<p>Discussion: Reference response to Section 12.a., above.</p> <p>Source: Project Application/Plans and San Mateo County Noise Ordinance.</p>				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?			X	

<p>Discussion: N/A. The project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours identified in the Half Moon Bay Airport Land Use Plan and is therefore not exposed to significant levels of aircraft noise.</p> <p>Source: Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).</p>					
12.f.	For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?			X	
<p>Discussion: Reference response to Section 12.e., above.</p> <p>Source: Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).</p>					

<p>13. POPULATION AND HOUSING. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: Reference response to Section 10.f., above.</p> <p>Source: Project Application/Plans.</p>					
13.b.	Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project does not displace housing but contributes to the infilling of an existing single-family residential area.</p> <p>Source: Project Application/Plans.</p>					

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
Discussion: The level of public services will not be significantly affected by the new single-family residence in the neighborhood.				
Source: Project Application/Plans.				

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project will not generate an increase in the use of existing recreational facilities beyond the service levels anticipated for the area.				
Source: Project Application/Plans.				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: New or expanded recreational facilities will not be required by this project.

Source: Project Application/Plans.

16. TRANSPORTATION/TRAFFIC. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

Discussion: The proposed single-family residence will not significantly increase the vehicular or pedestrian traffic nor change their patterns in the area.

Source: Project Plans and Field Observation.

16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	
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Discussion: Reference response to Section 16.a., above.

Source: Project Plans and Field Observation.

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
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Discussion: N/A. The project will not result in a change in air traffic patterns.

Source: Project Application/Plans and San Mateo County GIS Resource Maps.

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
<p>Discussion: The project includes the introduction of a driveway along Miramar Drive, which has been reviewed by the Department of Public Works and preliminarily approved.</p> <p>Source: Project Plans and Field Observation.</p>				
16.e. Result in inadequate emergency access?			X	
<p>Discussion: The project will not impact emergency access to the site. Reference response to Section 8.g., above.</p> <p>Source: Project Plans and Field Observation.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
<p>Discussion: The project involves the development of residential uses on a residentially zoned parcel and would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.</p> <p>Source: Project Plans and Field Observation.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?			X	
<p>Discussion: Reference response to Section 16.a., above.</p> <p>Source: Project Plans and Field Observation.</p>				
16.h. Result in inadequate parking capacity?			X	
<p>Discussion: The project complies with the County's Parking Regulations, as it includes two on-site covered parking spaces.</p> <p>Source: Project Plans and Field Observation.</p>				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The project site would be serviced by a sewer/water provider. The proposed project would not adversely affect the capacity of any public utilities. Any increase in use of these public utilities would be minimal associated with this standard single-family dwelling and associated residents.</p> <p>Source: Project Application/Plans, Letter from CCWD dated August 14, 2014 and Letter from GCSD dated August 14, 2014.</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<p>Discussion: Reference response to Section 17.a., above.</p> <p>Source: Project Application/Plans.</p>				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<p>Discussion: New on-site drainage facilities would minimize the impacts of runoff to off-site areas.</p> <p>Source: Project Application/Plans.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: Reference response to Section 17.a., above.</p> <p>Source: Project Application/Plans.</p>				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

Discussion: Reference response to Section 17.a., above.				
Source: Project Application/Plans.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's needs?				X
Discussion: The project site is located in a developed residential area already adequately serviced by a solid waste disposal provider.				
Source: Project Application/Plans.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: Reference response to Section 17.f., above.				
Source: Project Application/Plans.				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
Discussion: Standard energy savings, practices and measures can be applied to this project.				
Source: Project Application/Plans.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?			X	
Discussion: Reference response to Section 17.a., above.				
Source: Project Application/Plans.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or			X	

animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
<p>Discussion: Reference response to Section 4.a., above.</p> <p>Source: San Mateo County General Plan Sensitive Habitats Map.</p>				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
<p>Discussion: Reference response to 16.f., above. No cumulative effects have been identified for this project.</p> <p>Source: Project Application/Plans.</p>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: No environmental effects from the project will either directly or indirectly cause adverse effects on human beings.</p> <p>Source: Project Application/Plans.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	

AGENCY	YES	NO	TYPE OF APPROVAL
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><u>Mitigation Measure 1:</u> The proposed site improvements shall be constructed as shown on the proposed plans.</p> <p><u>Mitigation Measure 2:</u> The 30-foot creek setback shall be staked, fenced and approved by an ecologist or biologist prior to any disturbance or construction to assure no infringement into sensitive environmental areas.</p> <p><u>Mitigation Measure 3:</u> The 30-foot creek setback, as staked according to Mitigation Measure 2, shall be fenced with 4-foot tall orange marker fencing firmly attached to steel posts driven at least 1 foot into the ground. The fencing shall be in place during the entire construction period. It shall be installed prior to any grading activities.</p> <p><u>Mitigation Measure 4:</u> Silt fencing shall be attached to and installed on the inside of the orange marker fencing. This fencing shall be maintained during the entire construction period. The silt fencing shall be trenched into existing grade as specified by the manufacturer prior to any grading activities.</p> <p><u>Mitigation Measure 5:</u> The fencing shall be inspected and approved by an ecologist or biologist.</p> <p><u>Mitigation Measure 6:</u> No fueling or oil changing is allowed within the 30-foot creek setback in riparian areas, or in any undisturbed areas.</p> <p><u>Mitigation Measure 7:</u> Monitoring of construction activities and of the integrity of the fencing shall be completed on a monthly basis during the grading and construction activities.</p> <p><u>Mitigation Measure 8:</u> A 32-inch diameter Monterey pine (<i>Pinus radiata</i>) is located adjacent to the front corner of the parcel. This tree should be wrapped with 2x4x8' tall protection on the project</p>		

side. The 2x4 shall be secured with orange fencing. No fasteners shall be attached to the tree. Should pruning of overhead branches be required, pruning shall be completed by a licensed tree contractor.

Mitigation Measure 9: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 10: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

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

DETERMINATION (to be completed by the Lead Agency).

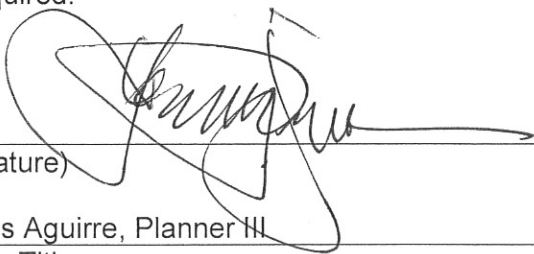
On the basis of this initial evaluation:

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

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

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

(Signature)



February 18, 2015

Date

Dennis Aguirre, Planner III

Name, Title

ATTACHMENTS:

- A. Project Plans
- B. Biological Evaluation Report dated April 29, 2014, prepared by Ralph Osterling Consultants, Inc.
- C. Biotic Survey Report dated March 27, 2012, prepared by Charles Patterson
- D. CDRC Decision Letter dated September 11, 2014 (Note: Certificate of Compliance (Type B) has been changed to (Type A) after further review of the project.)

DPA:fc – DPAZ0167_WFH.DOCX

PLANNING DEPARTMENT-COUNTY OF SANMATEO
 PLANNER WHO GAVE THE INFORMATION, USA
 ZONING: RL4.17

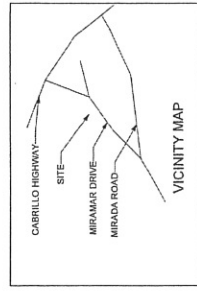
AREA INCLUDED IN	SQUARE FOOTAGE
HOUSE W/O GARAGE	794
FLOOR AREA	308
FRONT PORCH	47

AREA	SQUARE FOOTAGE
FIRST FLOOR EXCLUDING GARAGE	794
GARAGE	308
FRONT PORCH	47

SECOND FLOOR (EX CLUSES ITEMS BELOW)
X X 872

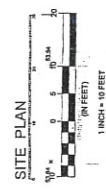
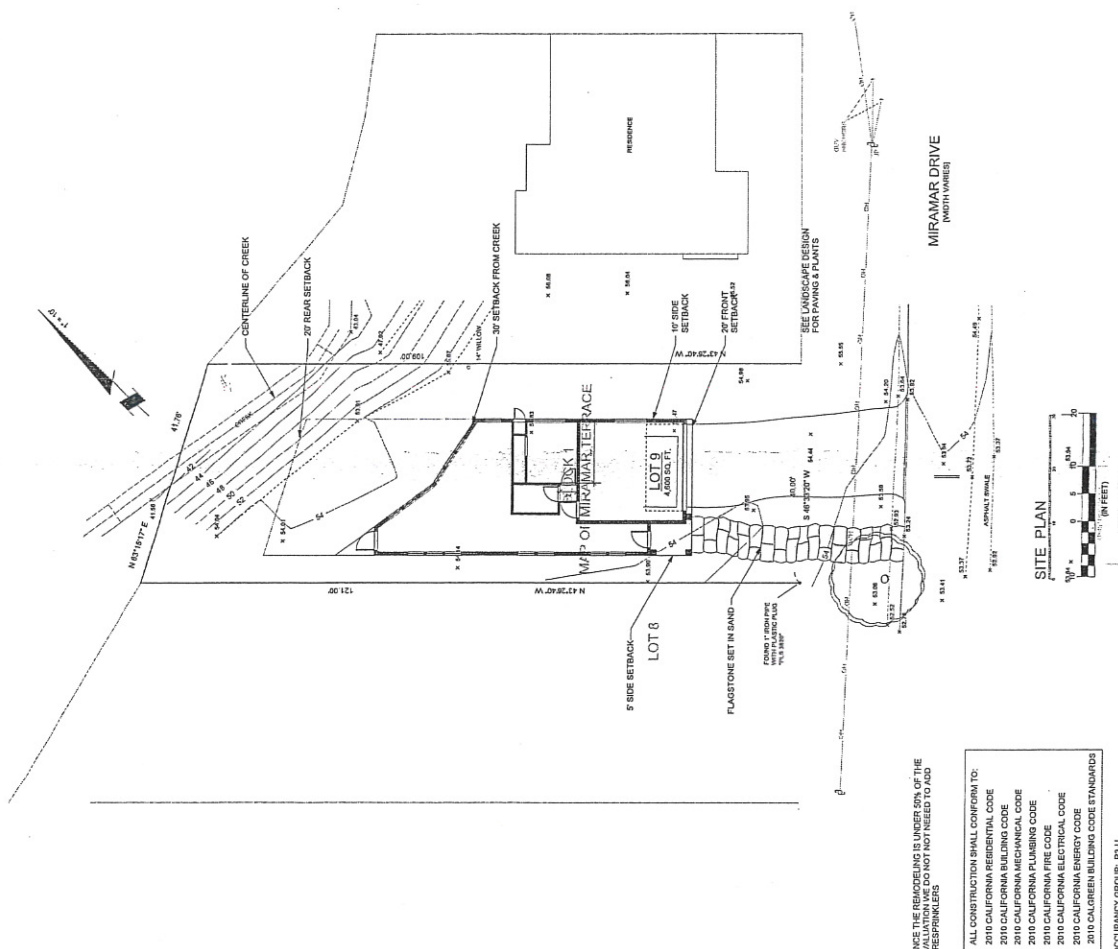
1,766	HOUSE SIZE WITHOUT GARAGE
1,209	OUR SITE COVERAGE
25%	PERCENTAGE OF SITE COVERAGE
4000	LOT SIZE
1610	MAXIMUM SITE COVERAGE ALLOWED

2,134	OUR TOTAL FLOOR AREA
68%	PERCENTAGE OF FLOOR AREA ALLOWED
4000	LOT SIZE
2200	MAXIMUM FLOOR AREA ALLOWED



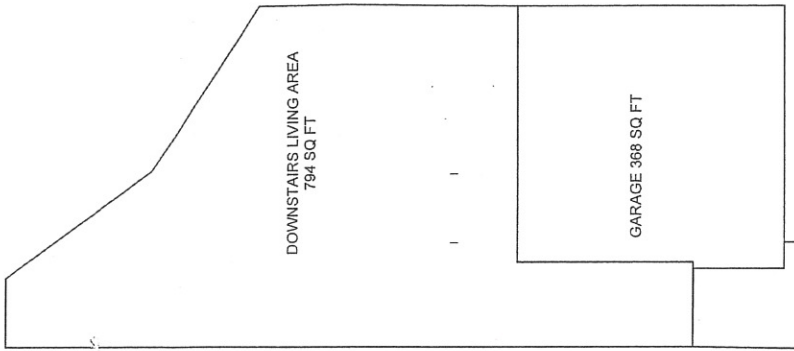
LIST OF DRAWINGS:

A1.1	TITLE PAGE	SITE PLAN
A2.1	FLOOR PLANS	
A2.2	SQUARE FOOTAGE PLANS	
A3.1	ELEVATIONS	
A4.1	SECTIONS	
A5.1	ROOF PLAN	
	SURVEY	
	LANDSCAPE DESIGN	

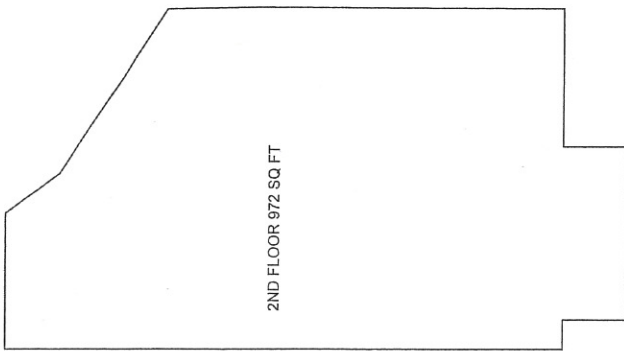


- SINCE THE REMODELING IS UNDER 50% OF THE EVALUATION WE DO NOT NEED TO ADD FIRESPRINKERS
- ALL CONSTRUCTION SHALL CONFORM TO:
- 2010 CALIFORNIA RESIDENTIAL CODE
 - 2010 CALIFORNIA BUILDING CODE
 - 2010 CALIFORNIA MECHANICAL CODE
 - 2010 CALIFORNIA PLUMBING CODE
 - 2010 CALIFORNIA ELECTRICAL CODE
 - 2010 CALIFORNIA ENERGY CODE
 - 2010 CALIFORNIA GREEN BUILDING CODE STANDARDS

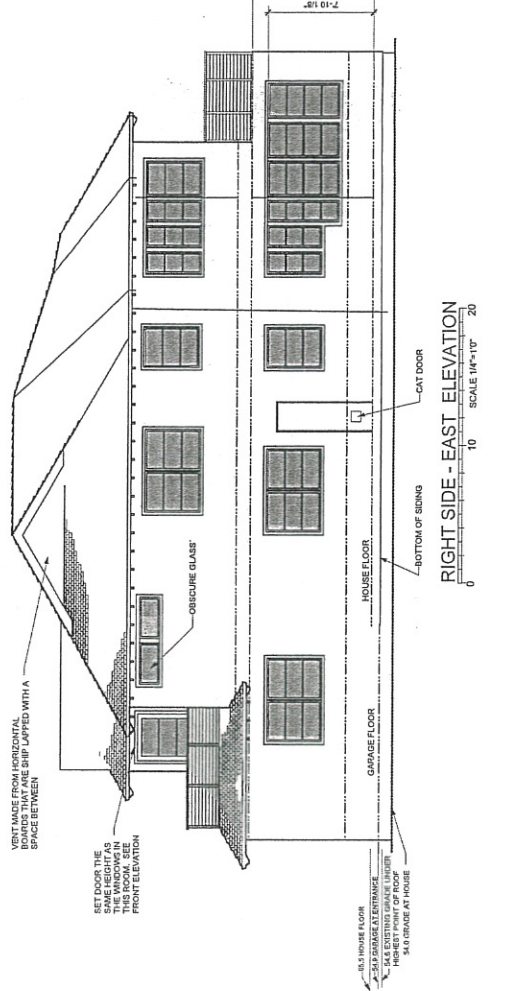
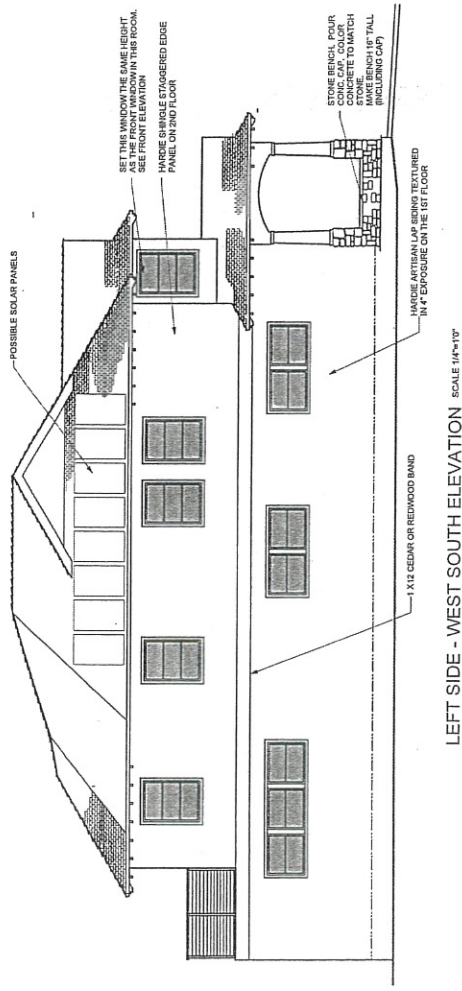
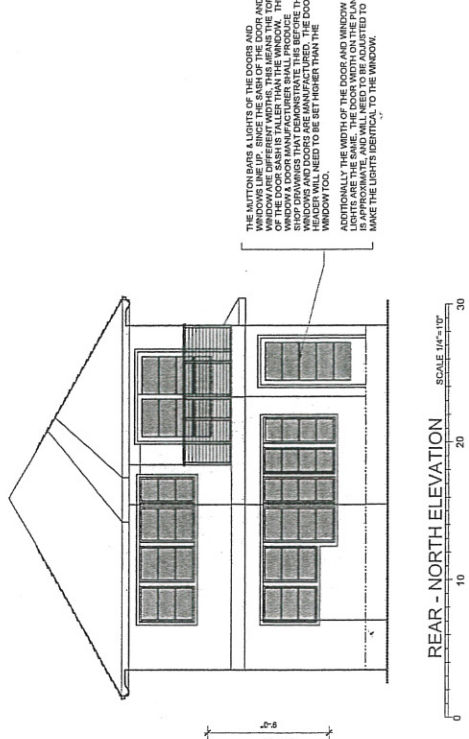
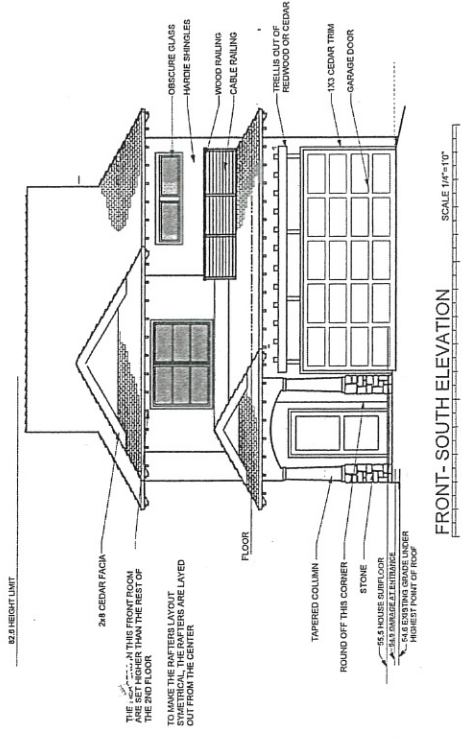
OCCUPANCY GROUP: R-3J
 TYPE OF CONSTRUCTION: TYPE V-B
 SCOPE OF WORK:

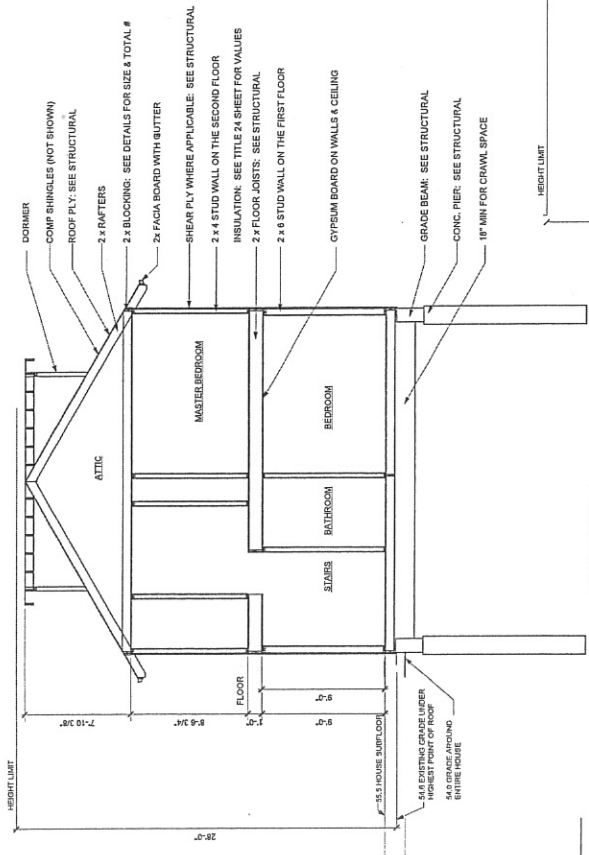


NEW 1st FLOOR SQUARE FOOTAGE PLAN SCALE 1/4"=10"



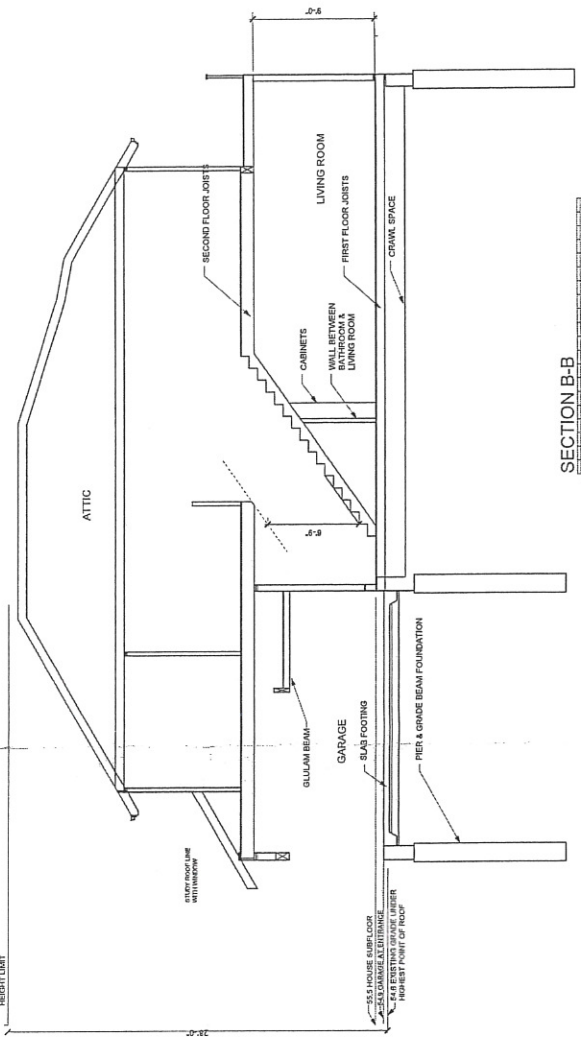
NEW 2ND FLOOR SQUARE FOOTAGE PLAN SCALE 1/4"=10"





SECTION A-A

SCALE 1/4" = 1'



SECTION B-B

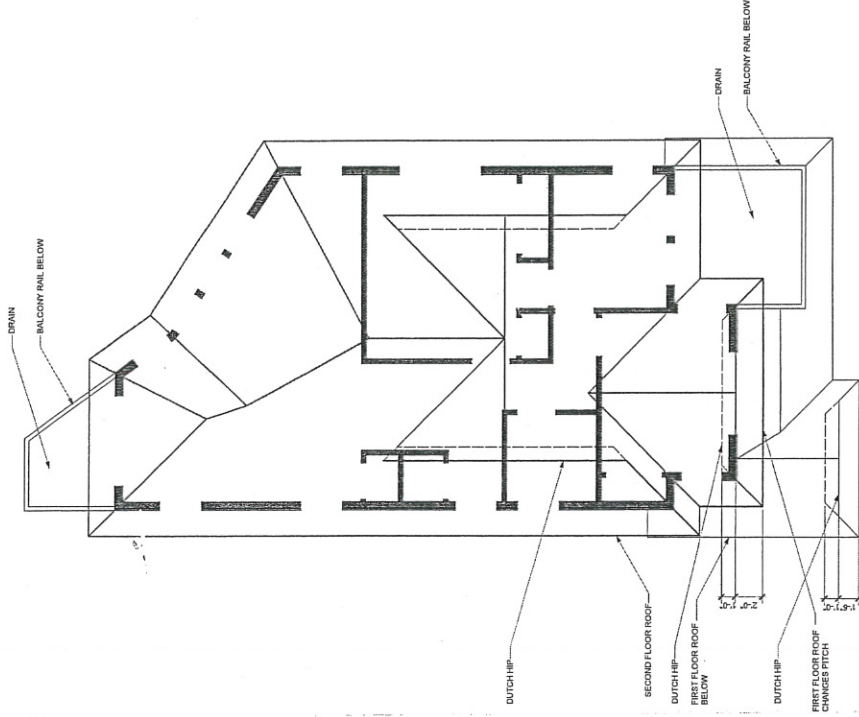
SCALE 1/4" = 1'



CHRIS RIDGWAY ARCHITECT, INC.
670 PEARL STREET, HALF MOON BAY, CA 94018
PH: 550.923.4301
WEB SITE: CHRSRCHT.COM
EMAIL: CRARCHT@COMCASTNET

NEW HOME FOR
MICHI GARRISON
APN # 048-054-130

DATE: 5-14
SHEET: A5.1



GARRISON RESIDENCE

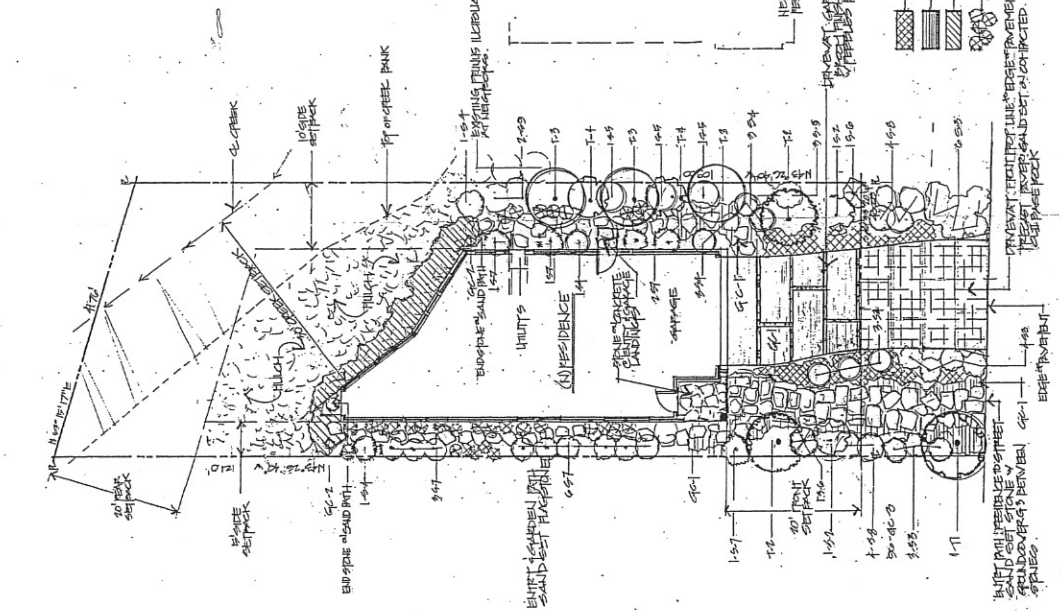
MIRAFAR DRIVE
HALF MOON BAY, CALIFORNIA 94019

DATE: 7-28-14
SCALE: 1/8"=1'-0"
DRAWN: K.C.
TITLE: PLANTING PLAN
SHEET: 1-1
OF: 1
BY: GARRISON

DESIGN: Blue Sky
CUSTOM LANDSCAPE DESIGNERS
LANDSCAPE ARCHITECTS LICENSE #124208
1250 Central Expressway, Suite 100, San Jose, CA 95128
(408) 724-1510 Fax: (408) 724-2133

REVISIONS	DATE	BY

PLANT LIST	SYMBOL	PLANT NAME	PLANT CODE	PLANT SIZE	PLANT TYPE	PLANT CHARACTERISTICS
TREES:	T-01	Redwood	SE01	12" DBH	Tree	Native, evergreen, shade tolerant
T-02	Redwood	SE01	18" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-03	Redwood	SE01	24" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-04	Redwood	SE01	30" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-05	Redwood	SE01	36" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-06	Redwood	SE01	42" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-07	Redwood	SE01	48" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-08	Redwood	SE01	54" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-09	Redwood	SE01	60" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-10	Redwood	SE01	66" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-11	Redwood	SE01	72" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-12	Redwood	SE01	78" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-13	Redwood	SE01	84" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-14	Redwood	SE01	90" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-15	Redwood	SE01	96" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-16	Redwood	SE01	102" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-17	Redwood	SE01	108" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-18	Redwood	SE01	114" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-19	Redwood	SE01	120" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-20	Redwood	SE01	126" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-21	Redwood	SE01	132" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-22	Redwood	SE01	138" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-23	Redwood	SE01	144" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-24	Redwood	SE01	150" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-25	Redwood	SE01	156" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-26	Redwood	SE01	162" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-27	Redwood	SE01	168" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-28	Redwood	SE01	174" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-29	Redwood	SE01	180" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-30	Redwood	SE01	186" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-31	Redwood	SE01	192" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-32	Redwood	SE01	198" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-33	Redwood	SE01	204" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-34	Redwood	SE01	210" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-35	Redwood	SE01	216" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-36	Redwood	SE01	222" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-37	Redwood	SE01	228" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-38	Redwood	SE01	234" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-39	Redwood	SE01	240" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-40	Redwood	SE01	246" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-41	Redwood	SE01	252" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-42	Redwood	SE01	258" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-43	Redwood	SE01	264" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-44	Redwood	SE01	270" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-45	Redwood	SE01	276" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-46	Redwood	SE01	282" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-47	Redwood	SE01	288" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-48	Redwood	SE01	294" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-49	Redwood	SE01	300" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-50	Redwood	SE01	306" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-51	Redwood	SE01	312" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-52	Redwood	SE01	318" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-53	Redwood	SE01	324" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-54	Redwood	SE01	330" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-55	Redwood	SE01	336" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-56	Redwood	SE01	342" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-57	Redwood	SE01	348" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-58	Redwood	SE01	354" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-59	Redwood	SE01	360" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-60	Redwood	SE01	366" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-61	Redwood	SE01	372" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-62	Redwood	SE01	378" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-63	Redwood	SE01	384" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-64	Redwood	SE01	390" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-65	Redwood	SE01	396" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-66	Redwood	SE01	402" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-67	Redwood	SE01	408" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-68	Redwood	SE01	414" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-69	Redwood	SE01	420" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-70	Redwood	SE01	426" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-71	Redwood	SE01	432" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-72	Redwood	SE01	438" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-73	Redwood	SE01	444" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-74	Redwood	SE01	450" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-75	Redwood	SE01	456" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-76	Redwood	SE01	462" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-77	Redwood	SE01	468" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-78	Redwood	SE01	474" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-79	Redwood	SE01	480" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-80	Redwood	SE01	486" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-81	Redwood	SE01	492" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-82	Redwood	SE01	498" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-83	Redwood	SE01	504" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-84	Redwood	SE01	510" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-85	Redwood	SE01	516" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-86	Redwood	SE01	522" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-87	Redwood	SE01	528" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-88	Redwood	SE01	534" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-89	Redwood	SE01	540" DBH	Tree	Tree	Native, evergreen, shade tolerant
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T-91	Redwood	SE01	552" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-92	Redwood	SE01	558" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-93	Redwood	SE01	564" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-94	Redwood	SE01	570" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-95	Redwood	SE01	576" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-96	Redwood	SE01	582" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-97	Redwood	SE01	588" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-98	Redwood	SE01	594" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-99	Redwood	SE01	600" DBH	Tree	Tree	Native, evergreen, shade tolerant
T-100	Redwood	SE01	606" DBH	Tree	Tree	Native, evergreen, shade tolerant



NOTES:
1. PLANTINGS TO BE INSTALLED - AUTOMATIC
2. PLANTINGS TO BE INSTALLED - MANUAL
3. PLANTINGS TO BE INSTALLED - MANUAL
4. PLANTINGS TO BE INSTALLED - MANUAL
5. PLANTINGS TO BE INSTALLED - MANUAL
6. PLANTINGS TO BE INSTALLED - MANUAL
7. PLANTINGS TO BE INSTALLED - MANUAL
8. PLANTINGS TO BE INSTALLED - MANUAL
9. PLANTINGS TO BE INSTALLED - MANUAL
10. PLANTINGS TO BE INSTALLED - MANUAL



APN: 048-054-130
1/8" = 1'-0"
1/4" = 1'-0"

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON TAKEN FROM
 BGT WHICH WAS FILED FOR RECORD
 PAGE 93 (MONUMENTS OUTSIDE MAP

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED
 ON THE "SEA LEVEL" DATUM. THE IRON PIPE
 WHITE PICKET FENCE AT THE CORNER
 MIRAMAR DRIVE WAS USED AS THE
 AS PER SAN MATEO COUNTY FIELD
 BOOK 723-16, PAGE 5.

NOTES:

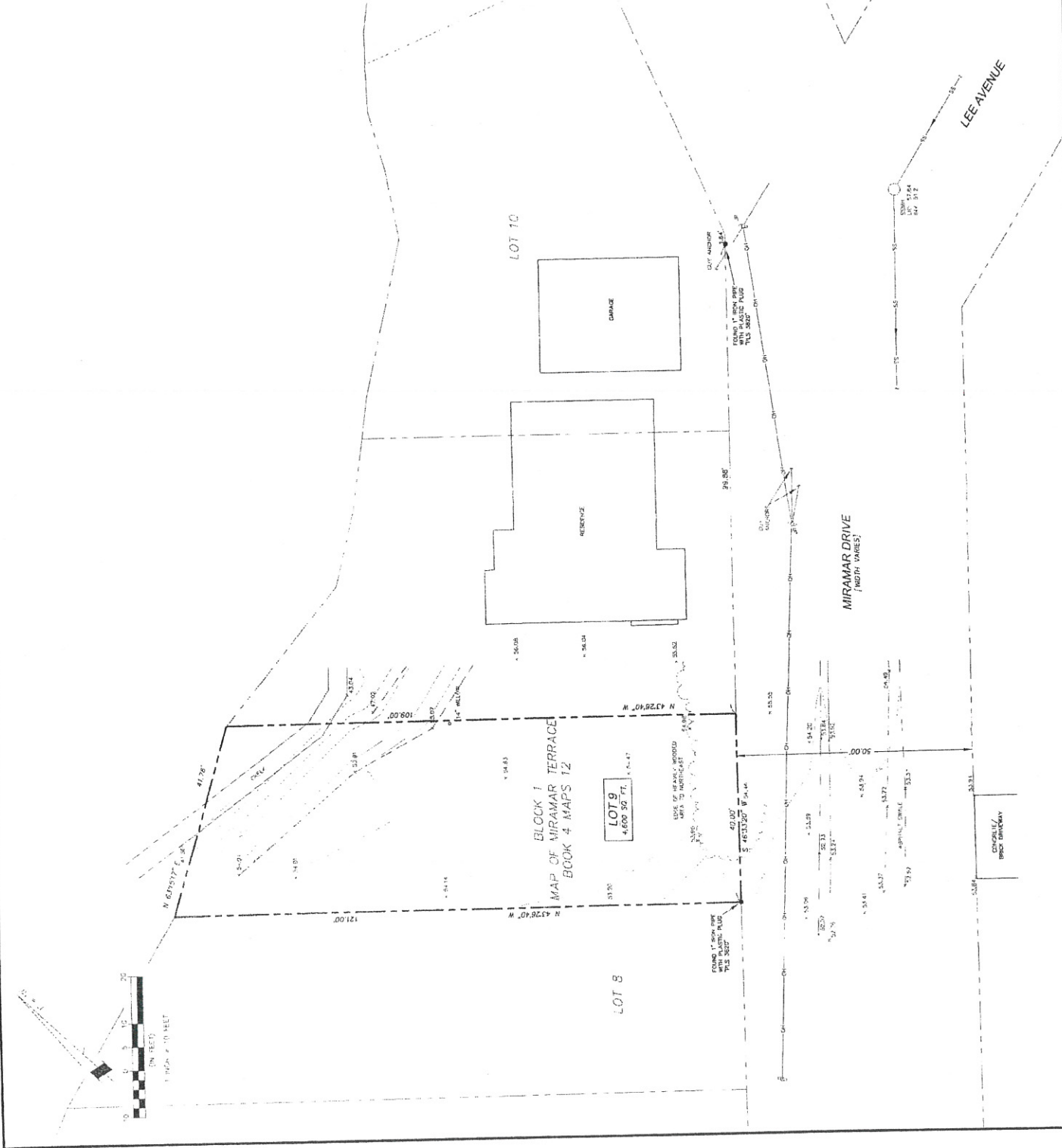
BGT DID NOT RECEIVE A TITLE REPORT
 PROPERTY; THEREFORE, ANY EASEMENT
 ENCUMBERING IT COULD NOT BE PLOTTED.
 UTILITIES SHOWN HEREON TAKEN FROM
 AND SHOULD BE CONSIDERED AS APPROXIMATE
 LOCATIONS OF UTILITIES. MAY VARY
 UTILITIES CAN ONLY BE OBTAINED BY
 TREE LOCATIONS SHOWN HEREON ARE
 SYMBOL SIZES BASED UPON TRUNK I
 AT THE LOCATION WHERE THE TREE I
 SURFACE LOCATIONS AND SIZES OF
 ASSUMED APPROXIMATE. TREE I
 MAP TREES OF TRUNK DIAMETER 82Z
 GREATER WERE LOCATED BY THE FIELD

SURVEY PERFORMED BY: BGT LAND
 www.bgtland.com

DATE OF FIELD SURVEY: JUNE 8, 21
 JOB NUMBER: 11-063

LEGEND

- AS
- BS
- CB
- CL
- CM
- CP
- CS
- CT
- DI
- EM
- EV
- FE
- FL
- FR
- GM
- GR
- GU
- GV
- HCR
- HR
- IP
- IP
- LA
- LC
- LA
- MH
- PH
- PV
- PP
- SDMH
- SBL
- SLS
- SSMH
- TBC
- TBM
- TS
- UNK
- VCP
- VCP
- VCP
- WV
- WV
- CIV-
- E-
- O-
- SD-
- SS-
- W-



LEGEND

- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- 3/8" CONC. WITH CEMENT
- DIRECTION OF SURFACE DRAINAGE FLOW
- SOLID PLASTIC DRAIN PIPE, SIZE AS SHOWN MINIMUM SLOPE ALL SUR DRAIN PIPES TO BE 1/8" UNLESS OTHERWISE NOTED

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF RANDY PALSTON, OWNER.
2. ELEVATION DATUM ASSUMED. THIS IS NOT A BOUNDARY SURVEY.
3. FINISH OR PROPOSED FINISH FLOOR FINISH FLOOR IN/INVERT

GRADING NOTES

CUT VOLUME: 20 CY (FOR FOUNDATION CONSTRUCTION)
 FILL VOLUME: 10 CY (FOR DRAINAGE)
 ABOVE FILL VOLUME IS APPROXIMATE.
 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 FINISHED LANDSCAPE SOILS.

DRAINAGE NOTES

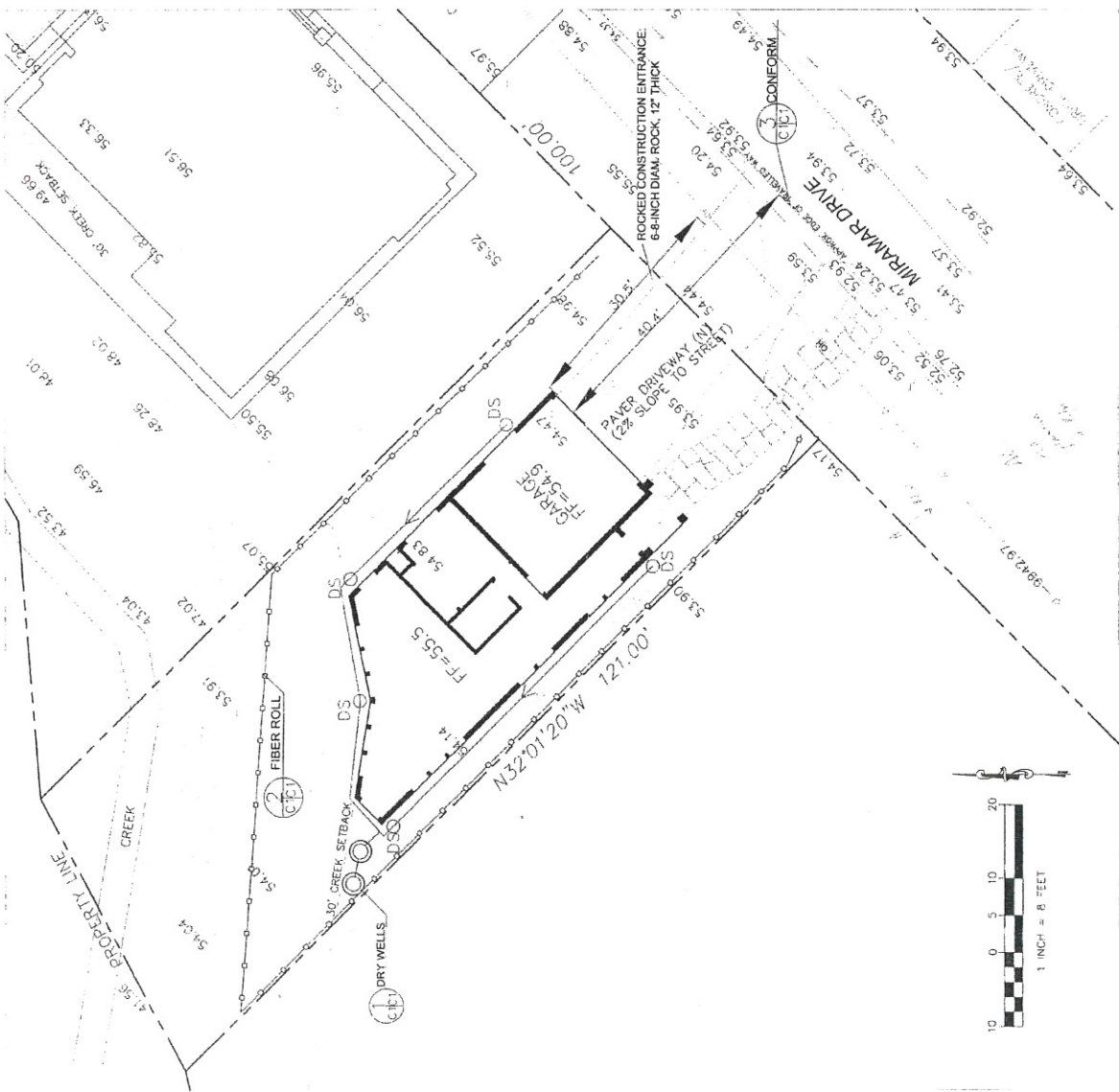
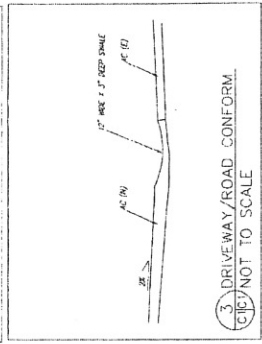
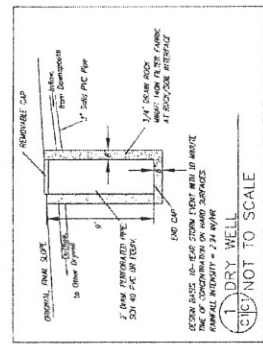
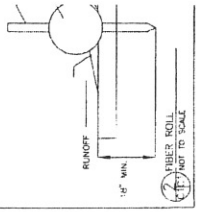
1. DRAINAGE INVERT: IF IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE FLOODING.
2. RUNOFF FROM ALL IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE DRY WELLS, WITH THE INTENT OF PREVENTING AN INCREASE IN RUNOFF.
3. ALL DRAIN LINES AND AREA DRAINS SHALL LEAD TO DRY WELLS SHOWN. DRY WELLS SHALL BE CONNECTED IN SERIES, AS SHOWN.
4. ALL DRAINAGE PIPES SHALL BE 8" DIAMETER SOLID PIPE, SLOPED AT INDICATIONS SHOWN.

DUST CONTROL NOTES

1. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
3. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unsealed access roads, parking and staging areas.
4. Sweep daily (preferably with water sweepers) all paved and unsealed construction areas and staging areas at construction sites.
5. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
6. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (soil, sand, etc.).
7. Limit traffic speeds on unsealed roads within the project parcel to 15 mph.
8. Limit idling of equipment to 10 minutes.
9. The approved plan shall be implemented for the duration of any grading and construction activities that generate dust particles.

EROSION CONTROL

1. EROSION CONTROL SHALL BE INSTALLED AT ALL CONSTRUCTION SITES.
 2. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 4. EROSION CONTROL SHALL BE INSTALLED AT ALL CONSTRUCTION SITES.
 5. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 6. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.





SAFETY AND COMMUNITY

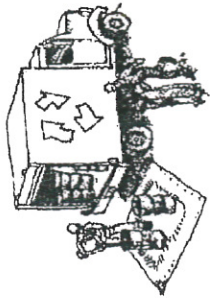
Water Pollution Prevention Program

Clean Water. Healthy Community

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



- Non-Hazardous Materials**
- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

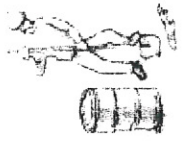
Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bugs, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.

Contaminated Soils

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

Paving/Asphalt Work

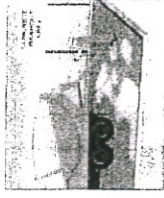


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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

Ralph Osterling Consultants, Inc.

1650 Borel Place, Suite 204
San Mateo, CA 94402-3508



ATTACHMENT B

April 29, 2014

VIA EMAIL

Mr. Randy Ralston
Half Moon Bay, CA 94019

RE: Lot 9, Miramar Drive, Half Moon Bay, CA
APN 048-054-130

PLN2014-00222
RECEIVED

JUN 26 2014

San Mateo County
Planning and Building Department

Dear Randy,

This letter is a professional evaluation of the site conditions on your property identified as Lot 9 on Miramar Drive and the potential impacts of your proposed site improvements.

Below is a summary of my observations and recommendations for your project. These observations are based on the site plan provided by Chris Ridgeway, Architect, Miramar Drive, Half Moon Bay, CA, dated January 16, 2014 (attached).

A detailed Biotic Survey was completed by Charles Patterson, and a report dated March 27, 2012, was prepared. This report confirms that the project area located on Lot 9 supports only non-native vegetation mixed with scattered common native species. This proposed development will not impact sensitive species or sensitive habitats.

OBSERVATIONS

1. The site is vegetated with a mixture of predominantly introduced vegetation and some native species.
2. The limits of construction are above the stream channel.
3. The stream channel is out of the project area and will remain undisturbed. Within the property, the stream consists of a continuous riffle with little or no habitat development and displays little or no fishery values.
4. No typical riparian vegetative corridor exists on the property. The vegetation consists primarily of introduced and invasive species, probably as a result of past land uses including agriculture.
5. As shown on the site plan, the proposed development includes a 30 foot rear setback, which is greater than the 20 foot setback required by the County.

6. Based on the site conditions, project plans, and set back requirements, no added permit will be required by CDF&W. The project is clearly out of the Agency jurisdictional area.

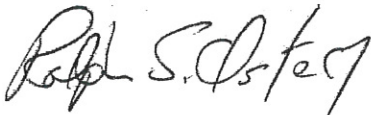
RECOMMENDATIONS

1. The site improvement is constructed as shown on the plan.
2. The 30 foot setback shall be staked, fenced and approved by the Registered Forester to assure no infringement into sensitive environmental areas.
3. The 30 foot setback shall be fenced with 4 foot tall orange marker fencing firmly attached to steel posts driven at least 1 foot into the ground. The fencing shall be in place during the entire construction period. It shall be installed prior to any grading activities.
4. Silt fencing shall be attached to and installed on the inside of the orange marker fencing. This fencing shall be maintained during the entire construction period. The silt fencing shall be trenched into existing grade as specified by the manufacturer prior to any grading activities.
5. The fencings shall be inspected and approved by the Registered Forester prior to grading activities.
6. No fueling or oil changing is allowed in any undisturbed areas.
7. Monitoring of construction activities and of the integrity of the fencing shall be completed on a monthly basis during the grading and construction activities.
8. A 32-inch diameter Monterey pine (*Pinus radiata*) is located adjacent to the front corner of the parcel. This tree should be wrapped with 2x4x8' tall on the project side. The 2x4 shall be secured with orange fencing. No fasteners shall be attached to the tree. Should pruning of overhead branches be required, pruning shall be completed by licensed tree contractor.

Mr. Randy Ralston
April 29, 2014
Page 3

With the implementation of the above recommendations and other grading conditions, I professionally feel the impacts of the projects will be limited to the grading footprint. Should you or others have question, please contact me at your convenience.

Respectfully,



Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California



Attachments

ATTACHMENT C

Charles A. Patterson
Plant Ecologist

1806 Ivanhoe Avenue, Lafayette, CA 94549
ph: (925) 938-5263 fax: 938-7723 email: cpwetguy@sbcglobal.net

March 27, 2012

Ralph Osterling
Osterling Consultants
1650 Borel Place, Suite 204
San Mateo, CA 94402

7-11-2014-00222
RECEIVED

JUN 26 2014

San Mateo County
Planning and Building Department

Re: Biotic survey report for proposed (vacant) Lot 10 (Block 1, Miramar Terrace APN 048-054-240),
Miramar Drive, San Mateo County

Dear Ralph:

Background and Methods

As requested, I visited the above referenced site on December 5, 2011, documenting its current biotic conditions, and specifically looking for any potential biotic features, habitats, or species of formal interest or regulatory concern. I walked the entire site and observed the vegetation and terrain closely throughout, identifying and noting all plant species observed. I also reviewed the two separate lots (9 and 10) and proposed homesite footprint in relation to onsite biological resources for Lot 10, evaluating the potential for adverse impacts. I have also reviewed the County's guidelines and definitions regarding riparian corridors and their associated buffer zones.

As a botanist and wetland specialist with over 30 years of experience in northern California, I was able to assess the site's current vegetation makeup and sensitivity relatively quickly, as almost the entire site supports non-native species. I examined the onsite drainage channel (and nearby areas) for possible "wetland" conditions, and made a brief reconnaissance (and air photo survey) of the neighboring lands for other possible habitats or features of local biotic significance.

The site is situated in a small, older residential tract that is sandwiched between Highway 1 and the Pacific Ocean at the junction of Miramar Drive and state Highway 1 just north of the town of Half Moon Bay. There is a small ephemeral creek that brings seasonal runoff from watershed above (east of) the highway, delivering it toward the ocean via the small channel onsite. This channel has evidence of considerable siltation from unknown upstream sources, and threads a route downslope between the backyards of the numerous adjacent homes. Most of these homes have installed backyard fences, lawns, gardens, and other extensive landscaping, including what are now very large old eucalyptus and acacia trees.

Lot 10 ("Project") is located on a relatively small site, and occurs on mostly level (at least partially historically graded) land abutting the small ephemeral creek as it re-surfaces from beneath Highway 1. It abuts Miramar Drive on its south edge, the highway to the east, and private homes immediately to the north and west. Aside from the creek, the site itself has no significant offsite watershed, and local runoff either percolates downward completely into the coarse silty/sandy soil, or sheet flows into the small channel. All adjoining land has also been significantly altered by the placement of homes, roads, fences, and extensive landscaping.

The site was surveyed in detail on December 5 to document onsite conditions and determine whether or not sensitive species and/or habitats might be present. All plant species encountered were identified to at least the level needed to ascertain rarity or commonness. Records for sensitive plants in this region were reviewed to help guide the field search, but essentially the entire site was examined closely and all plants encountered were identified.

Existing Site Conditions

The Project site is a vacant area (pre-existing 'Lots 9 and 10') within a small older existing housing development. Virtually the entire neighborhood has been fairly heavily altered biologically by the construction of numerous homes and other associated structures, the installation and maintenance of extensive ornamental landscaping, and the ongoing disturbances attendant to such a typical mosaic of paved roads, fences, manicured yards and gardens, and the occasional vacant lot. As is often typical of such vacant lots, the project site here has come to support a dense growth of non-native species, including the dominant onsite trees (*Eucalyptus*, *Acacia*, *Pinus*) and most of the groundcover (*Vinca*, *Senecio mikanioides*, *Rubus*, *Cirsium*, *Stellaria*, *Sonchus*, *Galium*, *Lolium*, *Holcus*, *Picris*, *Solanum*). Much of this proposed lot is open, supporting annual grasses (*Lolium*, *Bromus*, *Vulpia*) and weeds (*Sonchus*, *Solanum*, *Coryza*, *Conium*, *Picris*, *Euphorbia*, *Oxalis*), plus the scattered fenceline overstory pines, plus three small clusters of the native arroyo willow (*Salix lasiolepis*), two on the upper banks of the small onsite drainage and one at the edge of Miramar Drive. There is also one medium size/age cottonwood tree near the Lot 10's SE corner.

With regard to native species, Lot 10 supports almost none, but does have a few scattered native herbs (*Urtica*, *Stachys*, *Osmorhiza*, *Scrophularia*, *Fragaria*, *Bromus carinatus*, *Lupinus*, *Artemisia douglasiana*), a native blackberry (*Rubus vitifolius*), and the willow clusters. The drainage itself is a relatively unconsolidated bed of 'recently' deposited silt and sand, with a small channel (roughly 3 to 4 feet wide, by one to two feet deep), exhibiting localized erosion in the silt bed right along the scour zone, and virtually no true riparian vegetation. Overstory is sparse planted (not along the channel, but nearby) Monterey pines and acacias (*Acacia melanoxylon*), largely along the site's edges or possibly even on the neighboring parcels, with very large old eucalyptus nearby (and close enough to shed significant shade and bark debris throughout the site, including along and within the actual channel). The banks of the channel are covered in a dense layer of old eucalyptus bark, leaves and branches, and sparse intertwining growth of blackberry, *Vinca*, and German ivy (*Senecio*). The creekbanks support no riparian trees such as bigleaf maple, cottonwood, box-elder, alder, or tree willow (e.g., *Salix laevigata*), nor are there any native oaks (*Quercus*), California bay (*Umbellularia*), buckeyes (*Aesculus*), tanbark oak, or redwood trees, nor any other native riparian or semi-riparian woody species other than the willows and the solitary cottonwood mentioned above. Figure 2 shows these shrubs and tree respectively. Understory is almost lacking except for the blackberry and other vines, plus a few shrubs. Regionally typical riparian thickets of narrow-leaf willow (*Salix exigua*), creek dogwood, wild rose, native honeysuckle, and/or other common shrubs are completely lacking (although there are a few such plants upstream at the creek's culverts beneath Highway 1). Also, while small pockets of technically defined "wetland" (e.g., *Juncus*, *Scirpus*, *Typha*, *Carex*, *Oenanthe*, etc.) can often occur in wide spots or on flats along regional creeks, the local reach of onsite channel has no such pockets or communities onsite or immediately nearby. This small channel represents jurisdictional "Other Waters" and would be subject to regulation by the U. S. Army Corps of Engineers, at least within the zone below Ordinary High Water.

In essence, the old, domineering overstory and pervasive influence (shade, debris, volatile oils) of the nearby eucalyptus trees render most of the Lot 10 area unsuitable for many native species, plants and wildlife, and (along with extensive onsite disturbances) has resulted in a highly degraded assemblage of weeds and introduced trees having taken over, with little or no remaining native habitat or species values. The small creek here has no true riparian growth (other than the small willow clusters), no evident pools or well defined riffles, nor any aquatic habitat suitable for most water-dependent wildlife. It is largely just a loosely (barely) consolidated bed of sand and silt with a small meandering low flow channel.

With regard to Lot 10, this area is similar to Lot 9 except that it is dominated by a dense, mature canopy of non-native eucalyptus trees. While mature woody growth is often associated with more or better habitat diversity and/or potentially important habitat for wildlife, this is not the case with regard to large eucalyptus. Rather, as these introduced trees get larger, they begin to pose a very real threat of falling or losing large heavy (and potentially quite damaging) branches in a windstorm. As such, while they could be regarded as simply mature woody vegetation, they are actually quite a danger to neighboring (and any potential onsite) structures in the area. Further, as these trees here have grown to fully dominate Lot 10, the downcasting of voluminous aromatic oil infused bark, leaves, and small branches have formed a relatively thick, continuous ground layer (up to three feet deep) of such debris, to the point of essentially precluding any other significant vegetation from becoming established or persisting in the understory or as groundcover. Growing with the large eucalyptus are several non-native black acacia trees as well. Scattered understory plants include sparse and depauperate individuals of blackberry (*Rubus*), nasturtium, Vinca, and German ivy (*Senecio mikanioides*). Ninety percent or more of the 'understory' and/or 'groundcover' is simply dead eucalyptus debris.

With regard to any "riparian corridor" associated with the small drainage that crosses this lot (the same as flows across Lot 9 just downstream), this small ephemeral drainage is very similar to the reach described above for Lot 10 in that it is situated in relatively recently deposited (and therefore largely unconsolidated) sand and silt. It is completely dominated by the eucalyptus overstory, and supports essentially no significant understory or groundcover because of the preclusionary attributes of the eucalyptus trees' shading and 'toxic' duff and debris. The drainage on this lot supports no significant native riparian vegetation, except for a small area (less than a few hundred square feet) of riparian herbs (*Cyperus*, *Senecio mikanioides*, *Nasturtium*, *Stachys*) and shrubs (*Cornus stolonifera*, *Rubus*, *Sambucus*) at the immediate entry of the culvert below Highway 1 where it enters the site. For the rest of the reach of drainage downstream across Lot 10, there is almost no creekbank vegetation at all as the deep, dense eucalyptus debris largely prevents anything from growing here. The drainage channel itself is approximately two to four feet wide, and one to two feet deep, but because of the shifting substrate and lack of vegetation, it tends to meander a bit through the debris. There is no significant native or non-native riparian vegetation on this lot, and removal of the eucalyptus trees (all or in part) would not represent either a significant botanical impact or a loss of important wildlife habitat, and could actually serve to open the drainage channel for additional true riparian growth (e.g., willows, dogwood, etc.) to become established. With regard to the local grade break present on this lot, there is no significant native vegetation that would be adversely affected by grading and/or elimination of this topographic feature. With reasonable care to protect the physical channel, plus selected tree removal and post construction revegetation, this local reach of creek could in fact be substantially improved as potential habitat for native wildlife and riparian vegetation.

Sensitive Biotic Features and/or Species

No rare, endangered, or otherwise unusual or protected plants or wildlife have been reported from this site or immediately nearby, and no such species were observed during the field survey. There are no old native trees, and there is essentially no defined riparian corridor other than the narrow (five feet wide) channel zone itself. With regard to potential riparian growth, aside from the willow clusters, there is essentially no native riparian vegetation. In fact, because of the extreme degree of past and recent disturbances, combined with the strong overall influence by the surrounding eucalyptus stands, virtually the entire site has been rendered relatively unsuitable for native, much less sensitive or endangered, species. In addition to the willow clusters, there is one semi-riparian tree (marked on the proposed Project map as a "12 inch alder" in the SE middle of Lot 10, but which is not actually an alder, but a cottonwood, apparently *Populus trichocarpa* (but could be a hybrid or possibly an introduced variety).

Typical biotic features of concern for this region include protected (i.e., listed) and/or otherwise sensitive species, unusual or otherwise sensitive habitats (e.g., sand dunes, clay depressions, seeps, rock outcrops, creeks, riparian and wetland areas), significant or exemplary individuals or colonies of plants (heritage trees, native assemblages), and general native plant communities if relatively undisturbed. This region in particular is known to contain coastal bluff and shoreline habitats (and a number of associated rare species), redwoods and other dense canyon forest types, seasonal wetlands, freshwater marshes, and numerous types and sizes of riparian zones. The presence of any of these types would be potentially significant.

Because of the commonness of the soils, general habitats, and the high degree of disturbance, however, this site provides little, if any, potentially suitable habitat for any of the region's listed, protected, or otherwise sensitive species, plants or animals. The study area is deemed, therefore, as unlikely to support any rare or endangered plant species, and no such species have been found. Further, direct observations made of the potential homesite footprint area on Lot 10 found only common (and highly degraded) vegetation, habitats, and species.

The study area here (i.e., both lots together) does not support any habitats considered to be of very high natural sensitivity (such as rare plant occurrences, significant natural wetlands, redwoods, sand dunes, riparian vegetation), although it does contain the small ephemeral creek. This drainage feature, however, exhibits considerable deposition of sand and silt from upstream sources, and the low flow bed is a small actively eroding channel through the larger overall bed and bank feature. "Ordinary High Water" is roughly one to 1.5 feet above the bed bottom, dictating a "jurisdictional" channel ("Other Waters") width of approximately three to five feet on average locally. There is no technically defined or jurisdictional "wetland" present along the creek or anywhere else on the site, although a small area right at the highway culvert on Lot 10 may qualify as "wetland" (but would not be disturbed because of its location away from the building site).

Specific wildlife studies have not been conducted, but this investigator has considerable experience in assessing habitats for various sensitive wildlife species, and is familiar with the sensitive animal species known or suspected in the region. Because of its history of disturbance, surrounding human encroachments, and highly influential eucalyptus groves, the site does not contain particularly valuable resources for even most common wildlife, much less for any rare, secretive, endangered, or otherwise sensitive animal species. The dense cover and seed producing weeds here probably provide some meager habitat value for common small mammals, lizards and snakes, and songbirds, but because of its very closed character and surrounding homes and yards, does not provide much value for raptors, deer or other larger mammals, nor for any shorebirds or waterbird use. The general creek corridor probably provides a

movement corridor for local wildlife between surrounding pockets of undeveloped land, and the proposed project will not significantly affect this movement potential.

Issues and Potential Project Impacts

While the proposed Project at this point involves no actual ground disturbance, the future construction of a home (or homes) on the site would result in relatively insignificant adverse impacts to botanical or other biotic resources. The primary potential impacts that would be of concern include (1) the direct disturbance to or adverse impacts to the small creekbed zone; (2) direct loss of or adverse impacts to habitats that support rare, endangered, or otherwise sensitive plants, and/or (3) direct loss of or indirect adverse impacts to native riparian or coastal woodland and/or forest vegetation. However, since the site lacks most such resources altogether, impacts to such resources as native habitats, mature or significant native riparian vegetation, or sensitive species will be essentially insignificant. While there could potentially be downslope erosion and/or creekbed sedimentation, the creek is afforded a relatively uniform setback from the high water line, and the homesite is situated such as to be well back from the channel. It is presumed here that with the incorporation of regionally standard 'best management practices' (e.g., full construction and grading precautions, silt fencing and other erosion control measures) should adequately address this potential concern.

The current Project (development of Lot 10) would affect no wetlands, nor the actual creekbed, and this lot has ample space of common open grassland and weeds within which to site the planned home and associated facilities. No riparian habitats or significant woody vegetation would be lost or otherwise affected with the Project. As discussed earlier, the study area has extremely low potential to support sensitive species, and none have been found or reported here. The entire site is composed of common vegetation, and the potential homesite in particular supports only common, and largely non-native weeds, grasses, and vines. No other areas, habitats, or features of significance have been identified on the site, and in general, there are almost no significant botanical or vegetation related constraints on future development of the proposed homesite.

Summary and Recommendations

In general, the site is dominated by very common non-native vegetation, including introduced species of blackberry and other vines, trees, shrubs, and numerous weeds and grasses. There are no truly natural habitats present, as even the small creek supports no native riparian growth. Historic and ongoing disturbances in the area, plus the non-native plant invasions onsite have converted virtually the entire site into a non-natural situation, and native species altogether are no longer a significant component here. The study area contains no native grassland, forest or woodland, nor any significant riparian values, and the site has no unusual substrates or habitats, nor any discernible habitat values for any of the region's sensitive plant or wildlife species.

No sensitive plants or habitats would be lost or adversely affected with homesite development on Lot 10, and general impacts to common non-native vegetation (e.g., localized clearing, etc.) are regarded here as insignificant. No significant trees would be removed, and with the setback proposed, there would be no significant adverse impacts to the small channel, nor to any riparian resources. General concerns relative to potential erosion, sidestepping of any unused materials, or other temporary disturbances that might be associated with construction can be effectively and adequately minimized as long as standard precautions are taken to minimize undue soil disturbance, erosion, and downslope sedimentation, as well as minimizing outward activities (outside the designated homesite envelope) to the extent possible.

This concludes my evaluation and report for this site. Please feel free to have the County staff contact me directly if they have any questions or additional biological issues they wish to discuss further.

Sincerely,


Charles A. Patterson



County of San Mateo

Planning & Building Department

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

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

November 24, 2014

ATTACHMENT D

Randy Ralston
385 Miramar Drive
Half Moon Bay, CA 94019

Dear Mr. Ralston:

SUBJECT: Coastside Design Review Recommended Approval
Miramar Drive, Miramar
APN 048-054-130; County File No. PLN 2014-00222

At its meeting of September 11, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review recommendation to allow construction of a 1,766 sq. ft. new single-family residence, plus a 368 sq. ft. attached two-car garage on an existing 4,600 sq. ft. non-conforming parcel, where 5,000 sq. ft. is the required minimum, as part of a Coastal Development Permit and Certificate of Compliance (Type B). No trees are proposed for removal. This project is appealable to the California Coastal Commission.

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

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of new structures.

The Coastside Design Review Committee found that:

2. For the Design Review

This project has been reviewed under and found to be in compliance with the Design Review Standards for One-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- a. The proposed structure includes numerous articulated areas achieved through the change in materials from the first to the second floor on both sides of the structure (Section 6565.20(D)1d and e).
- b. The proposed Craftsman architectural style complements and enhances the predominant style of the neighborhood homes (Section 6565.20(D)2).
- c. The primary roof form serves as a unifying element for neighborhood roof forms (Section 6565.20(D)3).
- d. The proposed materials, such as lap siding and shingles and earth-tone colors as the project's color scheme, make the project compatible with the existing neighborhood design context (Section 6565.20(D)4).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the CDRC on September 9, 2014. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the CDRC, with applicable fees to be paid.
2. The design review final approval shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the recommended approval letter on the top pages of the building plans.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

- c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

6. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and to prevent erosion and sedimentation off-site.
7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
9. No site disturbances shall occur, including any grading or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed.
10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Miramar Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Miramar Drive. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Noise levels produced by the proposed construction activity shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
13. Installation of the approved landscape plan is required prior to final inspection.

Building Inspection Section

14. The applicant shall apply for a building permit.

Granada Sanitary District

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

Coastside County Water District

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

Department of Public Works

17. Prior to the issuance of the building permit, the applicant shall 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.
18. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
19. 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.
20. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.

Coastside Fire Protection District

21. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In

existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

22. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms are to be installed per manufacturer's instruction and NFPA 72.
23. Add note: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
24. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
25. Occupancy separation: As per the 2010 CBC, Section 406.1.4, a one-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal protected.
26. Address numbers: As per Coastside Fire District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
27. Add the following note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire 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.
28. Roof covering: As per Coastside Fire District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

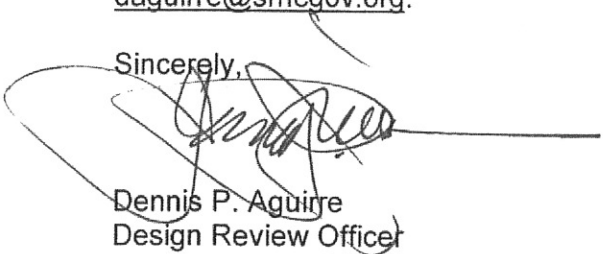
29. Vegetation management: As per the Coastside Fire District Ordinance No. 2013-03, the 2013 California Fire Code (CFC) and Public Resources Code 4291, a fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuelbreak is 100 feet or to the property line.
30. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
31. Add the following note to the plans: 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 10 feet to adjacent trees when fully grown or at maturity.
32. Add the following note to the plans: 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.
33. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.
34. Add the following note to plans: A fuel or defensible break is required around the perimeter of all structures, existing and new, to a distance of not less than 30 feet and may be required 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.
35. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B, the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.
36. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire District Ordinance No. 2103-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department or the City of Half Moon Bay. A building permit will not be issued until the plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for

automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

37. Add note to the title page that the building will be protected by an automatic fire sprinkler system.
38. Exterior Bell and Interior Horn/Strobe: These are required to be wired into the required flows 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.
39. All fire conditions and requirements must be incorporated into your building plans (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.
40. Solar Photovoltaic Systems: These systems shall meet the requirements of the Coastside Fire Protection District as outlined in Standard Detail DI-007 Solar Photovoltaic Systems.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:jlh – DPAY1066_WJN.DOCX

cc: Dianne Whitaker, Architect
Willard Williams, Architect
Tom Daly, Community Representative

Planning Commission Meeting

PLN 2014-00222

Case

E

Attachment



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Planning Commission Meeting

Owner/Applicant:

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