

Planning and Building Department

County Government Center ■ 455 County Center ■ Redwood City CA 94063
Mail Drop PLN 122 ■ 650 • 363 • 4161 ■ FAX 650 • 363 • 4849

Application for Design Review by the County Coastside Design Review Committee

Permit #: PLN 2016-00054

Other Permit #: _____

1. Basic Information

Applicant:

Name: Doug Machado
Address: PO Box 2902
El Granada, Ca. Zip: 94018
Phone,W: 6506702810 H: 6507261408
Email: dougrmachado@gmail.com

Owner (if different from Applicant):

Name: Jacqueline & Doug Machado
Address: PO Box 2902
El Granada, Ca. Zip:
Phone,W: 6506702810 H: 6507261408
Email: dougrmachado@gmail.com

Architect or Designer (if different from Applicant):

Name:
Address: Zip:
Phone,W: H: Email:

2. Project Site Information

Project location:

APN: 0 47287260
Address: Palma St.
El Granada, Ca. Zip: 94,018
Zoning: R-1/S-17/DR
Parcel/lot size: 6000 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe):

3. Project Description

Project:

- New Single Family Residence: 2864 sq. ft
- Addition to Residence: sq. ft
- Other: _____

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Describe Project:

Two Story 2864 Single FAM.
Home on 6000' Parcel. 2337 Living
AND 527 GARAGE.

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish (If different from existing, attach sample)	Check if matches existing
a. Exterior walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Windows	_____	_____	<input type="checkbox"/>
d. Doors	_____	_____	<input type="checkbox"/>
e. Roof	_____	_____	<input type="checkbox"/>
f. Chimneys	_____	_____	<input type="checkbox"/>
g. Decks & railings	_____	_____	<input type="checkbox"/>
h. Stairs	_____	_____	<input type="checkbox"/>
i. Retaining walls	_____	_____	<input type="checkbox"/>
j. Fences	_____	_____	<input type="checkbox"/>
k. Accessory buildings	_____	_____	<input type="checkbox"/>
l. Garage/Carport	_____	_____	<input type="checkbox"/>

5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

- (optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.



 Owner:



 Applicant:

219116

 Date:

219116

 Date:

Design Review Application Submittal Checklist

During the Design Stage, this checklist is intended to be used by the Applicant up to the time of the submittal of a complete application to the Current Planning Staff. This checklist is used to certify Pre-application Conference Attendance and to help the Applicant compile all the materials and information required for complete application submittal. At the time of project submittal, the Applicant should bring this checklist to the Planning Counter Staff, as this checklist will be used to review the completeness of the application submittal.

DESIGN STAGE

1. DESIGN SHALL CONFORM TO APPLICABLE REGULATIONS AND STANDARDS

The following samples are enclosed in this packet to illustrate materials required for application (see application requirements):

- a. *Maximum Building Heights in Unincorporated San Mateo County*
- b. *Survey Sample*
- c. *Sample Primary Building Elevation (Guidance for Presentation of Color and Exterior Material Samples)*

Other regulations and standards are available at the Planning and Building Department's Website and at the Planning Counter:

- a. *Midcoast Design Review Standards*
- b. *Design Review (DR) Zoning District Regulations (includes Bayside DR Standards and Required Findings for Permit Approval)*
- c. *Coastside Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications*

2. PRE-APPLICATION CONFERENCE REQUIREMENT

Prior to finalizing the design of a project in the Design Review District and submitting an application for Design Review, the project designer (which can be the owner) must participate in a pre-application conference with a planner. The purpose of the pre-application conference is to assure that the designer and owner are aware of the design standards, expectations, and application requirements of the County prior to finalizing the design of a project. Applications which have not been signed for certification of pre-application attendance are considered incomplete and will not be accepted by the Current Planning Section. Pre-application conferences may be arranged by appointment by calling 650/363-1825.

CERTIFICATION OF CONFERENCE ATTENDANCE

On Dec 22, 2015, the project designer/architect attended a pre-application conference in relation to the development project located at 047 287 ~~260~~ 260.

C. LEUNG
Planner

PRE2015-00065
Pre-Application Case No.

Notes:

Note: Staff, please add pre-application project review notes as a parcel tag to the property.

APPLICATION STAGE

3. APPLICATION REQUIREMENTS

The following items are necessary for submittal of a complete application:

- a. Proof of owner's interest in property (copy of deed, tax bill, etc.).
- b. Completed Design Review Application Form.
- c. Owner's concurrence shall be provided if owner does not sign application.
- d. C.3 and C.6 Development Review Checklist (if project will result in 2,500 sq. ft. or more of impervious surface).
- e. Completed Environmental Information Form.
- f. Any required supplemental forms.
- g. Fees as set by resolution of the Board of Supervisors.
- h. A brief written explanation of how the design of the project conforms to the Design Review standards.
- i. Four (4) 8 1/2" x 11" color copies of exterior color/material (wall, trim, windows, accent). Include color chips from paint stores or manufacturers. Fire-rated materials are required in State Responsibility Areas (SRA) or Local Responsibility Areas (LRA). If specific materials are proposed, they must comply with this requirement.
- j. Five (5) full-scaled sets of preliminary drawings (not construction plans, minimum 18" x 24" paper size).
- k. One (1) set of 8 1/2" x 11" paper reproductions of site plan, floor plans, building elevations and cross section.

- I. Coastside Design Review Districts: Electronic file of plans (prefer PDF of vector drawings) on disc.

PLAN SETS SHALL INCLUDE THE FOLLOWING INFORMATION:

SURVEYS

- o A stamped topographical and boundary survey prepared by a licensed land surveyor or a registered civil engineer (minimum scale of 1 inch = 10 feet). A stamped boundary survey is required for additions located less than 5 feet from a minimum setback line.
- o Survey(s) shall show baseline elevation datum point and its elevation as established by a licensed land surveyor or engineer. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural grade of the site or finished grade depending on the applicable zoning district; garage slab, finished first floor, peak roof elevation.

SITE PLAN (Based on Survey)

- o Information Table on Title Sheet showing: Assessor's Parcel Number/Address, Zoning District, parcel size, square footage of structures (existing and proposed), lot coverage with calculations (maximum allowed and proposed), and floor area ratio (FAR) with calculations (maximum allowed and proposed).
- o Property Lines: Clearly defined and accurate, including their respective linear lengths.
- o All existing and proposed improvements (clearly differentiated), including buildings, structures, decks, paving, fences, walls, etc. If, in the case of additions, minimum setback compliance is proposed, a focused boundary survey shall be submitted confirming the exact location of the existing and proposed addition's distance to the closest property line.
- o Dimensions of all setbacks from the structure to the property line.
- o Any easements (public and private) and utility lines. Access easement should be deducted from lot area for purposes of lot coverage and floor area ratio (FAR).
- o Existing grade and proposed grade contour lines as they relate to finished floor levels. Define grading and areas of disturbance by shading.
- o Height and location of all existing and new fences and walls.
- o Location and type of new and existing utility lines (this may be provided on a separate Utility Plan).
- o Tree Plan showing:
 - ◇ Bayside DR Districts (Emerald Lake Hills, Palomar Park, Devonshire): All existing trees 6" in diameter or 19" in circumference (significant trees). Number trees on plans and identify species/type.
 - ◇ Outside of Bayside DR Districts: All existing trees 12" in diameter or 38" in circumference (significant trees). Number trees on plans and identify species/type.

- ◇ Trees to be removed, as marked with an "X." List type and size here or attach a list:

- ◇ An arborist report is required for trees proposed for removal on the basis of poor health, potential hazard, or when a tree is proposed to remain and within 5 feet of a proposed structure.
- o New houses in Emerald Lake Hills: The location of two (2) guest parking stalls is required. Guest parking stalls are recommended elsewhere. If the garage/carport is located less than 20 feet from front property line, site plan shall be expanded to show how guest parking will be accommodated on- and/or off-site to the satisfaction of the Department of Public Works.

BUILDING ELEVATIONS

- o Minimum scale of 1/4 inch = 1 foot.
- o Natural grade clearly indicated on elevation plans in relation to all exterior walls.
- o Building heights (in feet with benchmark as the base reference) of all elevations, including garage, first floor and roof ridgelines.
- o Front, sides, and rear building elevations: In cases of additions/alterations to existing buildings, the existing and proposed development shall be clearly differentiated.
- o Show decks, exterior lights, and other structures or fixtures.
- o Daylight Planes.
- o Identify type of roof and exterior materials to be used. Include manufacturer's brochure, if available. Fire-rated materials are required in fire hazard severity zones (a list of approved materials is available at the Planning Counter).

FLOOR PLANS

- o Show dimensions and floor area calculations of each floor.
- o In cases of additions/alterations to existing buildings, the existing and proposed development shall be clearly differentiated.

- BUILDING CROSS SECTION:** Short and long cross sections showing maximum height, with elevation callouts of first floor, finished grade, and ridge height. Elevation callouts shall be consistent with the datum point provided on survey.

GRADING PLAN:

- o Include amounts of cut and fill in cubic yards. Total = Cut + Fill.
- o A soils report is required for grading permits. See Grading Regulations.

- ROOF PLAN:** Include ridgeline elevations.

ACCESS AND DRAINAGE PLANS (Required by the Department of Public Works):

- o Driveway profile (stipulating driveway slope), from centerline of roadway to garage slab: Minimum 20-foot wide access from the public road and driveway profile with a maximum slope of 20%.
- o Site Distance Study by civil engineer (required on a case-by-case basis).
- o Drainage Plans.

ADDITIONAL SUBMITTAL REQUIREMENTS:

LIGHTING:

- o Exterior lighting shall be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than necessary to support the activity designed for that area.
- o Include manufacturer's brochure(s) of all exterior light fixtures: Exterior lighting should be subdued and indirect, and glaring fixtures should be avoided. Low-level lighting directed at the ground is preferred.

LANDSCAPE PLAN:

- o Landscape/tree replacement plan, including the location, size and type of replacement trees to be planted. (Removal of any significant tree shall be replaced at a 1:1 ratio on the Coastsides and up to 3:1 in the Bayside Design Review Districts.)
- o Coastsides Design Review Districts: All landscaping shall be drought-tolerant, and either native or non-invasive plant species. This requirement does not apply to fruit or vegetable gardens. Landscape plans shall include provisions for watering plants as needed to ensure initial plant growth. Plantings appropriate for the coastal climate should be selected. Placement of landscaping shall present a natural appearance (e.g., avoid linear configurations) and provide a smooth transition between development and open areas (e.g., planting of various heights).

PROJECT NOTICING STAGE (10 DAYS PRIOR TO HEARING)

4. NOTICING REQUIREMENTS

Applicant will be mailed a "NOTICE OF DESIGN REVIEW" cards which SHALL be posted on your parcel, visible from the street beginning ten (10) calendar days prior to and remaining posted through the date of your confirmed Design Review Committee hearing.

Please indicate party responsible for posting the sign here:

Davey Machado

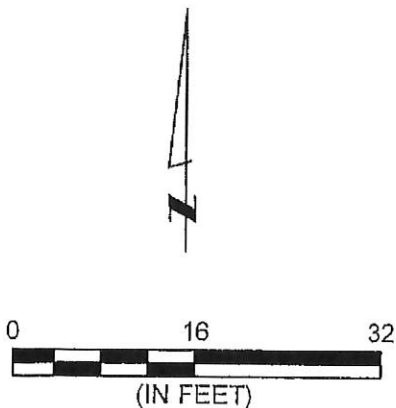
5. STORY POLES

Story Poles are required for Coastsides projects. See "Coastsides Design Review Committee (CDRC) Policies on the Story Pole Installation and Major/Minor Modifications," which outlines story pole requirements.

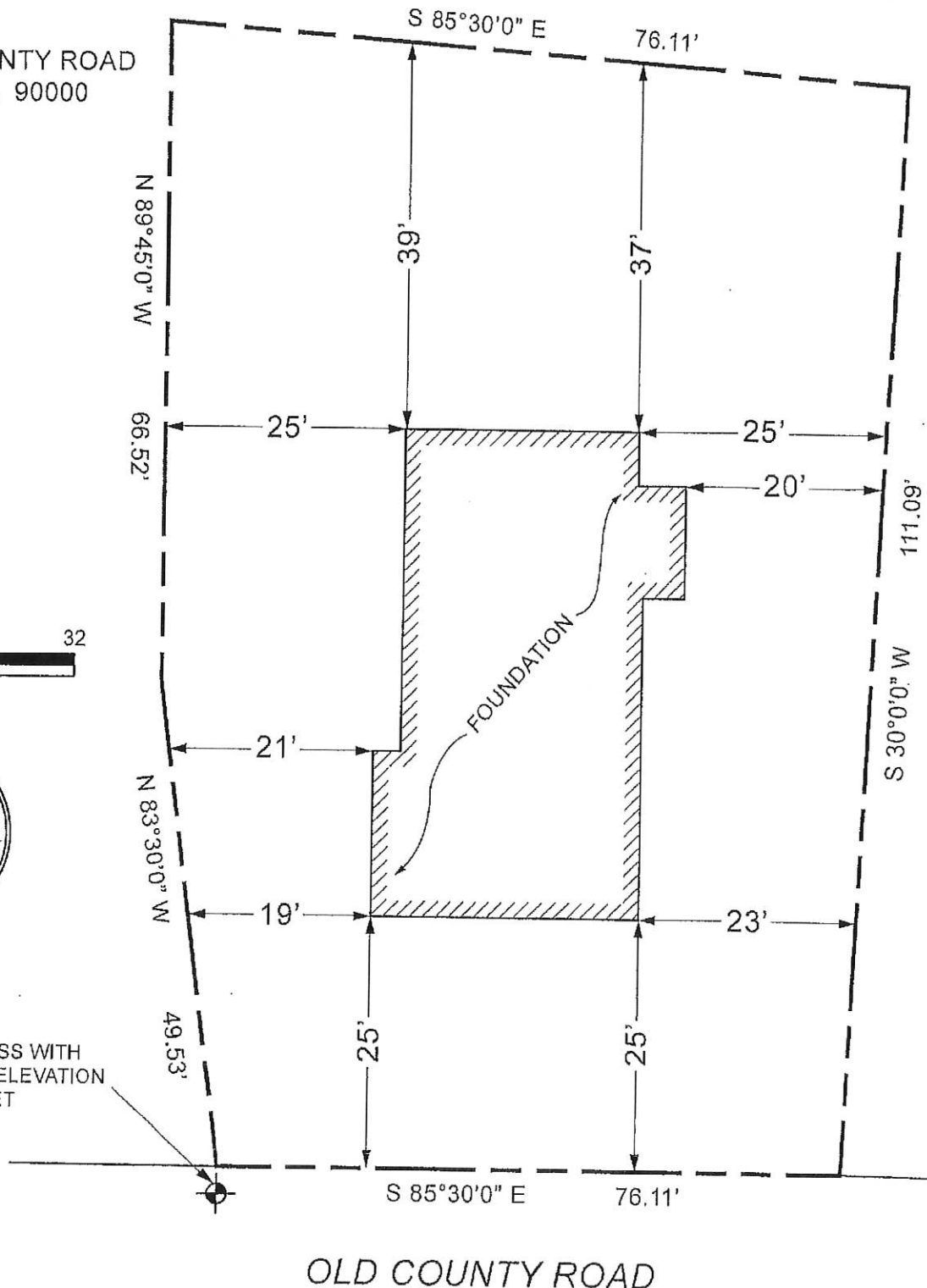
SURVEY SAMPLE

PROJECT SITE
 12345 OLD COUNTY ROAD
 ANYWHERE, CA 90000

APN
 100-010-001



SCRIBED CROSS WITH
 AN ASSUMED ELEVATION
 OF 100.00 FEET



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

Survey Requirements
(For: Survey Professional)

Project Address: _____

Assessor's Parcel Number: _____

The front of this property for survey purposes is:

A Survey is always required for new construction within 5 feet of a required setback. For other cases of when a Survey is required, please contact Planning and Building staff.

The minimal information needed on a Site Planning Survey varies depending on the project. Below is to help define the minimal information needed by the Planning and Building Department based on the type of project proposed, and can be passed to the appropriate licensed professional for clarification.

REQUIRED		
Yes	No	
		PROPERTY LINES
		Front
		Rear
		Right Side
		Left Side
		Other
		EXISTING DEVELOPMENT - A minimum of 2 dimensions must be clearly indicated from each property line required above to the nearest existing development.
		Residence: <input type="checkbox"/> front wall <input type="checkbox"/> rear wall <input type="checkbox"/> right wall <input type="checkbox"/> left wall <input type="checkbox"/> other
		Detached accessory building (garage, carport, storage shed, playhouse, other): <input type="checkbox"/> front wall <input type="checkbox"/> rear wall <input type="checkbox"/> right wall <input type="checkbox"/> left wall <input type="checkbox"/> other
		Detached accessory structure (gazebo, trellis, fence, retaining wall, play structure, swimming pool, other).
		Driveways, paved areas (e.g., patios, parking areas).
		Well and/or septic system.
		NATURAL ENVIRONMENT
		Trees ($\geq 6"$ d.b.h. in Emerald Lake Hills area or $\geq 12"$ d.b.h. in any residential zoning district), show actual diameter at breast height and dripline.
		Waterways
		Topographical contours; extent of topographical contours on-site.
		OTHER
		Benchmark with elevation identified (for height verification purposes). See <i>Height Verification Handout</i> for further details.

Please contact the San Mateo County Planning Department at 650/363-1825 with questions.

Planning and Building Department

455 County Center , 2nd Floor • Redwood City, CA 94063
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Doug Machado

Primary Permit #: PLN 2016-00054

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

_____-_____

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Smooth lap siding</u>	<u>Two shades of green</u>	<input type="checkbox"/>
b. Trim	<u>Cedar</u>	<u>Shade of white</u>	<input type="checkbox"/>
c. Roof	<u>Composition shingle</u>	<u>Dark grey</u>	<input type="checkbox"/>
d. Chimneys	<u>Stone Veneer</u>	<u>Grey/ Tan</u>	<input type="checkbox"/>
e. Accessory Buildings	<u>N/A</u>	_____	<input type="checkbox"/>
f. Decks/Stairs	<u>Steel</u>	<u>Black</u>	<input type="checkbox"/>
g. Retaining Walls	<u>N/A</u>	_____	<input type="checkbox"/>
h. Fences	<u>Redwood</u>	<u>Natural</u>	<input type="checkbox"/>
i. Storage Tanks	<u>N/A</u>	_____	<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units?
(If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

i) Weeds will be removed prior to foundation work

k) The proposed project will include landscape

m) Joint trench from curb to proposed project

5. Staff Use Only

California Coastal Commission Jurisdiction

A. Does the Proposed Project Involve:

- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?
 Yes No
- Construction or grading within 100 feet of a stream or wetland?
 Yes No
- A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?
 Yes No

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).

Yes No

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by:

Environmental Information Disclosure Form

Planning and Building Department

PLN 2016-00057

BLD _____

Project Address: Palma St.

El Granada, Ca. 94018

Assessor's Parcel No.: 047 — 287 — 260

Zoning District: R-1/S-17/DR

Name of Owner: Jacqueline & Doug Machado

Address: PO Box 2902

El Granada, Ca. 94018 Phone: 6506702810

Name of Applicant: Doug Machado

Address: PO Box 2902

El Granada, Ca. Phone: 6506702810

Existing Site Conditions

Parcel size: 6000 sq'

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

Parcel is flat with fence on all sides. Weeds and Grass are present. There are three small fruit trees at the rear. There is a shed that will be removed at completion of project.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input type="checkbox"/>	<input type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : <u>90</u> c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Excavation of crawl space on proposed house.

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u></p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: 
(Applicant may sign)

Date: 2/9/16

**Planning & Building Department**455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning**Payment Receipt**Check #: 433
Receipt #: 214496
Name: JACQUELINE & DOUG MACHADO
Address: Palma, El Granada, CA 94018
Parcel #: 047287260

Case Number	Account Number	Description	Date Paid	Amount Due	Amount Paid
Planning Department					
PLN2016-00054	38430-1262	CDP - Exemption	2/9/16	\$287.00	\$287.00
	38430-1269	Public Noticing	2/9/16	\$136.00	\$136.00
	38430-1268	Design Review - Committee Review - New	2/9/16	\$3,489.00	\$3,489.00
	38320-2113	General Plan Update Surcharge	2/9/16	\$40.00	\$40.00
	38430-2123	CEQA - Categorical Exemption	2/9/16	\$287.00	\$287.00
				Total Paid:	\$4,239.00
Public Works Department					
PLN2016-00054	45240-2652	DPW Initial Review	2/9/16	\$400.00	\$400.00
				Total Paid:	\$400.00
IT Department					
PLN2016-00054	80110-2215	IT Surcharge	2/9/16	\$167.96	\$167.96
				Total Paid:	\$167.96
Legal Department					
PLN2016-00054	16111-2093	Legal Counsel Surcharge	2/9/16	\$209.95	\$209.95
				Total Paid:	\$209.95
				Grand Total:	\$5,016.91
				Balance Due:	\$0.00

PLN2018-00054

Doug Machado
APN: 047-287-260

02/09/2016

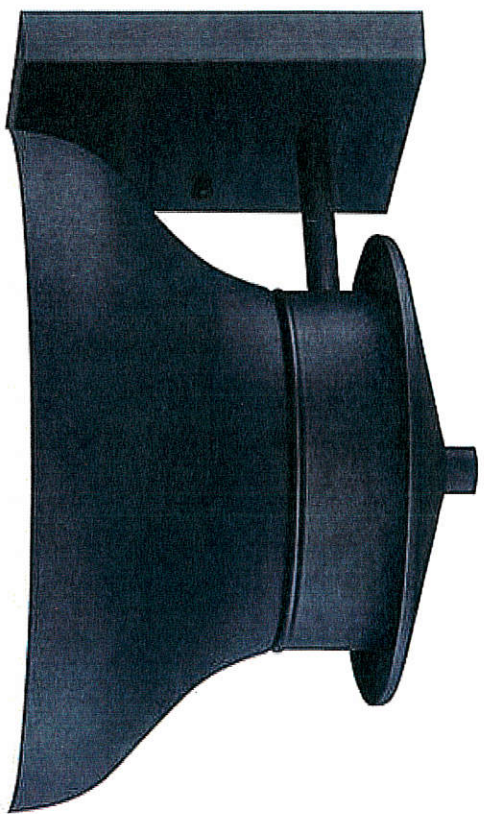
The proposed project has been designed to conform to the coastside design review standards. The scale of the project fits well in the surrounding neighborhood. The second level of the house steps in from the first to give the house more balance. Decks have been incorporated over living space to assist privacy of neighboring properties and add depth in design. We have taken advantage of the northern setback along Ave Cabrillo to give maximize open space between the proposed house and the single story house to the south.

RECEIVED

FEB 09 2016

San Mateo County
Planning Division

PLR2016-00054



LED Energy Efficient Black 7 3/4" High Outdoor Wall Light

★★★★★ [Write a Review](#)

\$89.99 + FREE SHIPPING & FREE RETURNS*

Compare \$134.99

[Low Price Guarantee](#)

Qty:

Save Energy! Purchase with a dimmer

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

Style # 7K621

In a matte black finish, this energy-efficient outdoor wall light from John Timberland directs light downward.

Advanced energy-saving technology meets simple traditional style in this beautiful outdoor wall light. Durable black painted steel housing comprises this non-glass design. The light source is 18 dedicated energy efficient and long-lasting LEDs with a warm 2700k color temperature. The light is directed downward, making this design Dark Sky compliant as well. Design by the John Timberland® outdoor lighting collection.

- Energy-efficient outdoor wall light.
- Black finish steel.
- Dark sky compliant.

- California Title 24 compliant.
- Eighteen integrated .5 watt LEDs (9 watts total).
- Light output is 700 lumens.
- Comparable to a 60 watt incandescent.
- 2700K color temperature.
- Not dimmable.
- 11" wide.
- 7 3/4" high.
- Extends 13" from the wall.



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[Lightbulb](#)

Purple-0009



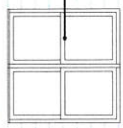
SHINGLE SIDING
HARDY SHINGLE SIDING
SHERWIN WILLIAMS PEWTER GREEN #6208

STONE CHIMNEY
ET DORADO STONE MOONLIGHT ROOFSCOUT



COPPER GUTTERS AND
DOWNSPOUTS (UNTREATED)

WINDOWS
MILFORD TOSCANY WHITE

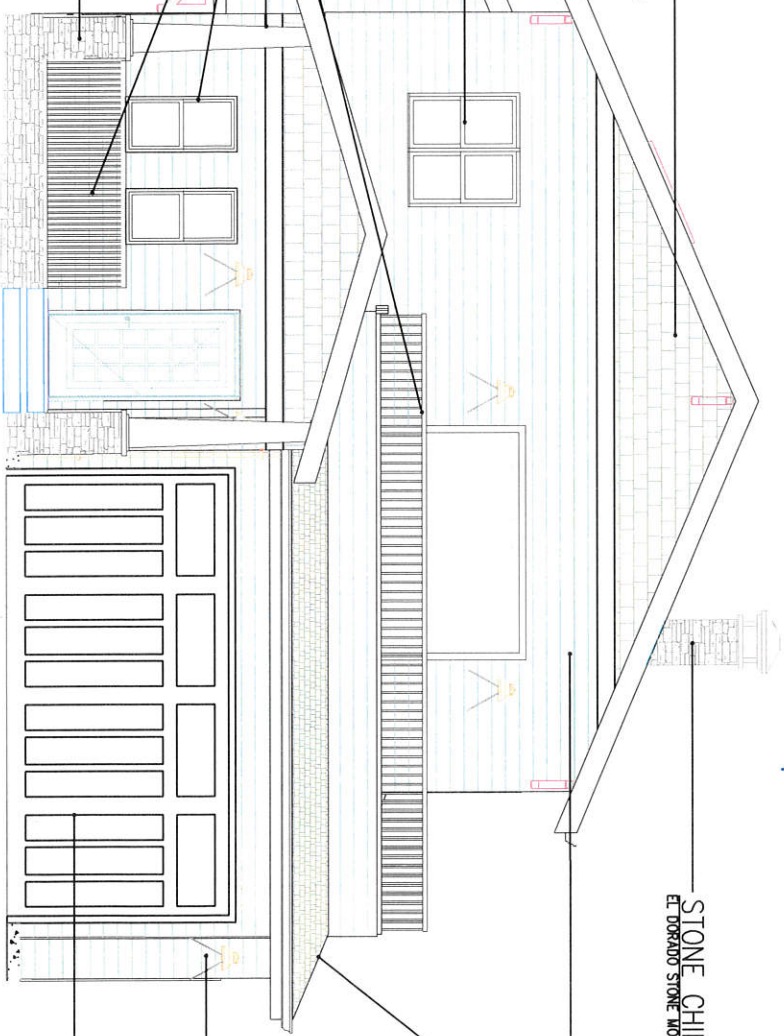


ROOFING
CERTIFIED LANDMARK OLD OVERTON



ALL WOOD TRIM
CEDAR
SHERWIN WILLIAMS CASA BLANCA #1571

STONE COLUMN
ET DORADO STONE MOONLIGHT ROOFSCOUT



LAP SIDING
HARDY PEARL SMOOTH LAP SIDING
SHERWIN WILLIAMS RARE GRAY #6199



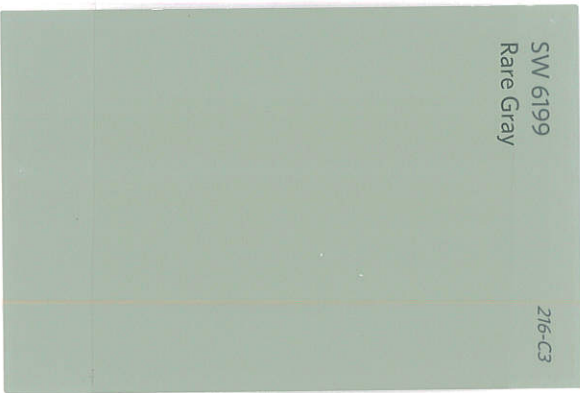
GARAGE DOOR
COPYLAY CONCRETE SERIES WHITE

SW 7571
Casa Blanca



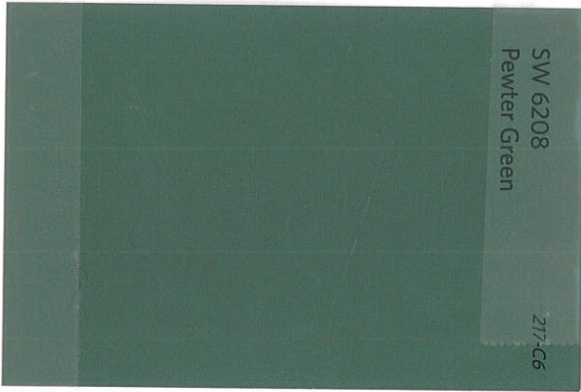
264-C4

SW 6199
Rare Gray



216-C3

SW 6208
Pewter Green



217-C6

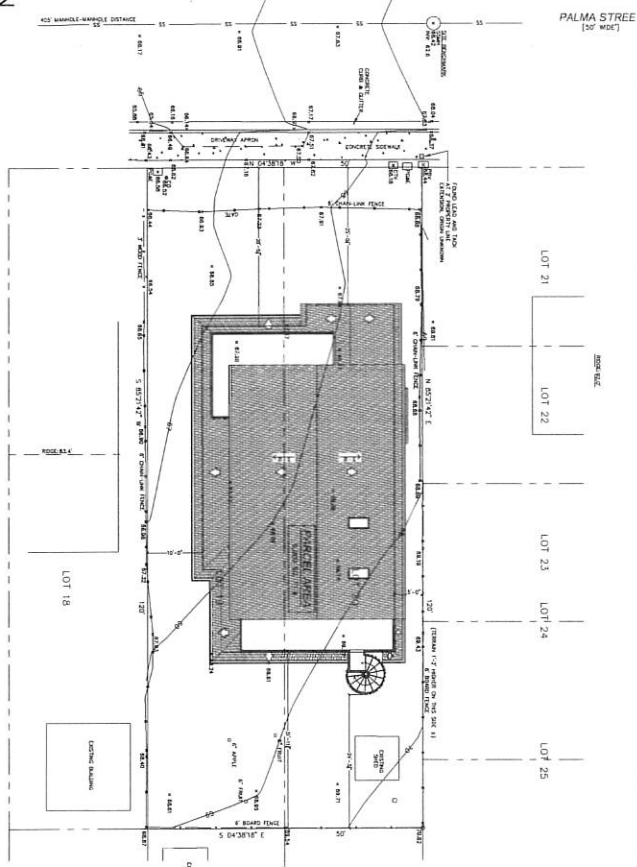
REVISIONS	DATE	BY

BASIS OF BEARINGS
 BEARINGS AND DISTANCES OF ALL EXISTING LINES SHOWN IS FROM THE RECORD OF SURVEY OF THE PALMA STREET 150' WIDE CORRIDOR, AS THE REFERENCE TO THE WEST. THE SURVEY WAS PERFORMED BY JOHN W. KELLY, A PROFESSIONAL SURVEYOR, ON JANUARY 4, 2016. SEE PLAN PAGE 73 OF THE PALMA STREET 150' WIDE CORRIDOR RECORDS.

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM OF 2016 FEET.

LEGEND
 ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM OF 2016 FEET.

REVISIONS
 01. CORRECTED PER PLAN PAGE 73 OF THE PALMA STREET 150' WIDE CORRIDOR RECORDS.
 02. CORRECTED PER PLAN PAGE 73 OF THE PALMA STREET 150' WIDE CORRIDOR RECORDS.
 03. CORRECTED PER PLAN PAGE 73 OF THE PALMA STREET 150' WIDE CORRIDOR RECORDS.
 04. CORRECTED PER PLAN PAGE 73 OF THE PALMA STREET 150' WIDE CORRIDOR RECORDS.



N
SITE PLAN
 SCALE: 1" = 10'

ABBREVIATIONS

AC	Asphalt Concrete	CS	Cast Stone
AG	Aggregate	CU	Curtain Wall
AL	Aluminum	DA	Direct Air
AS	Asphalt	DE	Decorative Element
AV	Asphalt/Vitreous	DF	Drum Finish
AW	Asphalt/Wood	DT	Drum Textured
AZ	Asphalt/Zeolite	EA	Exposed Aggregate
BA	Brick	EC	Exterior Coat
BB	Brick	ED	Exterior Drain
BC	Brick	EF	Exterior Finish
BD	Brick	EG	Exterior Grout
BE	Brick	EH	Exterior Hem
BF	Brick	EI	Exterior Insulation
BG	Brick	EJ	Exterior Joint
BH	Brick	EK	Exterior Keel
BI	Brick	EL	Exterior Ledge
BK	Brick	EM	Exterior Mosaic
BL	Brick	EN	Exterior Nail
BM	Brick	EO	Exterior Overlay
BN	Brick	EP	Exterior Panel
BO	Brick	EQ	Exterior Quarter
BP	Brick	ER	Exterior Recess
BQ	Brick	ES	Exterior Sill
BR	Brick	ET	Exterior Ties
BS	Brick	EU	Exterior Under
BT	Brick	EV	Exterior Vent
BV	Brick	EW	Exterior Window
BW	Brick	EX	Exterior
BX	Brick	EY	Exterior Yards
BY	Brick	EZ	Exterior Zone
BZ	Brick	FA	Face
CA	Cement	FB	Face Brick
CB	Cement	FC	Face Course
CC	Cement	FD	Face Course
CD	Cement	FE	Face Finish
CE	Cement	FF	Face Finish
CF	Cement	FG	Face Grout
CG	Cement	FH	Face Hem
CH	Cement	FI	Face Insulation
CI	Cement	FJ	Face Joint
CJ	Cement	FK	Face Keel
CK	Cement	FL	Face Ledge
CL	Cement	FM	Face Mosaic
CM	Cement	FN	Face Nail
CN	Cement	FO	Face Overlay
CO	Cement	FP	Face Panel
CP	Cement	FQ	Face Quarter
CQ	Cement	FR	Face Recess
CR	Cement	FS	Face Sill
CS	Cement	FT	Face Ties
CT	Cement	FV	Face Vent
CU	Cement	FW	Face Window
CV	Cement	FX	Face
CW	Cement	FY	Face Yards
CX	Cement	FZ	Face Zone

SYMBOLS

	COLUMN OF REINFORCED CONCRETE
	LIMIT OF SOIL
	BUILDING SECTION
	WALL SECTION
	ROOF SECTION
	FOUNDATION SECTION
	FOUNDATION SECTION
	FOUNDATION SECTION
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	FOUNDATION SECTION
	FOUNDATION SECTION
	FOUNDATION SECTION

ARCHITECTURAL MATERIALS INDICATIONS

	EARTH
	BRICK
	CONCRETE
	ASPHALT CONCRETE
	ASPHALT/VITREOUS
	ASPHALT/WOOD
	ASPHALT/ZEOLITE
	ASPHALT/WOOD
	ASPHALT/ZEOLITE

SITE DATA

OWNER: MACHADO & DAVID MACHADO

PHONE NUMBER: (951) 970-2410

MAILING ADDRESS: P.O. BOX 2808 EL GRANADA, CA 92538

SITE ADDRESS: PALMA ST, CALIFORNIA

APPLICATOR: JOHN W. KELLY, PROFESSIONAL SURVEYOR

DATE: JANUARY 4, 2016

PROJECT: MACHADO RESIDENCE

LOT AREA: 6000 SQ FT

ALLOWED LOT COVERAGE: 2800 SQ FT

ACTUAL LOT COVERAGE: 2800 SQ FT

ACTUAL FLOOR AREA: 1100 SQ FT

LEVEL 1: 527 SQ FT

LEVEL 2: 1417 SQ FT

TOTAL FLOOR AREA: 2544 SQ FT

FBI: 48 (61' 48")

VICINITY

INDEX

SHEET NO.	DATE

SCALE: AS SHOWN

DATE: 02-09-2016

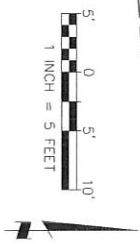
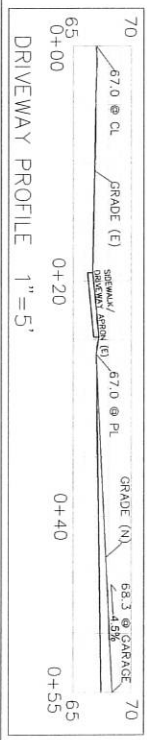
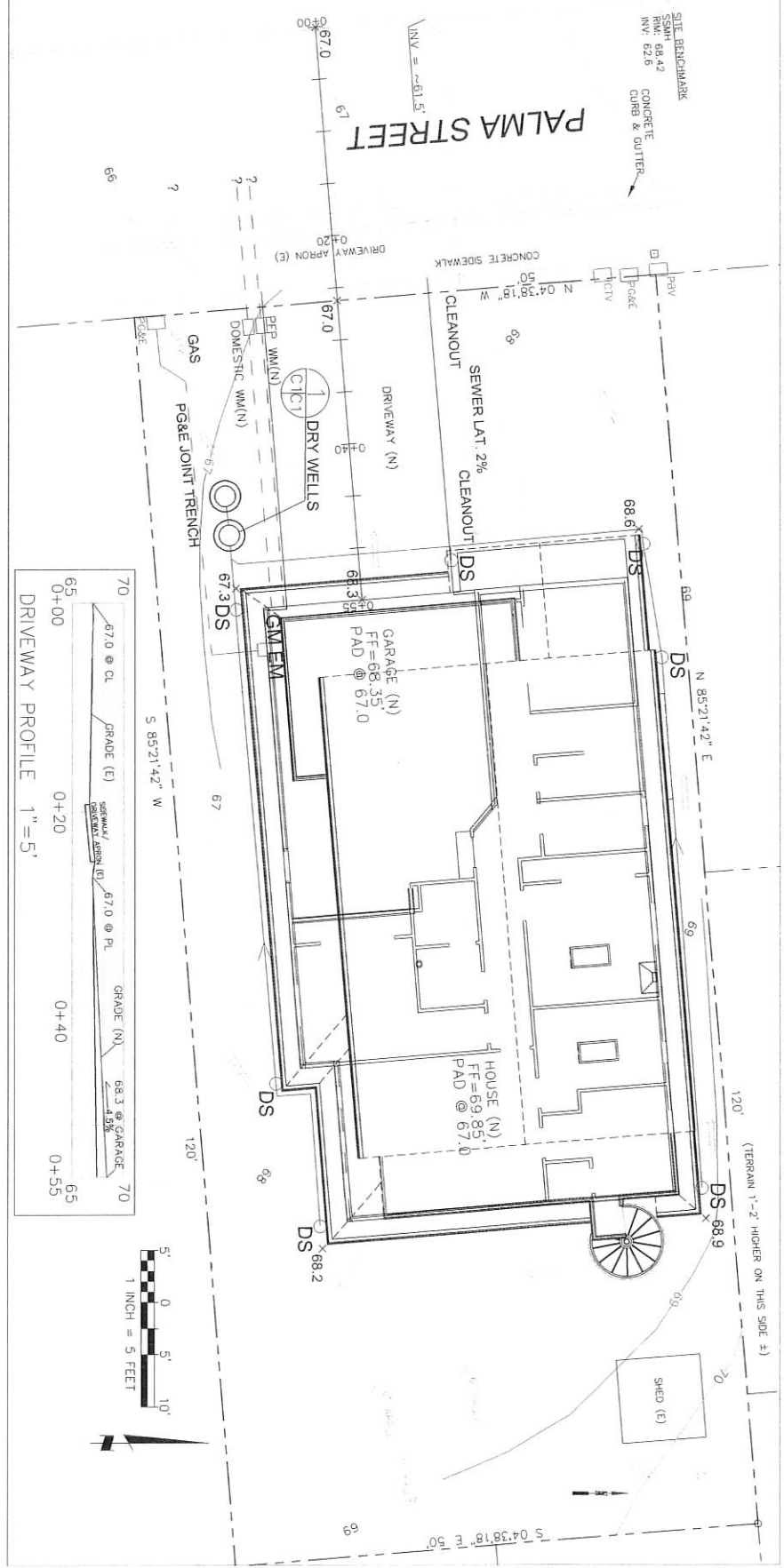
SHEET NO: A-0

MACHADO RESIDENCE

LOT 19 & 20 IN BLOCK 5, PALMA ST.
 EL GRANADA, CALIFORNIA
 APN : 047-284-260

SITE BENCHMARK
 SSM# 68.42
 CONCRETE CURB & GUTTER
 INV. 62.6

PALMA STREET
 INV. = 61.5'



GRADING NOTES

1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY ADJUSTED SLOPES SHALL BE 2% (1:50).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

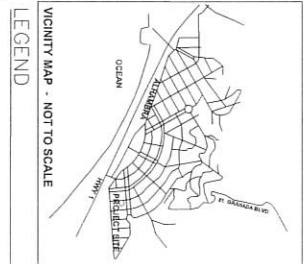
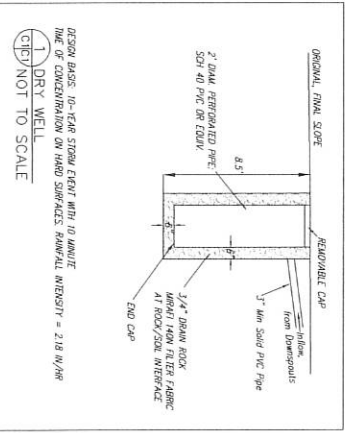
DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION AND TO MAINTAIN 2. ALL ROOF DRAIN LINES SHALL LEAD TO DRY WELLS SHOWN.
3. ALL DRAINAGE PIPES SHALL BE 3" MIN. DIAMETER SOLID PIPE, SLOPED AT 4 FT/100'.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO THE FACILITIES SHALL BE CHECKED DURING ALL MAINTENANCE AND OPERATIONAL SEASONS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL MARK ALONG PALMA STREET 2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND 3. WHEN TRUCKS ARE LOADED OR UNLOADED, TRAFFIC CONTROL AT ALL 4. TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT FOR A PERIOD AS REQUESTED BY A NOTICER.

SECTION AND DETAIL CONVENTION
 SYMBOLS FOR SECTION AND DETAIL CONVENTION



LEGEND
 EXISTING CONTOURS
 PROPOSED CONTOURS
 PROPOSED SPOT ELEVATION
 DOWNSPOUT
 DIRECTION OF SURFACE DRAINAGE FLOW
 3" SOLID PLASTIC DRAIN PIPE, SOR 36 @ 1% MINIMUM SLOPE
 EXISTING
 N.E.W. PROPOSED
 FF FINISHED PLANS
 G.M. GAS METER
 E.M. ELECTRIC METER
 SSM# SANITARY SEWER MANHOLE

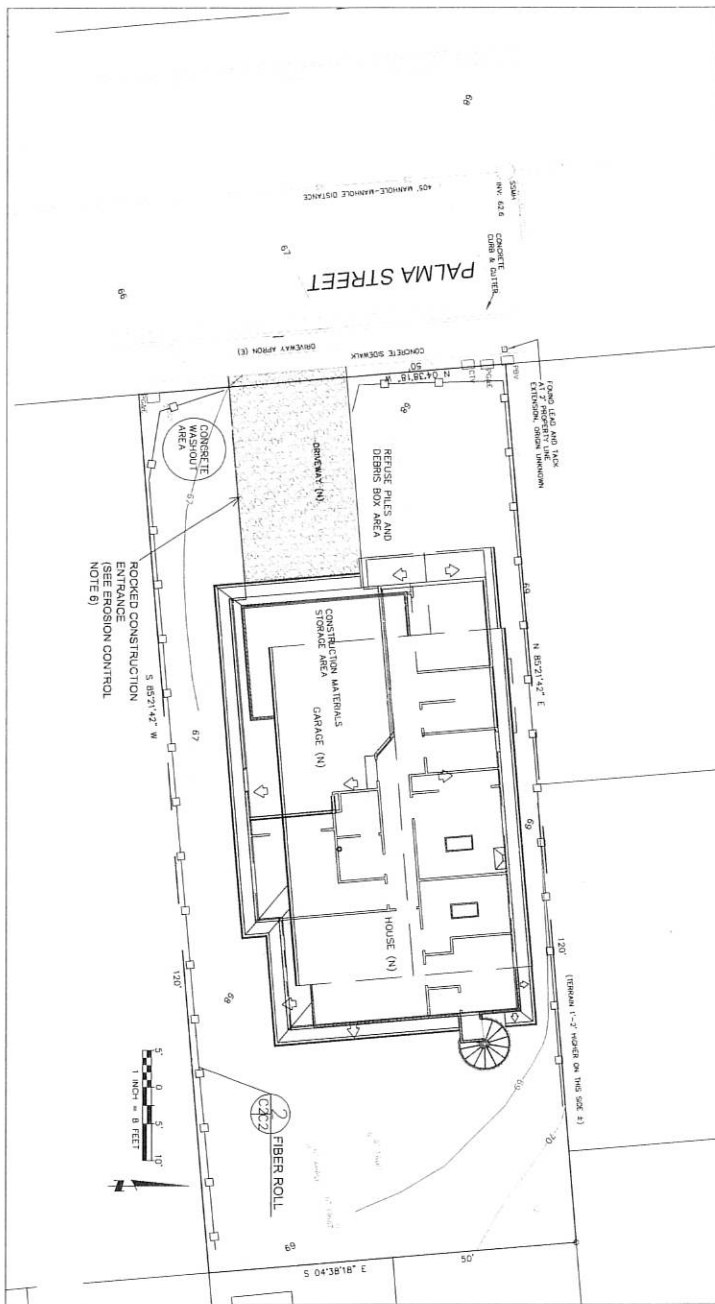
GENERAL NOTES
 1. PLANS PREPARED AT THE REQUEST OF:
 2. DOUT MACHADO, OWNER
 3. ELEVATION DATA ASSUMED
 4. THIS IS NOT A BOUNDARY SURVEY.



DATE: 2-7-16	Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3550 FAX 728-3599
DRAWN BY: CMK	
CHECKED BY: AZG	
REV. DATE:	

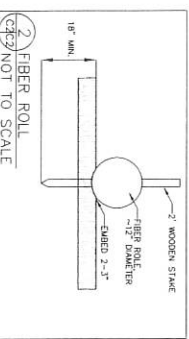
GRADING AND DRAINAGE PLAN

MACHADO PROPERTY
 PALMA STREET
 EL GRANADA



EROSION CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN, AS SHOWN IN DETAIL 2**
1. Grading shall take place during wet weather after October 1 provided the following provisions are followed:
 2. No grading shall take place during heavy weather for a period of at least 24 hours following rain.
 3. All grading shall be completed within 48 hours following rain.
 4. All eroded soil shall be covered at all times and removed from the site as soon as possible.
 5. All grading shall be performed, inspected from region with multiple angles, according to the approved plans.
 6. Rocked construction reference rows shall be 24 feet long by 18 feet wide and shall be placed on the pad shall be 3 to 4 inch stone over the fabric.
 7. The fabric shall be maintained in a condition that shall prevent rocking or blowing of sheets on to the public right of way. The way requires reference to pressing with additional stone in a condition that shall prevent rocking or blowing of sheets on to the public right of way.
 8. The fabric shall be maintained in a condition that shall prevent rocking or blowing of sheets on to the public right of way.
 9. The fabric shall be maintained in a condition that shall prevent rocking or blowing of sheets on to the public right of way.



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

EROSION CONTROL POINT OF CONTACT

This section will be responsible for erosion control at the site and shall be the County's main point of contact for construction related inquiries.

NAME: SOLIS MACHADO
 TITLE: ENGINEER
 PHONE: 662-420-3110
 EMAIL: smachado@sigmaprime.com

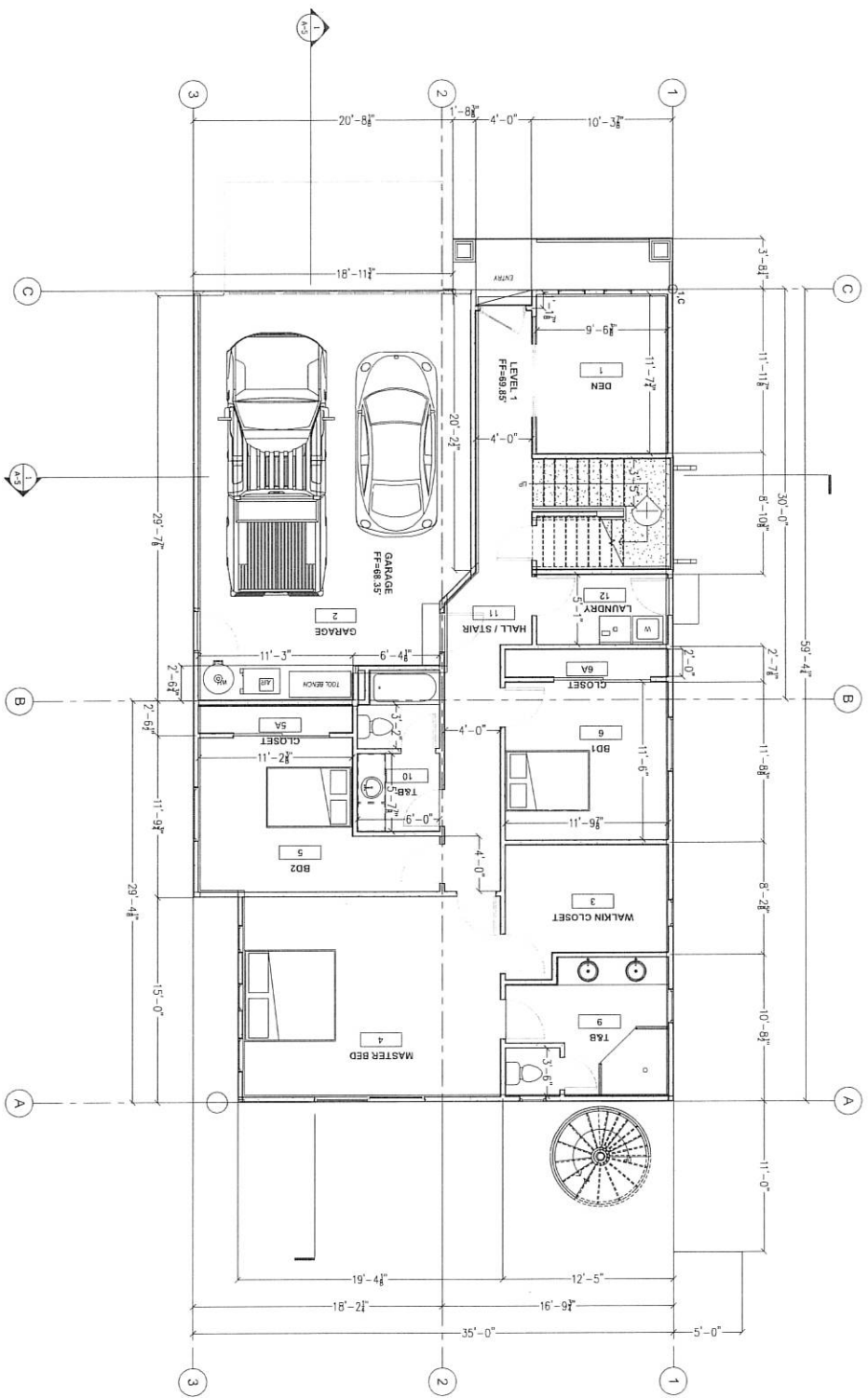
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

DATE: 2-7-16	<p>Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (850) 728-3550 FAX: 728-3553</p>
DRAWN BY: CMK	
CHECKED BY: AZG	
REV. DATE	
REV. DATE	
REV. DATE	



EROSION AND SEDIMENT CONTROL PLAN

MACHADO PROPERTY
 PALMA STREET
 EL GRANADA



1st FLOOR PLAN
SCALE 1/8" = 1'-0"

REVISIONS	DATE	BY

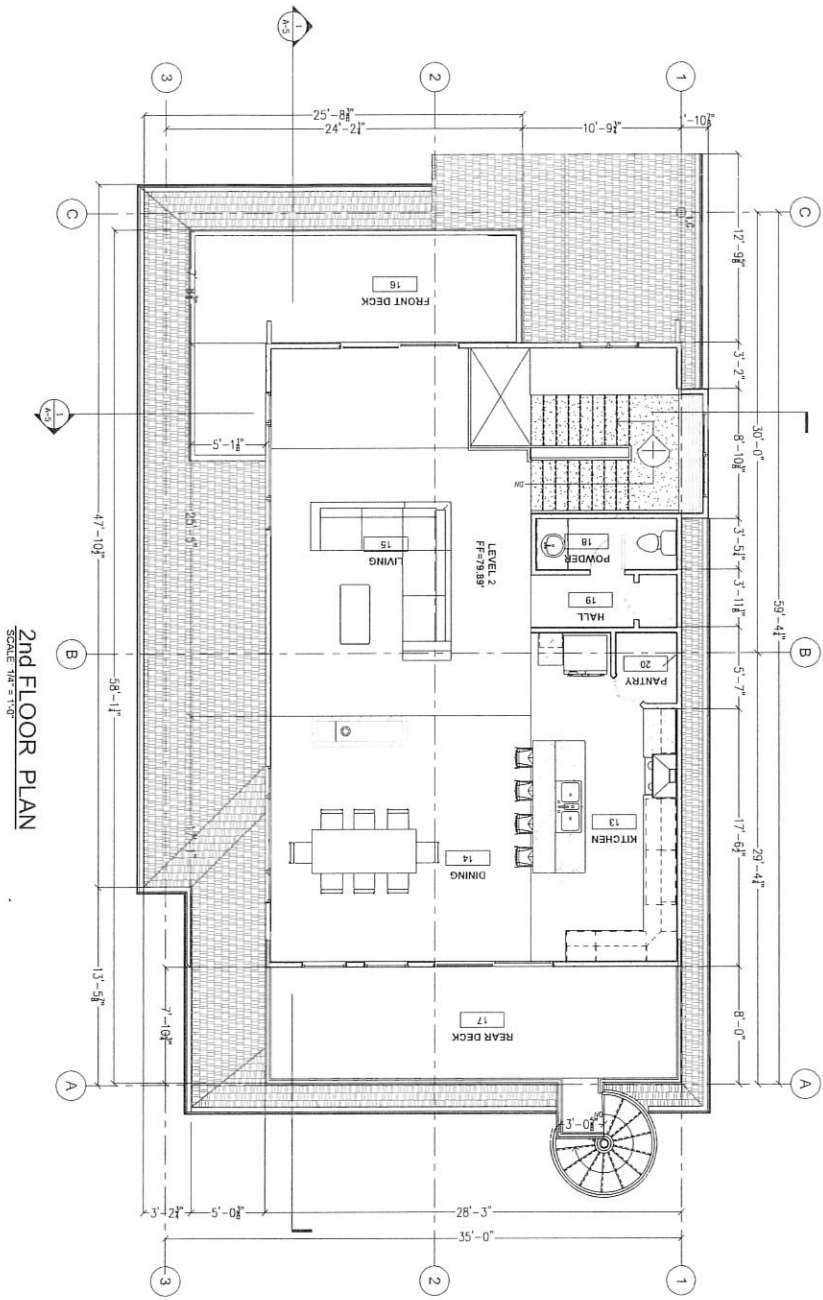
MACHADO RESIDENCE

LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

SHEET TITLE
1st FLOOR PLAN

SCALE AS SHOWN
DATE: 02-09-2016
SHEET NO.

A-1



REVISIONS	DATE	BY

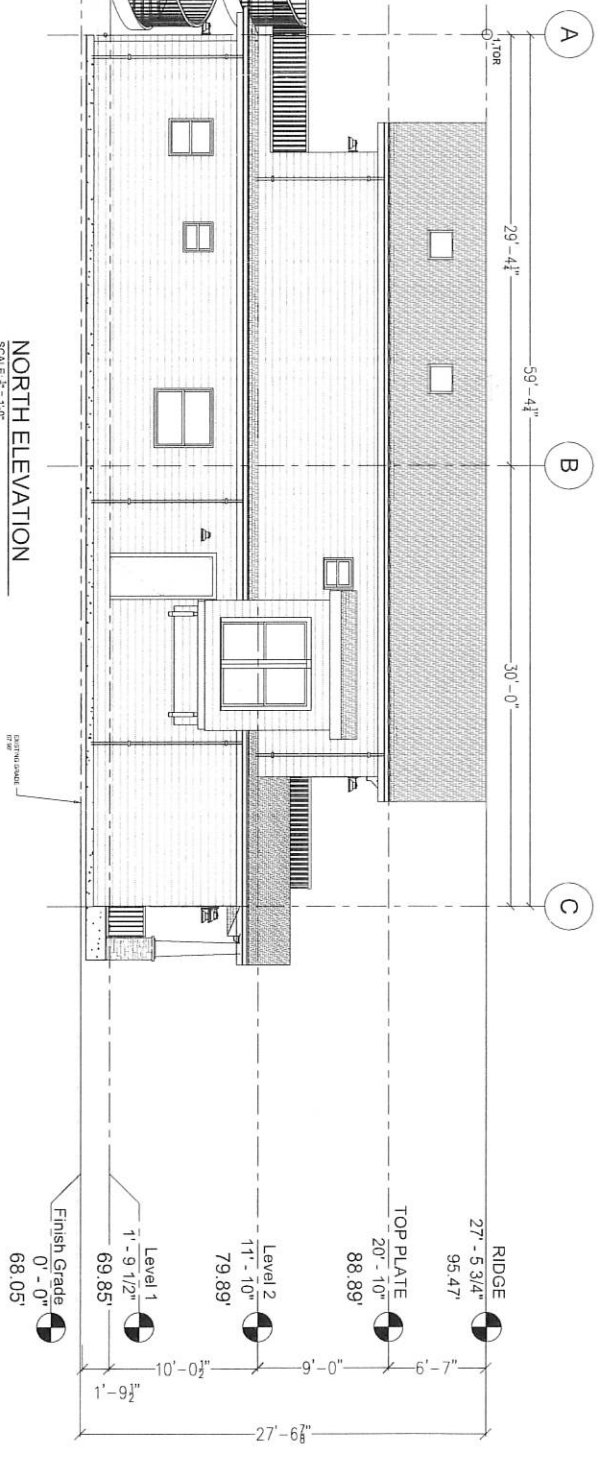
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EL GRANADA, CALIFORNIA
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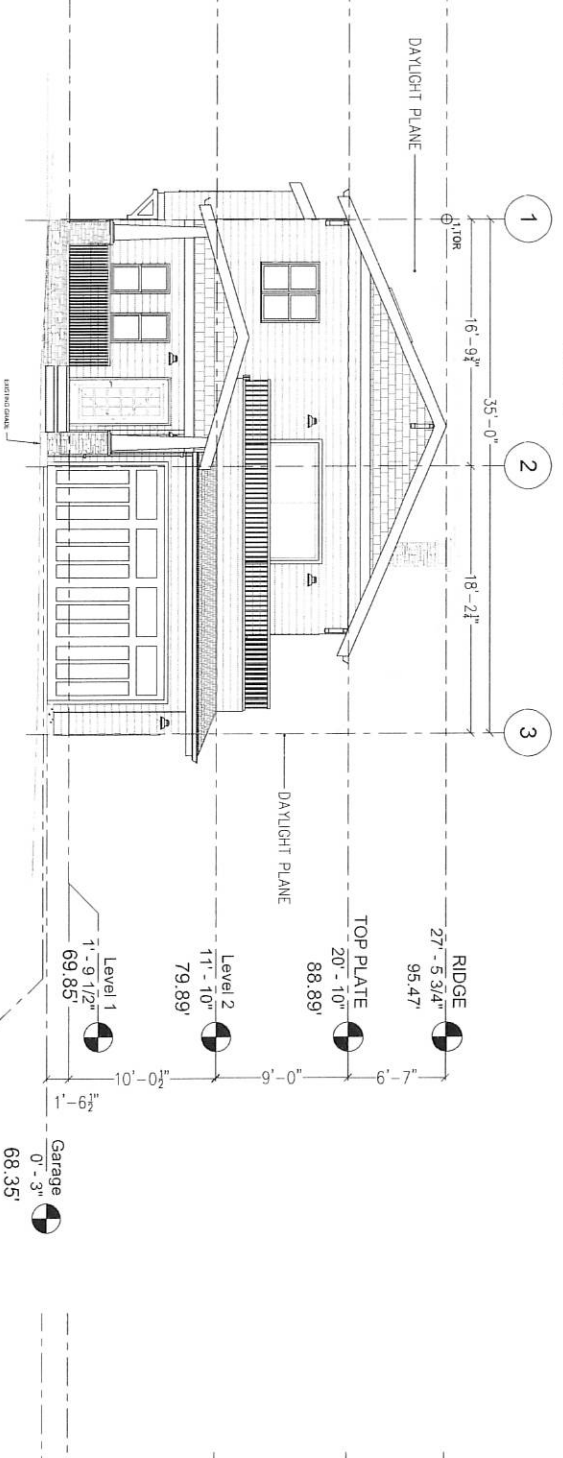
SHEET TITLE
2nd FLOOR PLAN

SCALE: AS SHOWN
DATE: 02-09-2016
SHEET NO.

A-2



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS	DATE	BY

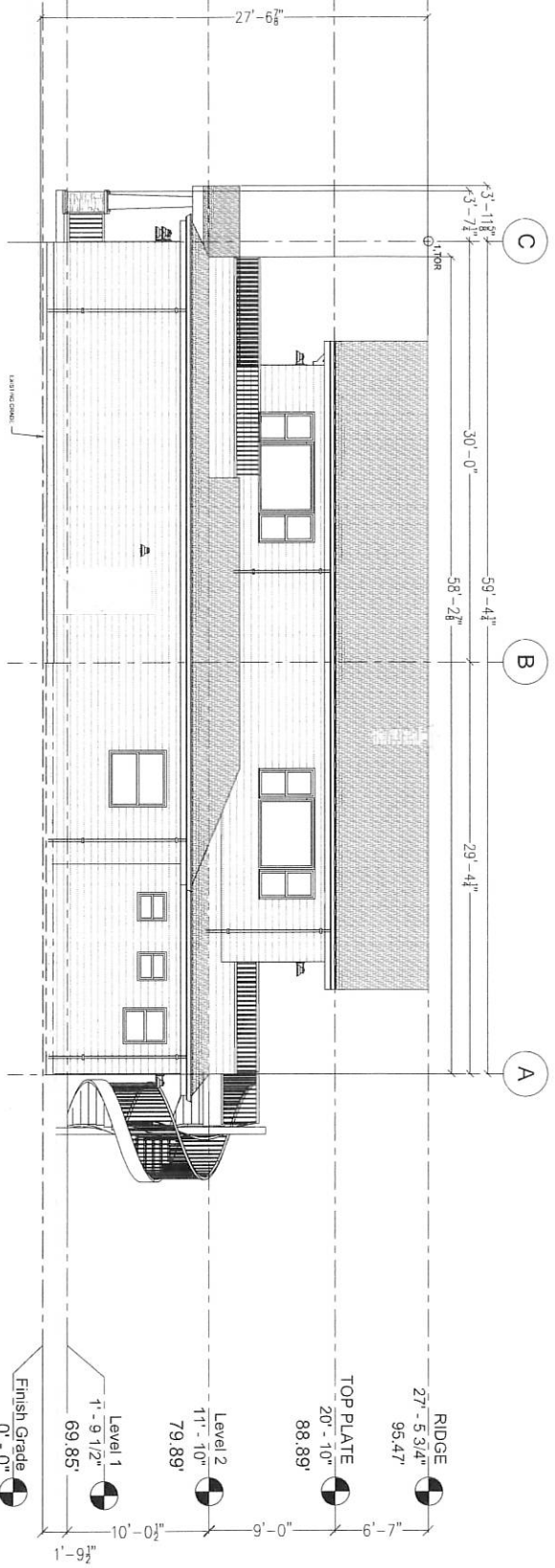
MACHADO RESIDENCE

LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

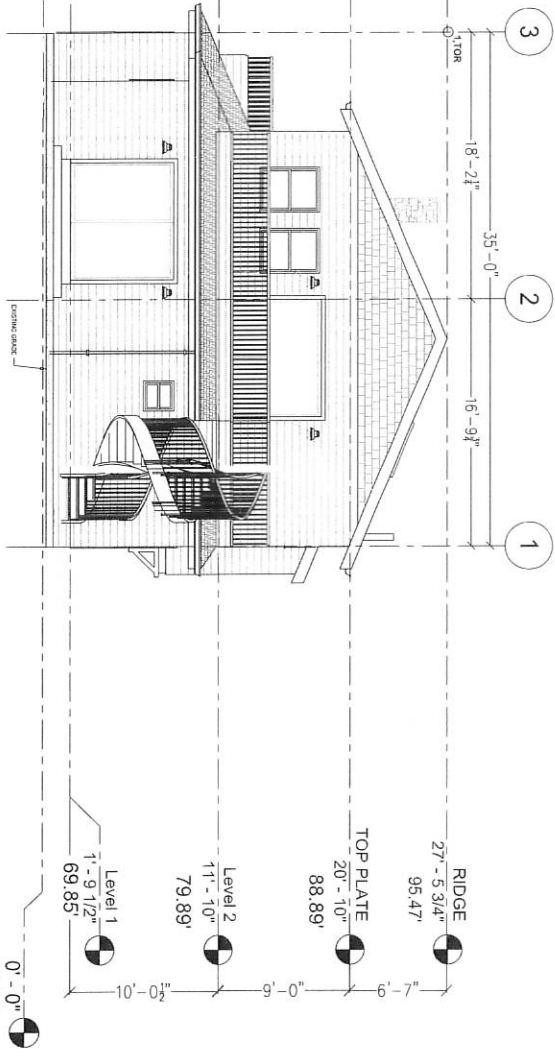
SHEET TITLE
NORTH, WEST
ELEVATION

SCALE AS SHOWN
DATE: 02-09-2016
SHEET NO.

A-3



SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



EAST ELEVATION
SCALE: 1/2" = 1'-0"

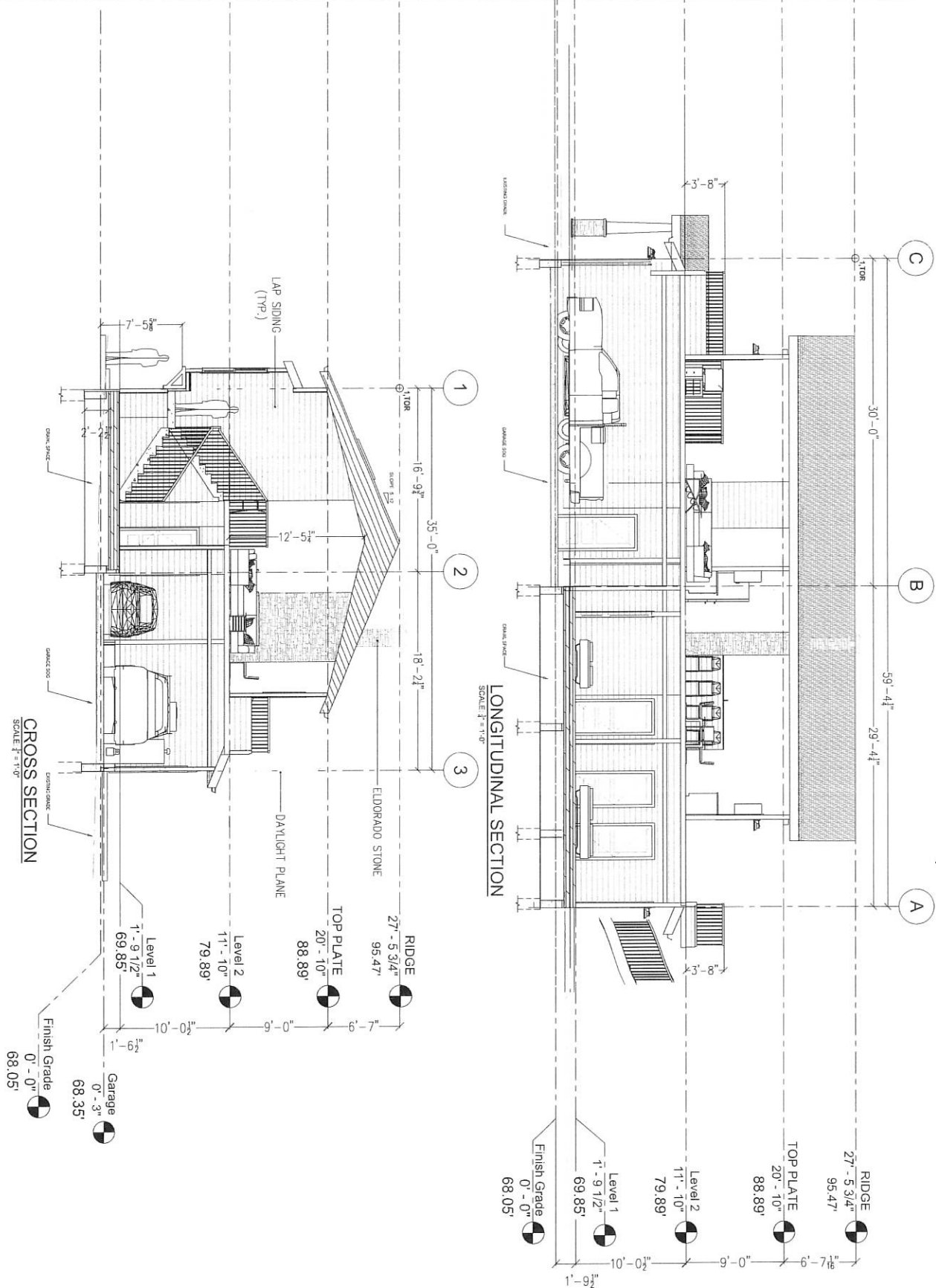
REVISIONS	DATE	BY

MACHADO RESIDENCE
LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

SHEET TITLE
**SOUTH, EAST
ELEVATION**

SCALE: AS SHOWN
DATE: 02-09-2018
SHEET NO.

A-4



REVISIONS	DATE	BY

MACHADO RESIDENCE

LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

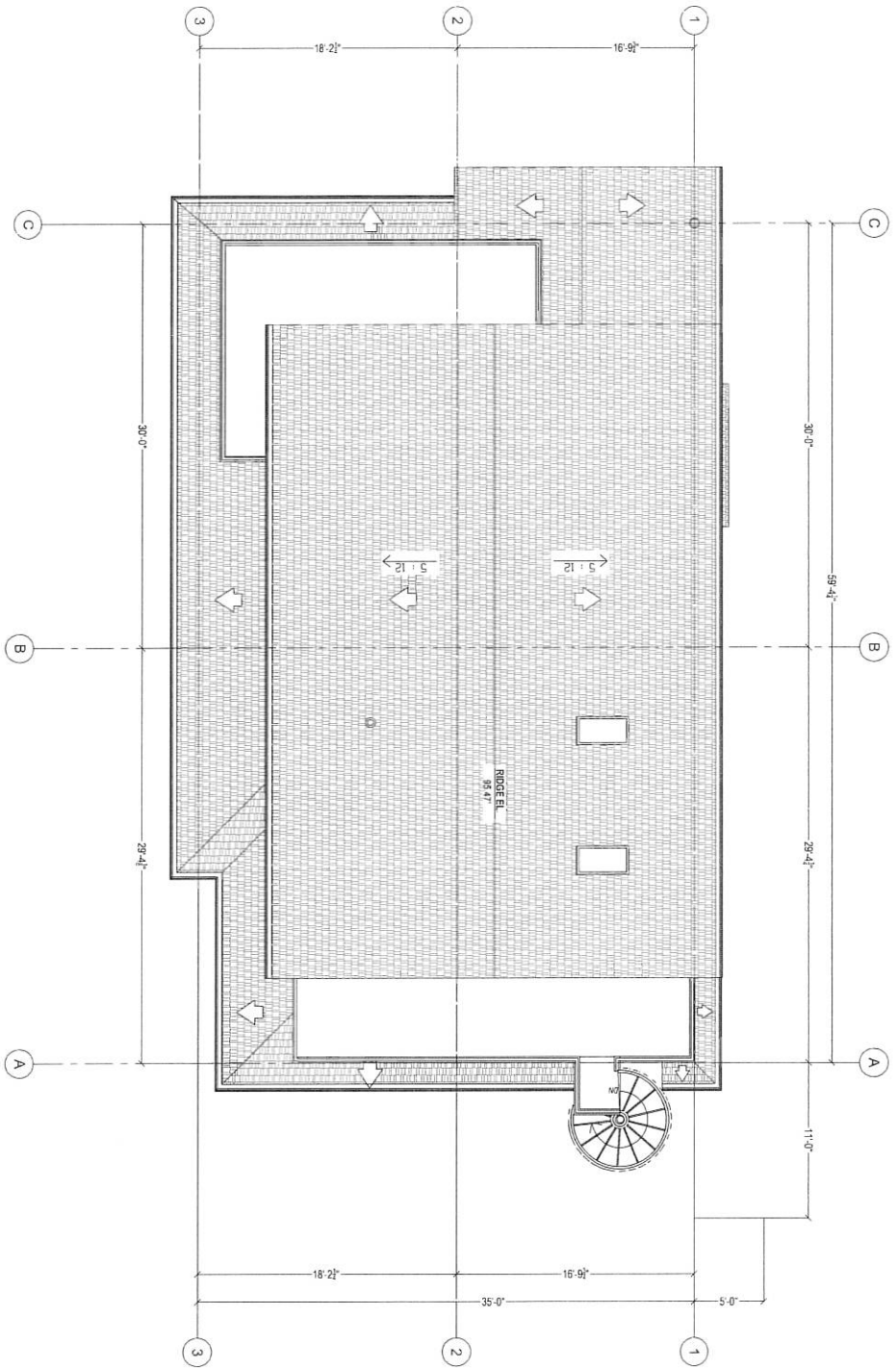
SHEET TITLE
CROSS SECTION
&
LONGITUDINAL
SECTION

SCALE: AS SHOWN

DATE: 02-09-2016

SHEET NO.

A-5



ROOF PLAN
SCALE: 1/4" = 1'-0"

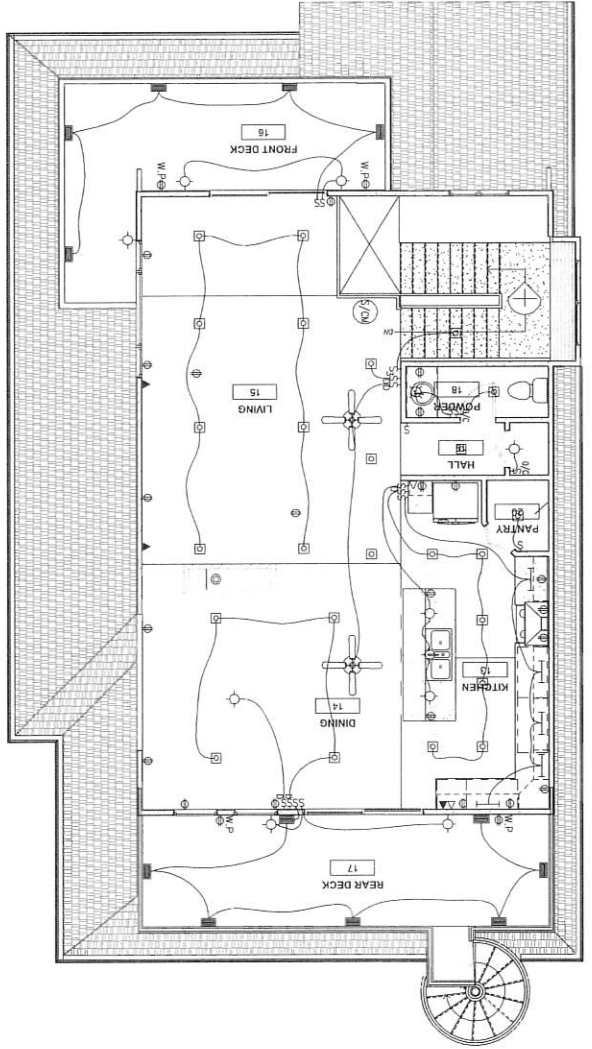
REVISIONS	DATE	BY

MACHADO RESIDENCE
 LOT 19 & 20 IN BLOCK 5, PALMA ST.
 EL GRANADA, CALIFORNIA
 APN : 047-284-260

SHEET TITLE
 ROOF PLAN

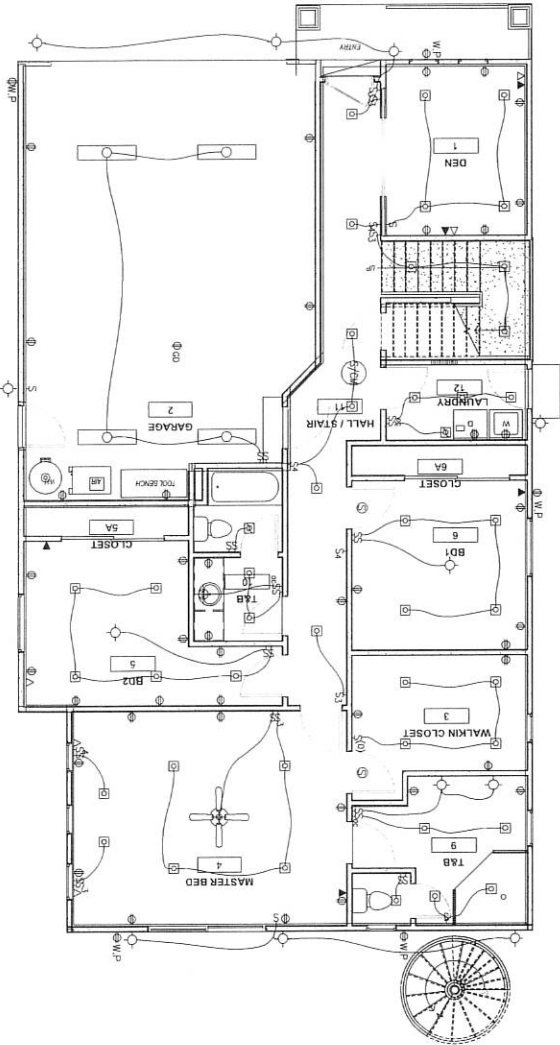
SCALE AS SHOWN
 DATE 02-03-2016
 SHEET NO.

A-6



LEVEL 2 ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

- LEGEND
- ☐ - LIGHT OUTLET
 - ⊕ - RECEPTACLE
 - ⊕ - SP. SWITCH
 - S3 - 3 WAY SWITCH
 - S4 - 4 WAY SWITCH
 - S - SMOKE DETECTOR
 - ⊕ - SMOKE / CEILING DETECTOR
 - ⊕ - LED RECESSED DOWN LIGHT
 - ⊕ - DIMMER
 - ⊕ - FAN / VIE. UNIT
 - ⊕ - OCCUPANCY SENSING SWITCH (BATH/LAUNDRY/CLOSETS)
 - ⊕ - FLOORSCENT FURNITURE
 - ⊕ - OVER CABINET LED STRIPS
 - ⊕ - ZENY RECEPTACLE
 - ⊕ - SIM. PANEL (LAUNDRY RM.)
 - ⊕ - WEATHER PROOF RECEPTACLE
 - ⊕ - STEP/WALL RECESSED LIGHTS ON DECK
 - ⊕ - CEILING FANS
 - △ - TELEPHONE
 - ▲ - CITY



LEVEL 1 ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY

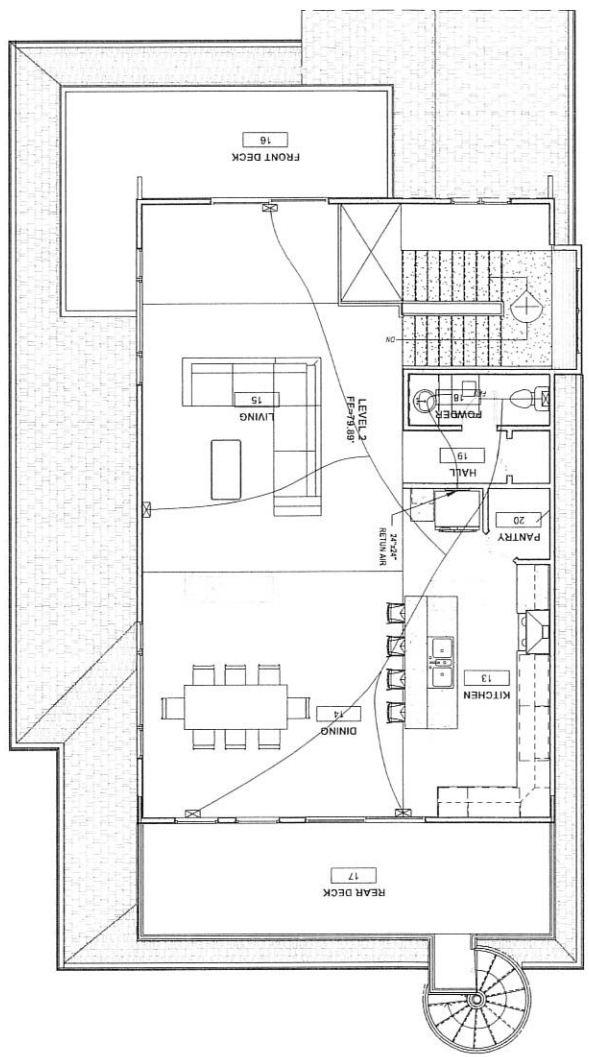
MACHADO RESIDENCE

LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

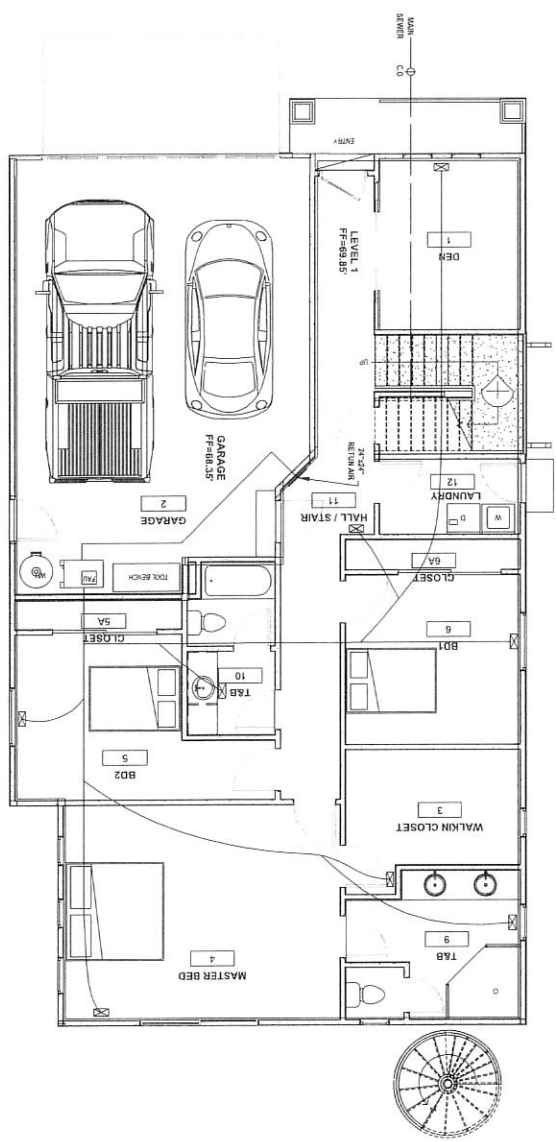
SHEET TITLE
ELECTRICAL PLAN

SCALE: AS SHOWN
DATE: 01-15-2018
SHEET NO.
E-1

LEVEL 2 MEP PLAN
SCALE: 1/8" = 1'-0"



LEVEL 1 MEP PLAN
SCALE: 1/8" = 1'-0"



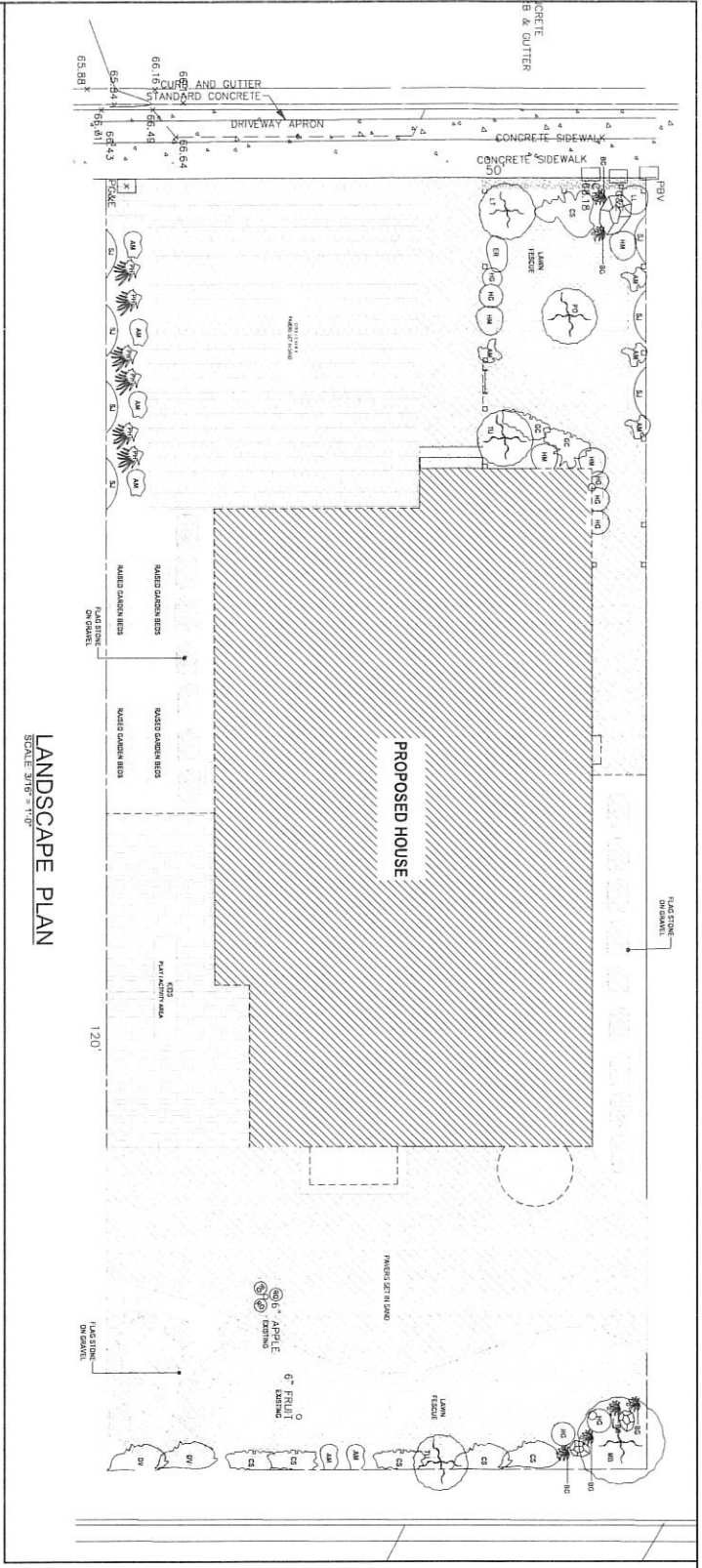
REVISIONS	DATE	BY

MACHADO RESIDENCE
LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

SHEET TITLE
MECHANICAL
AND PLUMBING
PLAN

SCALE AS SHOWN
DATE 01-15-2018
SHEET NO.

MEP-1



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

SHRUBS AND GROUND COVER

BOTANICAL NAME	COMMON NAME	QTY	SIZE
AM-ACHILLEA WILLOFOLIUM	COMMON YARROW	10	1 GAL
BG-BLECHUM GIBBUM	FERN	6	1 GAL
CS-CISTUS SALVIFOLIUS OR HYBRIDUS	ROCK ROSE (WHITE)	6	1 GAL
HG-HEBE GLAUCOPHYLLA	LEMON & LIME	7	1 GAL
HM-HYDRANGEA MOCROPHYLLA	HYDRANGEA	4	1 GAL
LT-LAVATERA THURINGIACA	TREE MALLOW	1	1 GAL
PH-PHORMIUM TENAX	MAORI SNAKES	6	1 GAL
TU-IBEOUCHINA URVILLEANA	PRINCESS FLOWER	2	1 GAL
RO-ROSMARINUS OFFICINALIS	TUSCAN BLUE	3	1 GAL

NOTE: ALL PLANTER AREAS TO BE COVERED WITH 3" GF-MULCH

TREES AND LARGE SHRUBS

BOTANICAL NAME	COMMON NAME	QTY
DV-DODDONEA VISCOSA (PUREUREA)	HOP BUSH	2
LT-LEPTOSPERMUM SCOPARIUM (RUBY GLOW)	AUSTRALIAN TEA TREE	1
MB-MAVYENUS BOARIA	MAYTEN	1
PO-PRUNUS OKAME	CHERRY	1

VINES

BOTANICAL NAME	COMMON NAME	QTY
SJ-SOLANUM JASMINOIDES	PATATO VINE	7

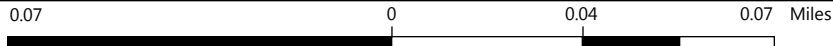
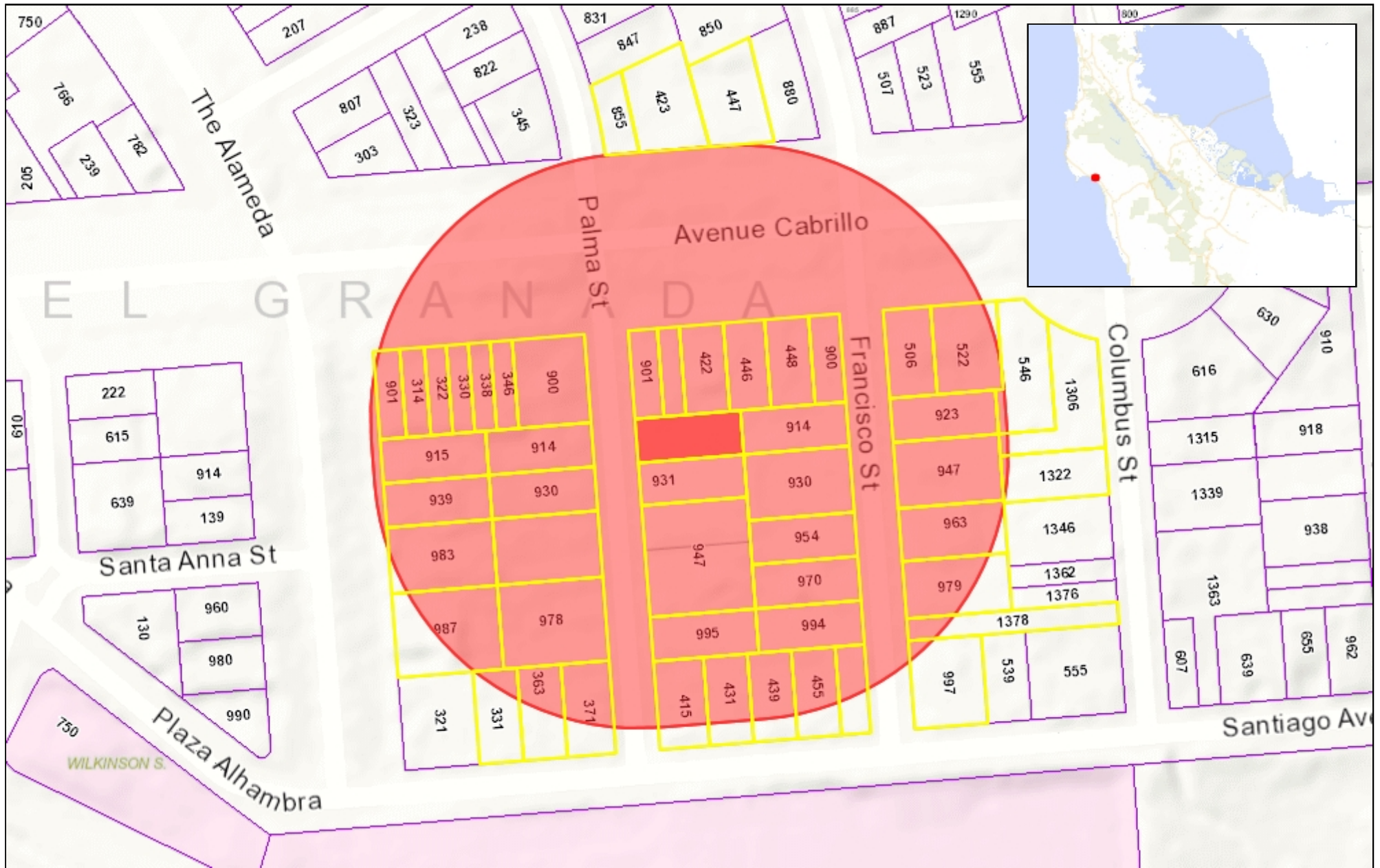
REVISIONS	DATE	BY

MACHADO RESIDENCE
LOT 19 & 20 IN BLOCK 5, PALMA ST.
EL GRANADA, CALIFORNIA
APN : 047-284-260

SHEET TITLE
LANDSCAPE

SCALE AS SHOWN
DATE 02-09-2018
SHEET NO.

L-1



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,256

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