

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

**DATE:** November 13, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, a Planned Agricultural District Permit, a Design Review permit, a Grading Permit, and adoption of an Initial Study and Mitigated Negative Declaration, to allow for the construction of a new a 4,500 sq. ft. single-family residence, a 557 sq. ft. detached garage, and an 1,017 sq. ft. detached accessory building on a legal 8.199 acre parcel located in the unincorporated rural Montara area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2010-00079 (Mannik/Bewley)

**PROPOSAL**

The applicant proposes to construct a new 4,500 sq. ft. single family residence, a 557 sq. ft. detached garage, and a 1,017 sq. ft. detached accessory building located at 1455 Audubon Avenue, Montara. The project includes the construction of a septic system, conversion of an agricultural well to a domestic well, and the installation of water tanks and cisterns. In order to access the project site the applicant also proposes to construct 645 linear feet of driveway which includes three turnarounds, and a small bridge which crosses an existing culvert. In order to prepare the building sites and construct the proposed driveway the project includes 3,483 cubic yards of grading. No off-haul of graded materials is proposed.

**RECOMMENDATION**

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Planned Agricultural District Permit, Coastal Development Permit, Design Review Permit, and Grading Permit, County File PLN 2010-00079, by making the required findings and adopting conditions of approval as listed in Attachment A.

**SUMMARY**

The subject property is located in the rural area of Montara, outside of any County or State Scenic Corridor, with the Planned Agricultural District. While the property does

not currently support agricultural activities, it has been identified as having lands suitable for agriculture. The property also supports several sensitive habitats and special status species. The proposed development area was determined based on the assessment of the resources and their associated buffer zones. The project was reviewed by and received recommendations of approval from both the Coastside Design Review Committee and Agricultural Advisory Committee. The project includes the recordation of an agricultural easement which will protect the remainder of the parcel (outside of the development footprint) and make it available for potential future agricultural purposes which preserves the intent of the underlying Planned Agricultural Zoning District. The project is further consistent with the general criteria, water supply criteria, and the criteria for conversion Lands Suitable for Agriculture of the Planned Agricultural District zoning standards. The project also complies with the agricultural and visual resources components of the Local Coastal Program. The grading required to construct the driveway, prepare the building sites, and install the water tanks and cisterns blends elements of the project with the natural topography. This work will not have an adverse impact on the environment and conforms to the criteria of the Grading Ordinance and General Plan. The Mitigated Negative Declaration includes a number of mitigation measures to further ensure that the project will not result in any impacts to the subject or surrounding parcels and is consistent with applicable policies and standards.

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

**DATE:** November 13, 2019

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of (1) a Coastal Development Permit, (2) a Planned Agricultural District Permit, and (3) a Design Review permit pursuant to Sections 6328.4, 6353, and 6565.3 of the County Zoning Regulations, and (4) a Grading Permit, pursuant to Section 9283 of the San Mateo County Ordinance Code, and adoption of (5) an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to allow for the construction of a new a 4,500 sq. ft. single-family residence, a 557 sq. ft. detached garage, and an 1,017 sq. ft. detached accessory building. This project is appealable to the California Coastal Commission.

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**RECOMMENDATION**

That the Planning Commission adopt the Initial Study and Mitigated Negative Declaration and approve the Planned Agricultural District Permit, Coastal Development Permit, Design Review Permit, and Grading Permit, County File PLN 2010-00079, by making the required findings and adopting conditions of approval as listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Angela Chavez, Project Planner, 650/599-7217

Applicant: Henri Mannik

Owner: Sirje Bewley

Location: 1455 Audubon Street, Montara

APN: 036-310-180

Size: 8.199 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal District)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Sphere-of-Influence: None

Williamson Act: The project parcel is not covered by a Williamson Act contract.

Existing Land Use: The project parcel is currently vacant and undeveloped.

Water Supply: The project proposes to convert the existing agricultural well to a domestic well in order to serve the proposed single-family residence. The proposed conversion will require the review and approval of the County's Environmental Health Services.

Sewage Disposal: The project proposes to install a new on-site septic system to serve the proposed development.

Flood Zone: The majority of the project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0117F, dated August 2, 2017), which is an area of minimal flood hazard. However, there is a small portion of the parcel at its southwestern boundary that abuts the boundary for Zone AE, which is defined as a Special Flood Hazard Area which will be inundated by flood events having a 1-percent chance of being equaled or exceeded in any given year. No development is proposed in this area.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated from March 2, 2018 to April 2, 2018. Staff received comments during the circulation period. These comments are discussed in

Section C (Environmental Review) of this report. Mitigation Measures have been included as Conditions of Approval Nos. 4-12 in Attachment A.

Setting: The project site is located in the rural area just outside the Urban/Rural boundary amongst large parcels which are mainly developed with residential development. The subject property is bordered by Montara Creek on its southern boundary with riparian vegetation reaching into the western and eastern portions of the parcel. In addition, the parcel has been identified as having environmentally sensitive habitat areas, special status plants, and the potential to support special status species. The parcel is currently undeveloped but has been utilized in the past to keep horses.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the General Plan

Staff has reviewed the project for conformance with all applicable General Plan Policies. The policies applicable to this project include the following:

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and 1.24 (*Regulate Location, Density, and Design of Development to Protect Vegetative, Water, Fish, and Wildlife Resources*) call for the regulation of land uses and development activities including the location, density, and design to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources. Biological assessments of the property completed by WRA Environmental Consultants (WRA) and Swaim Biological, Inc. (Swaim) were submitted as part of the project application. The WRA assessment evaluated the property for the presence of and for the potential to support sensitive habitat, special status plants, and special status species. The Swaim assessment specifically evaluated the site for the San Francisco garter snake and California red-legged frog. The proposed development was designed and located with consideration for the specific findings in the assessments.

The WRA assessment identified five Sensitive Biological Communities which are protected either through local, State, and/or Federal statutes. These areas have been specifically identified as the 0.04-acre portion of the parcel that supports Coastal Terrace Prairie, the 0.01-acre portion of the parcel that supports a season wetland seep, the 0.6-acre portion of the parcel that supports Central Coast Riparian Scrub, Montara Creek which is a perennial stream that runs along the southern boundary of the parcel, and the James V. Fitzgerald watershed, which is a defined Area of Special Biological Significance, within which the parcel is located.

The WRA assessment notes that 63 special status plant species have the potential to occur within the study area based on its database and literature research. However, site visits determined that the project parcel only has a high potential to support one special status plant species (California wild strawberry- *Fragaria vesca*) and a moderate potential to support nine other special status plant species. Of these ten special status plants, only the California wild strawberry was observed on the project site. The other 52 special status plant species which were identified as having the potential to occur were deemed unlikely to occur by the biologist due to hydrologic conditions, soil conditions, lack of topographic positions necessary to support specific species, lack of associated vegetation communities necessary to support the special status plant(s), that the study area is located outside of the known elevations and/or distribution of the special status plant(s), and/or that the study area contains disturbed abiotic and or biotic conditions which preclude the special status plant.

In regard to special status wildlife species, the WRA assessment notes that resource databases identify 67 special status wildlife species that have been documented in the general project area. Site visits and further research determined that the project site has a high potential to support two special status wildlife species (White-tailed kite- *Elanus leucurus* and Allen's hummingbird- *Selasphorus sasin*) and a moderate potential for five other special status wildlife species (Hoary bat- *Lasiurus cinereus*; Northern harrier- *Circus cyaneus*; Olive-sided flycatcher- *Contopus cooperi*; Loggerhead shrike- *Lanius ludovicianus*; and the Monarch butterfly- *Sanaus plexippus*) to occur. The California red-legged frog (*Rana draytonii*) and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) are two federally listed protected species documented to occur in the project vicinity. The Swaim assessment found that no California red-legged frog (CRLF) were observed during site visits but that the project site provides potential upland habitat. The assessment notes that the proposed development is adequately distanced from the aquatic habitats located on the project parcel and general project vicinity to avoid any significant impacts.

Mitigation measures which include best management practices, avoidance measures, and resource specific requirements were provided by the biologist to ensure that potential impacts associated with the location of proposed structures and development are less than significant. These measures were included as mitigation measures in the Initial Study/ Mitigated Negative Declaration and have been provided as Conditions of Approval in Attachment A of this report.

Policy 1.28 and 1.29 (*Regulate Development to Protect Sensitive Habitats and Establish Buffer Zones*) calls for the regulation of land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare,

endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats. In regulating development to protect sensitive habitats Policy 1.29 calls for the establishment of buffer zones adjacent to sensitive habitats. The parcel supports both riparian habitat and a seasonal wetland. The riparian habitat is found along Montara Creek which runs along the parcel's southern border. The seasonal wetland is located toward the entrance of the parcel in the vicinity of the driveway. Both the creek and the wetland have been mapped by a qualified biologist. Based on this mapping and in accordance with this policy and the applicable Local Coastal Program requirements the biologist established a buffer zones to provide adequate spacing between the sensitive habitat resources and proposed development. The proposed development on the parcel has been designed and oriented to avoid sensitive habitats and are located outside of the established buffer zones.

Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) calls for the regulation in both location and design of development in order to ensure it is most protective of productive soil resources. The project site is zoned for agricultural and has been identified as having lands suitable for agriculture. However, the parcel does not have any areas of prime soils nor does it currently support agricultural activities. The General Plan Productive Soil Resources, Soils with Agricultural Capability Map identifies the parcel as having soils which support vegetation suitable for grazing. A basic evaluation of the parcel's carrying capacity to support grazing activities was completed by staff. Staff found that it would be unlikely that the parcel could support a commercially viable level of agriculture. For the purposes of grazing, this evaluation was based on the parcel size and animal unit month which is a method used to give an estimate of how much forage is being eaten by a defined animal in a month, the parcel could support 1-2 cattle for 1-3 months of the year. However, the carrying capacity is likely lower as this calculation is based on optimizing the entire parcel and does not take into consideration the presence of sensitive habitats and their associated buffer zones. Soil dependent crops would also be limited by the location of sensitive habitats and the overall size of the parcel. Therefore, the parcel is capable of only supporting small scale agricultural activities and the proposed project would not significantly impact this capability.

Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) calls for the regulation of excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation. The proposed project includes approximately 1,966 cubic yards of cut and 1,517 cubic yards of fill for a total of 3,483 cubic yards of earthwork. The proposed earthwork involves the creation of the driveway, installation of on-site drainage measures, and

the preparation of the development sites for the proposed structures. The proposed site alterations attempt to mimic the adjacent topography and focus much of the site work on the areas immediately adjacent to the proposed driveway. The proposed drainage measures include vegetated swales and raingardens, to slow stormwater runoff and sedimentation from inundating Montara Creek. Further, the project incorporates buffer zones, sediment and erosion control measures, and exclusion fencing to ensure that the proposed modifications do not result in soil erosion during project construction.

Policy 4.15 (*Appearance of New Development*) calls for the regulation of development to promote and enhance good design, site relationships and other aesthetic considerations. The subject property is covered by a Design Review overlay and therefore requires consideration by the Coastside Design Review Committee. The project was reviewed by the Coastside Design Review Committee at its November 12, 2015 meeting. The committee found that the project design was consistent with the Design Review standards for single-family residential development in the Midcoast area. Specifically, it found that the proposed residence and accessory structures are located and designed to retain and blend with the natural vegetation and natural landforms. The Committee also determined that the proposed development appears complementary to adjacent neighborhood structures.

## 2. Conformance with the Local Coastal Program

Staff has reviewed the project for conformance with all applicable Local Coastal (LCP) Program Policies. The policies applicable to this project include the following:

### **Locating and Planning New Development Component**

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows development in rural areas only if it demonstrated that it will not: (1) have significant adverse impacts, either individually or cumulatively, on coastal resources, and (2) diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production. As discussed previously the project site supports and has the potential to support special status plants and animals which are discussed in the Local Coastal Program. The proposed project has been designed and structures located so as to avoid these resources by adhering to the buffers recommended by the biological assessment and those required by the Local Coastal Program. Further, as discussed previously the project site has no prime soils and can likely support only a small-scale agriculture operation due to the physical constraints of the parcel. The proposed project does not significantly impact this ability. The project parcel is a legal parcel created in April, 2002 by an

approved subdivision and was allotted a single density credit at that time. Residential development is allowed in rural areas with the issuance of a Coastal Development Permit which will consume the single density credit.

Policy 1.9 (*Conservation/Open Space Easements*), Policy 5.14 (*Master Land Division Plan*), and Policy 5.16 (*Easements on Agricultural Parcels*) require that in rural areas applicants for land divisions shall as a condition of approval, grant to the County (and the County shall accept) a conservation/open space easement containing a covenant, running with the land in perpetuity which limits the use of the land covered by the easement to uses consistent with open space. While a land division is not part of consideration of this permit, the subject parcel was created through a subdivision recorded on April 25, 2002. The subdivision included a Master Land Division Plan as required by these policies and by the PAD Zoning District Regulations. The Master Land Division plan designated this parcel as the agricultural parcel. Given this designation, a condition of approval for the subdivision and its Master Land Division Plan included the requirement that an agricultural easement be recorded on a portion of the parcel, excluding a proposed house site, accessory building sites, the driveway, and land within 50 feet of these areas based on plans submitted on January 25, 2000.

This easement was never recorded. However, the building site location shown on the January 2000 submittal does not include consideration of sensitive habitats and special status resources that are now known to occur or have the potential to occur on the site. The current proposal considers these areas and has located structures accordingly. The site has no existing agricultural activities and no areas of prime agricultural lands. While the parcel is mapped as lands suitable for agriculture, as discussed previously, the parcel could only likely support small scale agricultural activities and the proposed project does not significantly change this capability. Staff has therefore included a condition of approval requiring that the agricultural easement be recorded based on all portions of the property that are outside of the proposed development envelope, prior to the issuance of the associated building permits.

### **Agriculture Component**

Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) prohibits the conversion of lands suitable for agriculture within a parcel to conditionally permitted uses unless the following can be demonstrated: (1) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable; (2) continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act; (3) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (4) the

productivity of any adjacent agricultural lands is not diminished; and (5) public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degraded air and water quality. As discussed previously, given the physical constraints of the project site, it would only be able to support some level of small-scale agricultural activity, and the proposed development does not significantly impact this ability. While the existing property does not currently support agricultural activities, the required agricultural easement, will provide clearly defined buffer areas between agricultural and non-agricultural uses. The proposed project does not preclude any new or renewed agricultural uses. The proposed development is limited to the project site and has no potential to impact the productivity of any adjacent agricultural lands. While the project does involve onsite improvements, public service or facility expansions which would impact agricultural viability are not required.

### **Sensitive Habitats Component**

Policy 7.3 (*Protection of Sensitive Habitats*) and Policy 7.5 (*Permit Conditions*) calls for the prohibition of any land use or development which would have a significant adverse impact on sensitive habitat areas. The policy also requires that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade the sensitive habitats and that all uses be compatible with the maintenance of biologic productivity of the habitats. In order to ensure compliance with these protections, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats. In the event that it is determined that significant impacts may occur, these policies require that the applicant provide a report prepared by a qualified professional which provides mitigation measures which protect resources and a program for monitoring and evaluating the effectiveness of the mitigation measures. As mentioned previously, biological assessments were submitted as part of the project application. A comprehensive report was completed by Geoff Smick, biologist, of WRA Environmental Consultants (WRA, 2017). The original report was completed in July 2013 with updates in October 2015 and December 2017, and the report examines the overall parcel and its resources. A second assessment, dated November 30, 2015, was completed by Karen Swaim, wildlife biologist, of Swaim Biological, Inc. (Swaim, 2015). The Swaim assessment focuses specifically on the potential for occurrences of the California red-legged frog and the San Francisco garter snake (discussed below).

The WRA assessment identified eleven potential biological impacts associated with the project. These include potential impacts to the five sensitive biological communities identified on the parcel. These communities are made up of a 0.04-acre portion of the parcel which

supports Coastal Terrace Prairie, the 0.01-acre portion of the parcel which supports a season wetland seep, the 0.6-acre portion of the parcel which supports Central Coast Riparian Scrub, Montara Creek which is a perennial stream that runs along the southern boundary of the parcel, and the James V. Fitzgerald watershed, which is a defined Area of Special Biological Significance within which the parcel is located. In addition, the biologist's assessment found that the proposed project also could result in potential impacts to California wild strawberry plants, nesting birds, roosting bats, monarch butterfly roosting habitat, California red-legged frog and San Francisco garter snake, and wildlife corridors.

Wetlands, riparian habitats, creeks, California wild strawberry plants, and the San Francisco garter snake are resources that are specifically included in the LCP and are discussed in the specific policies to follow. The other identified resources are protected by either State or Federal statutes and are discussed below.

The Coastal Terrace Prairie is located in the western portion of the property and primarily composed of California oatgrass prairie vegetation alliance. While coastal terrace prairie is not formally defined as environmentally sensitive habitat area in the LCP, it is recognized as such by the California Coastal Commission and by the California Department of Fish and Wildlife. The biologist report notes that the proposed project has the potential to impact this resource and therefore recommends a 100-foot buffer be established and that general avoidance and minimization measures be implemented to ensure that impacts are reduced to a less than significant level.

The subject parcel is located within the James V. Fitzgerald watershed which is an Area of Special Biological Significance (ASBS). ASBS are made up of the 34 ocean areas monitored and maintained for water quality by the State Water Resources Control Board. ASBS cover much of the length of California's coastal waters and are recognized for their ability to support an unusual variety of aquatic life, and often host unique individual species. ASBS areas are basic building blocks for a sustainable, resilient coastal environment and economy. Key pollution threats to James V. Fitzgerald ASBS involve urban, agricultural, and stormwater runoff. Montara Creek, which runs the length of the southern parcel boundary, drains directly into the ASBS. The biologist's assessment notes that the proposed development is within the watershed of the ASBS and therefore special considerations are necessary to prevent discharge of contaminants to receiving waters. Therefore, the project will require weekly erosion control inspections during construction in the wet season. Further, the project has incorporated permanent on-site drainage measures to collect, treat, and slow the velocity of stormwater.

The biologist identified five special status bird species which were determined to have from high to moderate potential to be present on the site. These five birds include the white-tailed kite, northern harrier, Allen's hummingbird, olive-sided fly catcher, and loggerhead shrike which are either fully protected, a species of special concern, and/or birds of conservation concern by United States Fish and Wildlife Service and/or by the California Department of Fish and Wildlife. The biologist determined that the parcel had the appropriate habitat to support the foraging and nesting activities of these birds. In addition, while not considered species of special concern, native birds such as the house finch, yellow-rumped warbler, American crow, and other similar species are protected by the Migratory Bird Treaty Act. The proposed project construction could involve the removal of active nest structures and or disruptions which could result in the abandonment of an active nests. These types of impacts are considered violations of the Migratory Bird Treaty Act and the California Fish and Game Code. Therefore, the biologist provided mitigation measures including pre-construction surveys, establishment of buffers from nests and young, and adherence to general construction best management practices to reduce impacts to less than significant levels. These measures were included in the Initial Study/Mitigated Negative Declaration and as Conditions of Approval in this report.

Policy 7.36 (San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*)) calls for the prevention of development where there is known to be riparian or wetland habitat for the San Francisco garter snake, except where there are existing man-made impoundments smaller than one-half acre in surface area, and where existing man-made impoundments greater than one-half acre in surface provided that mitigation measures are taken to prevent disruption of known habitat in accordance with consultation with the State Department of Fish and Wildlife. A supplemental site assessment for the San Francisco garter snake (SFGS) and California red-legged frog (CRLF) was completed by Karen Swaim of Swaim Biological, Inc., and included as Appendix D of the WRA Biological Assessment (this report was included in the Initial Study/Mitigated Negative Declaration and can be found in Attachment D of this report). The SFGS is listed as a rare and endangered species by the LCP, is a fully protected animal by California Department of Fish and Wildlife, and endangered by U.S. Fish and Wildlife Service. CRLF habitat is not specifically called out as a sensitive habitat area by the LCP but is considered a threatened (endangered) species at the state and federal level. The biologist did not observe any SFGS or CRLF during site visits. The assessment noted that the parcel provides potential upland habitat for CRLF but determined that SFGS presence would be unlikely. The biologist determined that the proposed project provided adequate distance from Montara Creek and a pond located on a neighboring parcel to the west to avoid CRLF. However, mitigation measures were provided which include pre-construction surveys, exclusion fencing, and construction

timing requirements to prevent takings. These measures were included in the Initial Study/Mitigated Negative Declaration and as Conditions of Approval in this report.

The mature trees located on the parcel provide suitable habitat for roosting bats. While no specific special status bat species was found on the project site the removal of trees during the bat maternity season would be a violation of the California Fish and Game Code as young bats are unable to leave their roosts. The biologist provided measures which include prohibiting tree removal during the bat maternity roosting season, conducting pre-construction surveys, establishing buffers if roosts are found, and requiring that felled trees remain on the property for 24 hours before being removed or chipped to allow ample time for day roosting bats to relocate. These measures ensure that the proposed project will not result in significant impacts to roosting bats.

The Monterey pine groves located on the parcel provide suitable habitat for monarch butterflies' winter roosts. While monarch butterflies are not specifically protected under state or federal law, they are under consideration for special status listing under the Federal Endangered Species Act. Given this consideration, the biologist noted that the removal of trees during the winter roosting period could remove roosting habitat and therefore result in significant impacts to the resource. In order to mitigate these impacts the biologist included measures such as avoiding tree removal during the winter roosting period, conducting pre-construction surveys if work is to occur during the winter roosting period, and consultation with California Department of Fish and Wildlife if monarch butterflies are found.

The biologist's assessment also identified the riparian corridor area as an area that may meet the definition of a wildlife corridor. The assessment notes that wildlife could stray into the proposed project area and that the proposed project may affect the migration of wildlife. The biologist notes that this type of interference could constitute a significant impact. The mitigation measure included by the biologist is a two-part measure, the first of which is the wildlife exclusion fencing which is included under mitigation measure 6 (BIO-10) and the second part notes that during project construction that any lights left on overnight be angled away from the riparian corridor to reduce potential interference with nocturnal movement of wildlife. This specific discussion was not included in the Initial Study/Mitigated Negative Declaration as the first part of mitigation measure was previously included, and the construction related nighttime lighting would not be allowed by the Design Review and Local Coastal Program standards. Therefore, Condition of Approval No. 22 was added to ensure compliance with the lighting requirements of the LCP and Design Review districts.

Mitigation measures were provided for each of the potential impacts, reducing all impacts to a less than significant level. In addition, the assessment provides general avoidance and minimization measures to reduce potential impacts to sensitive communities and special-status species. Both the mitigation measures and general avoidance and minimization measures have been included as Conditions of Approval in Attachment A.

Policy 7.8 (*Designation of Riparian Corridors*) and Policy 7.11 (*Establishment of Buffer Zones*) requires the establishment of riparian corridors for all perennial and intermittent streams and lakes and other bodies of freshwater in the Coastal Zone. The policies also require that buffer zones be established to protect riparian corridors. Specifically, that on both sides of riparian corridors, from the “limit of riparian vegetation” extend buffer zones 50 feet outward for perennial streams. Montara Creek is a perennial stream that runs along the southern property line of the parcel. Riparian vegetation is present all along this portion of the parcel. The biological assessment mapped the limits of vegetation and the required 50’ buffer. The proposed project has been designed to avoid the riparian vegetation and adheres to the required buffer. Given the other resources present on the site, the majority of the development is located an additional 50’ from the edge of the buffer which will ensure that the proposed project will not impact the creek or its associated riparian vegetation.

Policy 7.15 (*Designation of Wetlands*) and Policy 7.18 (*Establishment of Buffer Zones*) call for the designation of wetlands areas that meet the definition in Policy 7.14, which partially defines wetlands as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Further, for areas that meet this definition, buffer zones of 100 feet landward for the outermost line of the wetland vegetation are required. However, this buffer may be reduced to no less than 50 feet where no alternative development site or design is possible; and adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist.

The biologist assessment identified a seasonal wetland seep, approximately 0.01-acre in size, located in the eastern portion of the property. The biologist noted that while the area is not specifically called out in the LCP sensitive habitats maps, it is composed of the common rush vegetation alliance and meets both the Army Corps of Engineers and Coastal Commission definition for wetlands. The biologist recommended the reduced 50-foot buffer due to the relatively small size of the wetland, substantial cover of non-native species, the presence of other environmentally sensitive habitat areas present on the site, and possible manmade altered hydrologic contributions (due to a well located uphill of the

site). Based on the biologist's analysis the project is unlikely to have adverse impacts and mitigation measures will address any indirect impacts. A consultation with California Department of Fish and Wildlife (CDFW) was initiated but was not completed as CDFW determined the resource did not meet its consultation threshold. The Initial Study/Mitigated Negative Declaration was also sent to CDFW during the circulation period and they had no comment on the reduced buffer. The implementation of erosion and sediment control best management practices and exclusion fencing during the construction phase of the project will ensure protection of the habitat. Post project completion, the driveway provides a protection buffer to the wetland as it encircles the resource separating it from the other developed areas of the parcel.

Policy 7.49 (California Wild Strawberry -*Fragaria californica*) requires any development within one-half mile of the coast to mitigate against the destruction of any California wild strawberry by either preventing any development, trampling, or other destructive activity which would destroy the plant; or, after determining specifically if the plants involved are of particular value, successfully transplanting them to some other suitable site. The biologist identified thirty-two plants made up of five subpopulations of California wild strawberry on the subject parcel. The California wild strawberry located in the western portion of the parcel was determined, by the biologist, to be of higher quality than those located on the eastern portion of the property. The biologist notes that the California wild strawberry located in the western portion of the parcel has many healthy individuals in each patch and are located in higher quality habitat with more natives and in closer proximity to the coastal terrace prairie. The plants located on the eastern portion of the parcel consist of two small isolated individuals which are located amongst non-native grasses and non-native Monterey pine woodlands, which is considered poor quality habitat. Given the poor quality of habitat (non-native trees and grasses) and their size, the project proposes to relocate the two individuals in the eastern portion to the western portion of the parcel.

The biologist determined that project construction and its related activities have the potential to impact the California wild strawberry plants. Therefore, the biologist provided avoidance and mitigation measures to ensure that the potential impacts are reduced to a less than significant level. These measures include the establishment of buffer zones, physical barriers to protect the plants during construction, and a mitigation and monitoring plan to be established to protect the California wild strawberry plants.

### **Visual Resources**

Policy 8.5 (*Location of Development*) requires that for rural lands (or urban parcels larger than 20,000 sq. ft.) new development be located on a portion

of a parcel where the development is least visible from State and County Scenic Corridors, is least likely to significantly impact views from public viewpoints, is consistent with all other LCP requirements, and best preserves the visual and open space qualities of the parcel overall.

The subject parcel is not located within a State or County Scenic Corridor. Public viewpoints include, but are not limited to, coastal roads, roadside rests and vista points, recreation areas, trails, coastal access ways, and beaches. The project site is not visible from public viewpoints due to distance, existing development, and mature vegetation. As discussed previously, the project site supports or has the potential to support sensitive habitats and special status species, and as a result the proposed structures have been designed and located to avoid and protect these resources. The project site does have natural scenic qualities given that it is located in close proximity to the rural/urban boundary. However, there is existing residential development located throughout the project vicinity. This existing development varies by both the size of parcel and scope of development. The proposed project has been designed to complement the site and has incorporated measures such as burying the water cisterns and concealing fire suppression water tanks. The proposed development is consistent with the design and scale of development present in the surrounding community.

3. Conformance with the PAD (Planned Agricultural District) Regulations

a. Development Standards

As shown in the table below, the proposed development complies with Sections 6358, 6359, 6360, and 6361 of the San Mateo County Zoning Regulations, which regulate the height of structures, required setbacks, Midcoast residential floor area, and Midcoast impervious surface area for projects within the PAD District.

|   | <b>A</b>                         | <b>B</b>   |
|---|----------------------------------|--|
|   | <b>PAD Development Standards</b> | <b>Proposed</b>                                  |
| Minimum Lot Size  | N/A                              | 8,199 acres                                      |
| Maximum Building Height:<br>Single-Family Residence:<br>Detached Garage:<br>Accessory Building: | 28 feet                          | 28 feet<br>20 feet 6 inches<br>22 feet 11-inches |
| Minimum Front Setback:  | 50 feet                          | 128 feet   |
| Minimum Side Setback:   | 20 feet                          | Right: >20 feet<br>Left: 28 feet                 |
| Minimum Rear Setback:   | 20 feet                          | 190 feet   |
| Maximum Residential Floor Area:   | 6,200 sq. ft.                    | 6,074 sq. ft.                                    |
| Maximum Impervious Surface Area:  | 35,715 sq. ft.                   | 19,033 sq. ft.                                   |

b. PAD Permit Requirements

The project parcel has been identified as containing “lands suitable for agriculture.” Section 6535.b. of the PAD regulations states that a single-family residence is allowed on “lands suitable for agriculture and other lands” upon issuance of a PAD permit. Section 6355 contains the substantive criteria for the issuance of a PAD permit. These criteria are discussed below:

(1) General Criteria

- (a) *The encroachment of all development upon land which is suitable for agriculture shall be minimized.*

As discussed previously large portions of the parcel support sensitive habitats, special status plants, and/or have the potential to support special status species. The presence of these resources along with their associated buffer zones limit the areas available for development. The subject parcel is identified as suitable for grazing. However, given its size, it is unlikely that the parcel could support a commercial agriculture operation. Only small-scale grazing is possible and the project does not preclude the ability to conduct such an operation. Further, the agricultural easement, to be recorded, will ensure that the area for non-agricultural related development is limited.

- (b) *All development permitted on-site shall be clustered.*

While the clustering of structures is normally required by this policy, the parcel is constrained by the presence of sensitive habitats and special status species. The sensitive habitats section of the Local Coastal Plan requires protection of these resources and generally includes buffer zones to ensure a standard amount of space is provided between the placement of structures and the resource. Therefore, the proposed development, including the driveway, are all located to avoid the resources. While the residence and detached garage are located in close proximity to each other, the detached accessory building is located approximately 160 feet from the other structures. However, given that all of the proposed structures are clustered along the proposed driveway and within the development easement area, the remainder of the parcel is preserved.

- (c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

This project has been reviewed under and found to comply with the Development Review Criteria in Chapter 20A.2 of the County Zoning Regulations. Planning staff has completed a review of the project for compliance with these criteria. Specifically, the project complies with Section 6324.1 and Section 6324.4, which respectively address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise levels. The project also complies with Sections 6324.2 and 6325.1, which address site design criteria and primary scenic resources areas, as the project includes provisions to protect and avoid sensitive habitats, waterways, mature trees, and/or dominant vegetation. The project site is not located within a County or State Scenic Corridor.

(2) Water Supply Criteria

- (a) *The existing availability of a potable and adequate on-site well water source for all non-agricultural uses is demonstrated.*

The subject parcel currently has an existing agricultural well which was previously approved and installed. As part of the review by Environmental Health Services, the applicant will be required to convert this well to a domestic well to serve the proposed residence. Approval by Environmental Health Services is contingent on approval of this project by the Planning Commission and the satisfaction of chemical and pump tests.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

The project site is located on soils, which are designated as "Lands Suitable for Agriculture and Other Lands." The criteria for conversion of these lands is as follows:

- (a) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.*

The subject parcel has been identified as having lands suitable for agriculture. There are also large portions of the parcel that have been identified as supporting sensitive habitats. In order to avoid these areas the proposed development locations were determined to be preferable as they adhere to the locational requirements of other LCP and General Plan policies. While the soil is identified as lands suitable for agriculture, there are no agriculturally unsuitable lands on which to locate the proposed structures.

- (b) *Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.*

As discussed previously, the subject parcel is highly constrained due to the presence of sensitive habitats and species. Further, while the parcel was identified as an area suitable for grazing, the size of the parcel is insufficient to support commercial agriculture. However, the inclusion of the agricultural easement to be recorded ensures that there is area preserved and available for small scale agriculture to occur.

- (c) *Clearly defined buffer areas are developed between agricultural and non-agricultural activities.*

The proposed agricultural easement provides a clear buffer between agricultural and non-agricultural uses. The proposed structures are located outside the agricultural easement area.

- (d) *The productivity of any adjacent agricultural lands is not diminished including the ability of the land to sustain dry farming or animal grazing.*

The proposed project scope is limited to the project site and does not include elements which could impact the productivity of any adjacent agricultural lands.

- (e) *Public service, facility expansions, and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*

The proposed development will be served by a private well and septic system that are located outside of the proposed agricultural easement. The project does not involve the need for public service expansions. A preliminary review by the County's Environmental Health Services found that the proposed plans are compliant with current health standards and thus pose no threat to degraded air or water quality. All new utility lines including power will be installed underground as is required by the Zoning District regulations.

4. Conformance with the Design Review (DR) Regulations

On November 12, 2015, the Coastside Design Review Committee (CDRC) reviewed the proposed design and found it to be compliant with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast under Section 6565.20 of the San Mateo County Zoning Regulations, as discussed below:

- a. Section 6565.20.C.1 (*Site Planning and Structures Placement*) calls for amongst other things (1) the integration of structures with the natural setting of the parcel; and (2) the minimization of vegetation and tree removal. The CDRC found that the proposed residence and accessory structures are located and designed to retain and blend with the natural vegetation and natural land forms of the parcel and appear complementary to adjacent neighborhood structures.
- b. Section 6565.20.D.1.b (*Elements of Design (Neighborhood Scale)*) calls for new buildings to respect the scaled of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other buildings in the neighborhood. The CDRC found that as proposed and conditioned, the barn complements and respects the scale of the other homes in the neighborhood. However, a condition of approval was recommended which requires the lowering of the roof ridge by 18-inches.
- c. Section 6565.20.D.4.c (*Elements of Design (Exterior Materials and Colors)*) calls for the use of a number of exterior materials and colors that are consistent with the neighborhood and the architectural style of the house. The CDRC found that the exterior materials and colors are consistent with the neighborhood and the architectural style of the house and blend well with surrounding natural features, such that greater color contrasts are created with other exterior materials.

- d. Section 6565.20.F.4 (*Landscaping, Paved Areas, Fences, Lighting, and Noise (Lighting)*) calls exterior lighting that is architecturally integrated with the home's design style, material and colors; that all exterior, landscape, and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low level lighting directed toward the ground is encouraged; exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area; and minimize light and glare as viewed from scenic corridors and other public view corridors. The CDRC recommended that a condition of approval be added which requires the installation of downward-directed fixtures for all exterior lights. This condition of approval has been included in Attachment A as Condition No. 24.b.

5. Conformance with the Grading Ordinance

The proposed grading activities for this project involve cut and fill activities for the creation of the driveway, building pads, and fill associated with the burying of water cisterns. Approximately 1,966 cubic yards will be excavated and 1,517 cubic yards will be utilized for compacted backfill for a total of 3,483 cubic yards.

Staff has reviewed the proposal and concluded that the project conforms to the criteria for review contained in Section 9285 of the Grading Ordinance (i.e., standards for erosion and sediment controls and submittal of a geotechnical report). Given the presence of sensitive habitat on the parcel and the goals of both the LCP and PAD regulations which seek to preserve agricultural lands, the proposed location balances the objectives of these areas of concern. In order to approve this project, the Planning Commission must make the required findings contained in the grading regulations. Staff concludes that the findings can be made with a discussion of the findings provided below:

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

The project will have a less than significant impact on the environment with the implementation of the mitigation measures proposed by the Mitigated Negative Declaration on elements identified as having a potential impact.

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

The project as proposed does conform to the criteria for review contained in the Grading Ordinance. As discussed in previous sections, the proposed grading and site impacts associated with this project are consistent with the County General Plan policies regarding land use compatibility in rural lands and development standards to minimize land use conflicts with agriculture. The project is also consistent with the intent of the Grading Ordinance that calls for the minimization of alterations to topography, preservation of trees and vegetation, and maintenance of natural drainage channels that would result in negative impacts to agricultural lands. The proposed grading also aids in blending the proposed structures to the topography of the site and allows other ancillary structures (i.e., water storage tanks) to be less prominent on the site. Furthermore, the location avoids sensitive habitats and minimizes the need to remove significant trees or vegetation.

6. Agricultural Advisory Committee Recommendation

The project was reviewed at the March 14, 2011 Agricultural Advisory Committee's regular meeting and the Committee recommended approval of the project.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated through the State of California Governor's Office of Planning and Research from March 2, 2018 to April 2, 2018. Two sets of comments were received and have been included in this report as Attachment E.

California Coastal Commission (CCC) staff provided comments on the Initial Study/Mitigated Negative Declaration on April 2, 2018. The CCC asked for clarification regarding the barn/accessory building and its applicable policy implications. As discussed, the property does not currently support agricultural activities. However, the applicant did provide details on potential agricultural uses including the introduction of poultry and/or livestock (goats). Because these agricultural activities are not yet established, nor have they been evaluated for their compliance with the qualifying exemption for agricultural activities applying said the exemption for structures ancillary to agriculture allowed by Section 6328 was deemed premature by County staff. The CCC also questioned the overall design of the accessory structure. However, the accessory building, along with the other proposed buildings, was reviewed by the Coastsides Design Review Committee and received a conditional recommendation of approval. In response to the CCC comments and the neighbor's comments (below), the barn/accessory structure was redesigned (See Attachment F for the original design). While the redesign itself is in keeping with the original aesthetic the applicant has broken up the floor plan by creating three areas which are open to each other rather than the

closed off two distinct spaces on the original design. The redesigned structure also slightly reduced the proposed square footage, removed the wrap around decks, and relocated the water storage.

California Coastal Commission staff also expressed concerns regarding the compliance of the project with LCP Policy 7.49 regarding the protection of California wild strawberry. The applicant's biologist provided a response to these concerns, dated April 25, 2018. The biologist notes that a qualified botanist from WRA conducted the biological resources survey and the protocol-level rare plant survey in accordance with Policy 7.49. The response also notes that a qualified botanist can be made available to oversee the relocation of plants and that a mitigation and monitoring plan will be provided. Further, these measures were included in the Initial Study/Mitigated Negative Declaration and as Condition of Approval No. 6 in this report.

Finally, CCC staff expressed concern regarding compliance with LCP Policy 7.18, which establishes required buffer zones for wetlands. As noted above under the discussion of this policy, the applicant's biologist, WRA, did initiate a review with CDFW regarding the reduced wetland buffer as required by the LCP policy. However, CDFW determined that the subject wetland did not meet their jurisdictional threshold to provide consultation. CDFW was sent a copy of the Initial Study/Mitigated Negative Declaration through the State Clearinghouse circulation process and they provided no comments or objections.

A letter from a neighboring property owner was received on March 13, 2018 in response to the Initial Study/Mitigated Negative Declaration. The comments largely focus on the design of the proposed structures, perceived errors in the plans, and visual impacts to neighboring properties. Staff's response is provided below:

The neighbor stated that the proposed residence exceeds maximum height limits. While the neighbor is correct that the 2013 LCP update did include updates to the Midcoast Land Use Plan Area which reduced the maximum allowable height of residential structures from 36 feet to 28 feet, the method of measuring was not altered. While the urbanized Midcoast area generally utilizes absolute measurement of height, elsewhere in the Midcoast the height measurement is determined by an average methodology. This is accomplished by first determining the average midpoint between the peak or topmost point of the roof and the highest horizontal plate of the residence and then determining the average finished grade as measured from the highest finished grade and the lowest finished grade and then taking the measurements from the determined points. As proposed, the current design adheres to the 28-foot maximum allowed height limit.

The neighbor states that the proposed garage design is inconsistent in the drawings. However, staff found that the garage design is consistent throughout the drawings. The main portion of the garage measures out 25 feet 8 1/2 inches

by 16 feet. The garage then recesses inward toward the rear of the structure by 1.5 feet on the left side and 1.75 feet on the right side for a width of 22 feet 5 1/2 inches. This area then extends outward from the rear by 6 feet 6 inches from the recessed portion of the garage and is covered by a small shed roof. While this design may give the impression that a side room is proposed to be attached to the rear of the detached garage, the dimensions of the elevations when compared to the floor plans show that no side room is included in the proposal and that the plans are consistent. The proposed square footage of the structure is 557 square feet.

The neighbor expressed concern that a drainage easement which was included as part of the creation of this parcel is not being adhered to. The drainage easement is a private agreement between the owners of the four parcels created via the subdivision, PLN 1999-00424. The language in the drainage easement documentation allows the owners of the subject parcel to improve, repair, and landscape within the drainage easement area provided that these acts do not impede drainage flow. The project as proposed does not alter the existing drainage lines off of the project site. While the project does propose to alter the on-site outfall it directs the stormwater and/or drainage to onsite measures such as rain gardens, vegetated swales, and through proposed culverts. Below the culverts the outfall will be directed through a mix of engineered riprap, vegetated landscaped outfalls, check dams, and boulders to slow the velocity and filter the runoff before eventually reaching Montara Creek. The proposed road improvements are also located within a private road easement. Staff has not included the conditions of approval requested by the commenting party because many of the requested items are civil matters that are not within the scope of the County's authority when determining consistency with adopted regulations. Further, the County is not a party to the easement agreement; the mechanism for enforcement of the terms of the private easement is through the easement agreement and the parties thereto. However, in order to satisfy the requirements of the Coastside Fire Protection District and the Department of Public Works, conditions of approval have been added to ensure compliance with drainage measures, maximum slope of the driveway, minimum width of driveway, and material of the finished driveway.

The neighbor also commented on the design of the accessory building/barn and overall heights of the proposed structures. In response to the neighbor's concerns the proposed accessory building/barn design was modified (the original design is included as Attachment F). While all of the proposed buildings meet the height limitations of the PAD Zoning District, as demonstrated by the Coastside Design Review Committee recommendation of approval, the height of the barn/detached accessory building was reduced. The new design includes the proposed height reduction. The overall design of the barn is complimentary to the design of the proposed residence and detached garage.

The placement of all structures and buildings (i.e., livestock/poultry pen, sheds, water tanks, etc.) in the project are subject to the setback requirements of the underlying zoning district. As shown on the project plans, the project conforms to the locational requirements of the Zoning District.

The mitigation measures included in the Initial Study/Mitigated Negative Declaration have been included as Conditions of Approval in Attachment A.

C. **REVIEWING AGENCIES**

Building Inspection Section  
Coastside Fire Protection District  
Department of Public Works  
Environmental Health Services  
Geotechnical Section  
Agricultural Advisory Committee  
Coastside Design Review Committee

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Plans
- D. Initial Study/Mitigated Negative Declaration
- E. Comment Letters
- F. Original Accessory Building/Barn Design

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2010-00079      Hearing Date: November 13, 2019

Prepared By: Angela Chavez  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. 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.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP) as described in the staff report.
6. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program specifically in regard to the Agriculture and Visual Resources Components. That single-family residences are conditionally permitted with the issuance of a Planned Agricultural District (PAD) permit when it

is determined that the conversion of agricultural lands is minimal. The project has been proposed to be located in an area that has been defined as “Lands Suitable” for agriculture and that there are no other suitable locations on the site given that the soil type is consistent throughout the parcel and the constraints posed by the presence of sensitive habitats. That the project is in scale with adjacent development and is not visible from scenic roadways or corridors.

Regarding the Planned Agricultural Permit, Find:

General Criteria

7. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized. The site consists entirely of lands identified as suitable for agriculture. Given the presence of sensitive habitats the applicant has proposed the development of the site to protect those resources while recording an agricultural easement over the remainder of the parcel. Further, given the size of the parcel it is unlikely that the parcel could support a commercial agricultural operation. However, with the recordation of the agricultural easement a large portion of the parcel will remain available for potential future agricultural activities.
8. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project complies with Section 6324.1 and Section 6324.4, which respectively address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise levels. The project also complies with Sections 6324.2 and 6325.1, which address site design criteria and primary scenic resources areas, as the project is located to avoid sensitive habitats, waterways, mature trees, or dominant vegetation. The project site is not located within a scenic corridor. The project design was reviewed by the Coastsides Design Review Committee and was recommended for approval.

Water Supply Criteria

9. That the existing availability of potable and adequate on-site well water source for all non-agricultural uses is demonstrated. The subject parcel currently has no agricultural activities present on the site but includes an agricultural easement to maintain areas outside of the proposed development to be available for agriculture. While the existing well will be converted for the domestic purpose there is no limitation that the water be utilized solely for domestic purposes.
10. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

## Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

11. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undeveloped. The parcel been identified as having soils suitable for agriculture. Given this, there are no agriculturally unsuitable lands on which to locate the proposed house. The parcel does however support a number of sensitive habitats, which does not allow for residential structures to be located in these areas. Therefore, the applicant has chosen to locate the proposed development along the proposed driveway which is oriented toward the entrance of the parcel and which avoids sensitive habitats. The project also includes the requirement for the recordation of an agricultural easement which will ensure the remainder of the parcel is available should future agricultural activities be undertaken.
12. That the continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors. The parcel has been identified as suitable for grazing. However, given the size of the parcel and presence of sensitive habitats the likelihood of any large scale agricultural activities is limited. The recordation of the agricultural easement preserves a portion of the parcel should future agricultural activities be pursued.
13. That clearly defined buffer areas are developed between agricultural and non-agricultural uses. The agricultural easement provides a clear buffer between the area proposed for development and the areas reserved for future agricultural activities.
14. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing. The proposed development is limited to the project site. There will be no impact on the productivity of the adjacent agricultural lands.
15. That the public service, facility expansions, and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. The proposed house will be served by a private well and septic system that are located outside of the proposed agricultural easement. These items have been reviewed by the County's Environmental Health Services and have been found to be in compliance with current health standards and thus pose no threat to degraded air or water quality.

### Regarding the Design Review (DR) Permit, Find:

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

- a. Section 6565.20.C.1. (*Site Planning and Structures Placement*) - That the proposed development is designed to (1) integrate the structures with the natural setting of the parcel; (2) minimize the removal of vegetation and trees. The proposed residence and accessory structures are located and designed to retain and blend with the natural vegetation and natural land forms of the parcel and appear complementary to adjacent neighborhood structures.
- b. Section 6565.20.D.1.b. (*Elements of Design: Neighborhood Scale*) - That new buildings are designed to respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other buildings in the neighborhood. As proposed and conditioned, the barn complements and respects the scale of the other homes in the neighborhood.
- c. Section 6565.20.D.4.c. (*Elements of Design: Exterior Materials and Colors*) - That proposed development utilize a number of exterior materials and colors that are consistent with the neighborhood and the architectural style of the house. The exterior materials and colors are consistent with the neighborhood and the architectural style of the house and blend well with surrounding natural features, such that greater color contrasts are created with other exterior materials.
- d. Section 6565.20.F.4 (*Landscaping, Paved Areas, Fences, Lighting, and Noise (Lighting)*) - That the exterior lighting utilized is architecturally integrated with the home's design style, material and colors; that all exterior, landscape, and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low level lighting directed toward the ground is encouraged; exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area; and minimize light and glare as viewed from scenic corridors and other public view corridors. As proposed and conditioned, the project is consistent with the lighting requirements of the district.

Regarding the Grading Permit, Find:

- 17. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by the Current Planning Section and the Department of Public Works, which found that the project can be completed without significant harm to the environment, as conditioned.
- 18. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Current Planning Section staff and the Department of Public Works have reviewed the

project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 9285 and the San Mateo County General Plan.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on November 13, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time a building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The Department of Fish and Wildlife has determined that this project is not exempt from Department of Fish and Wildlife California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,354.75 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.

### **Mitigation Measures**

4. **Mitigation Measure 1:** The applicant shall implement the following dust control measures during grading and construction activities:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
  - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
  - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

5. **Mitigation Measure 2:** To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) shall be implemented. Implementation of these general BMPs, in combination with the species- and habitat-specific measures provided in Mitigation Measures 3 – 10 and 13, will minimize adverse impacts:
- a. Appropriate perimeter erosion and sediment control measures (i.e., silt fencing, straw wattles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.
  - b. All access, staging, and work areas shall be delineated with orange construction fencing, or with a similar material and all work activities shall be limited to these areas.
  - c. All access, staging, and work areas shall be the minimum size necessary to conduct the work.
  - d. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.
  - e. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
  - f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
  - g. All trucks hauling soil, sand, and other loose materials shall be covered.
6. **Mitigation Measure 3 (BIO-6):** The California wild strawberry located in the western portion of the project parcel shall be protected by a 50-foot avoidance buffer. Prior to the commencement of any construction related activity the applicant shall install exclusion fencing reflecting this buffer.
- a. A 50-foot avoidance buffer should be maintained around the higher quality western subpopulations.

- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
  - c. A qualified biologist (botanist) shall develop a mitigation and monitoring plan to be implemented during the start of ground disturbance activities to ensure successful translocation of these plants on site if they are impacted. At a minimum, the mitigation and monitoring plan shall include:
    - (1) Documentation of proposed impacts to the species;
    - (2) Proposed mitigation including some combination of transplantation or re-establishment of impacted populations and/or preservation and management of existing populations;
    - (3) Proposed methods for transplantation, re-establishment, or restoration;
    - (4) A 3-year monitoring program with annual reporting;
    - (5) Performance criteria for transplants or plantings, including (a) survivorship, (b) density, and (c) cover, and performance criteria for invasive plants and other potential threats to the success of the mitigation efforts including, but not limited to, erosion and human disturbance; and
    - (6) An adaptive management plan for addressing any failure to meet performance criteria or to address other unforeseen problems.
7. **Mitigation Measure 4 (BIO-7):** Impacts to all nesting birds shall be reduced to a less than significant level by implementing the following measures:
- a. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 14).
  - b. If work is to be conducted during the nesting season (February 15 – August 31), preconstruction breeding bird surveys shall be conducted no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
  - c. If any nests are found, they shall have a suitable buffer established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but are typically at least 25 feet for common passerines, and may be up to 500 feet for California fully protected species.

Buffers shall be maintained until a qualified biologist determines that the nest is no longer active.

8. **Mitigation Measure 5 (BIO-8)**: Impacts to roosting bats can be reduced to a less than significant level by implementing the following measures:
  - a. Any mature trees within the Study Area that are proposed for removal shall be removed outside of the maternity roosting season. For this area of California, the maternity roosting season is typically defined as April 1 – August 31.
  - b. It is recommended that one week prior to the initiation of activities, a qualified biologist conduct a survey for bat roosts within the Study Area. If a roost is detected during the non-maternity roosting season (September 1 – March 31) then the biologist shall consult with the California Department of Fish and Wildlife (CDFW) before any further activities are initiated. If Project activities are initiated during the maternity roosting season (April 1 – August 31) and a roost is detected, then a 50-foot buffer shall be implemented where no construction activities shall occur, until the biologist has determined that the young have left the roost.
  - c. At any time of year, if a large tree (diameter at breast height (dbh) >12 inch) will be removed, it shall be left on the ground for 24 hours before being taken off-site or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.
  
9. **Mitigation Measure 6 (BIO-10)**: Any potential impacts to California red-legged frog (CRLF) can be reduced to a less than significant level by implementing the following measures:
  - a. Within 24 hours prior to initial ground disturbance, a pre-construction survey for CRLF shall be conducted by a qualified biologist. If the species is found, the qualified biologist shall record the location, number, and any other relevant information. The biologist shall then contact the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine the next steps including whether or not relocation of the animal is possible.
  - b. If the preconstruction survey is completed and no CRLF are observed, then the work area shall be surrounded by a wildlife exclusion fence at least 2 feet tall. Escape funnels shall be installed along all sides of the fence to allow any undetected wildlife within the project footprint to escape. Escape funnels shall be placed no further than 100-feet apart.

- c. Once the wildlife exclusion fence is installed, a qualified biologist shall inspect the fence on a weekly basis to identify any breaches, rips, or access points that might allow wildlife to enter the project footprint. Weekly fence inspections shall continue until the project is complete and the fence is scheduled to be removed.
  - d. Plastic monofilament netting (erosion control matting, or wrapping around wattles), or similar material in any form shall not be used on the Project in order to avoid entangling, strangling, or trapping CRLF inside or outside of the wildlife fence.
  - e. Construction shall be limited to the dry season (April 15 to October 31) to avoid impacting CRLF when they are most likely to use the Study Area as a migration corridor.
  - f. Any pipes or culverts that could provide shelter for CRLF shall be elevated off the ground or have their ends covered to prevent animals from climbing into the open-ended materials.
10. **Mitigation Measure 7 (BIO-1)**: Impacts to coastal terrace prairie shall be reduced to a less than significant level by implementing the following mitigation measure:
- a. A 100-foot buffer shall be placed around this Environmental Sensitive Habitat Areas (ESHA) to protect this community from disturbance incurred from the residential development proposed within the Study Area. This buffer will also give the native grasses the opportunity to reproduce, expanding the overall area of native grassland in the western portion of the site.
  - b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 100-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
11. **Mitigation Measure 8 (BIO-3)**: Impacts to Central Coast riparian scrub (California coffeeberry scrub) shall be reduced to a less than significant level by implementing the following mitigation measures:
- a. Maintain a 50-foot no disturbance buffer in order to protect this scrub from adverse or indirect impacts during ground-disturbing activities.
  - b. Riparian areas are potentially within the jurisdiction of the CDFW under Section 1602 of the California Fish and Game Code. A Section 1602 Streambed Alteration Agreement would be required if project activities impacted this habitat. The current project plans do not indicate any

encroachment into this habitat, but if plans change then a 1602 Agreement will be required.

12. **Mitigation Measure 9 (BIO-4)**: Impacts to Montara Creek can be reduced to a less than significant level by implementing the following mitigation measures:
  - a. A minimum 50-foot buffer shall be maintained in order to protect this stream from adverse or indirect impacts during ground-disturbing activities.
  - b. BMPs (as described in Mitigation Measure 2) are required to be implemented to ensure protection of the stream during ground disturbing activities.
  
13. **Mitigation Measure 10 (BIO-2)**: Impacts to seasonal wetland seeps shall be reduced to a less than significant level by implementing the following mitigation measure:
  - a. Due to the relatively small size of this wetland, possible man-altered hydrologic contributions, substantial cover of non-native species, and the presence of other on-site ESHA limiting development potential, WRA Environmental Consultants (WRA) recommends that the buffer be reduced from 100 feet to 50 feet. The reduced buffer is unlikely to have adverse impacts to this wetland and should sufficiently protect it from indirect impacts.
  - b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
  
14. **Mitigation Measure 11**: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.
  
15. **Mitigation Measure 12**: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding

internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).

- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches one-third the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
  - m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
  - n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.
16. **Mitigation Measure 13:** The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
17. **Mitigation Measure 14 (BIO-5):**
- a. Discharges to receiving waters may occur only during the wet weather season (October 1 – April 30) and must (1) be composed of only stormwater, (2) be free of pollutants, and (3) must not alter natural ocean water quality in the Fitzgerald Area of Special Biological Significance (ASBS).
  - b. All new point source discharges into the ASBS shall either be retained on-site or shall be treated on-site prior to entering a County storm drain.
  - c. Water that comes into contact with architectural copper during installation, cleaning, treating, and washing can be a source of water pollution to the

County storm drains and eventually to the ASBS. Therefore, architectural copper BMPs are required to be identified on project plans and implemented during construction and future maintenance.

- d. Discharge to the Montara Water and Sanitary District's sewer system is required, in compliance with Section 3-8.800 of the Montara Water and Sanitary District Code. For properties served by private septic, pool and/or spa discharge shall be dechlorinated and slowly discharged to landscaped areas (determined adequate to support the volume).
  - e. Erosion and sediment control plans shall be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
  - f. Pursuant to the Water Board's General Exception to the California Ocean Plan with Special Protections (Attachment B, Section A.2.c.1), weekly construction site inspections are required for all construction sites within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit (considered Stormwater Regulated Construction Sites "SWRS").
  - g. On-site areas (new or replaced) used for car washing shall drain to adequately-sized vegetative areas or other on-site treatment facilities or occur on permeable surfaces (e.g., gravel, grass) and shall use as little detergents as necessary. Phosphate free or biodegradable soap is highly encouraged. Discharge to the sanitary sewer is prohibited (Montara Water and Sanitary Code).
  - h. Landscape irrigation must comply with the County's Water Efficient Landscape Ordinance (WELO), when applicable. The County's adopted WELO applies to new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 sq. ft. for public agency and private development projects or which are developer-installed in single-family and multi-family projects.
18. **Mitigation Measure 15:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
19. **Mitigation Measure 16:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

20. **Mitigation Measure 17:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
21. **Mitigation Measure 18:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
22. During the construction phase, no flood lights or similar types of nighttime lighting are allowed.
23. The applicant shall include the approval letter on the top pages of the building plans.
24. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
  - a. Lower the roof ridge of the barn by 18-inches.
  - b. Install downward-directed lighting fixtures for all exterior lights.
25. The applicant shall provide “finished floor elevation verification” to certify that the structures are 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 structures 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 structures, (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-sections.
  - 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 roofs 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.
26. Prior to the issuance of the building permit the property owner shall record an easement on a portion of the property, as delineated on approved plans, containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to agricultural uses, non-residential development customarily considered accessory to agriculture, farm labor housing, and environmental resource protection areas. The form of the easement shall be to the satisfaction of the County Counsel's Office.
27. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (Oct. 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
28. The project site is located within the ASBS watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
29. An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant tree(s) [insert grading permit if applicable]. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree

Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please contact the Building Inspection Section, at 650/599-7311, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

30. As the project involves over 1-acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
31. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
32. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
33. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
34. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of 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.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
35. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be

immediately corrected, as determined by and implemented under the observation of the engineer of record.

36. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
  - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
  - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
37. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.
38. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site: <http://www.flowstobay.org/newdevelopment>.
39. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control [and/or HM] measures according the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property.

40. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems [and HM controls]. A statement to that effect shall be made a part of the Maintenance Agreement recorded for the property.
41. The property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

#### Building Inspection Section

42. The applicant shall comply with all Building Inspection requirements at the building permit stage of the application.
43. A building permit is required for each building on this property.
44. The projects shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code in effect at the time of building permit application, which at the time of this review is the 2016 version.
45. This property is not currently located within a mapped Fire Hazard Severity Zone and as such construction and clearances meeting code requirements for this type of a Hazard Zone are optional not mandatory.
46. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.
47. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures

shall be designed and submitted to the Public Works Department for review and approval.

48. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

#### Coastside Fire Protection District

49. Per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition 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. Date of installation must be added to exterior of the smoke alarm and will be checked at final. At the building permit stage include this condition as a note on the plans.
50. Smoke alarm/detector are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufactures instruction and NFPA 72. At the building permit stage include this condition as a note on the plans.
51. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 square feet 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. (CFC 1030). At the building permit stage include this condition as a note on the plans.
52. Prior to the issuance of the building permit the applicant shall revise the plans to identify rescue windows in each bedroom and verify that they meet all requirements.
53. 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. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch

reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). At the building permit stage include this condition as a note on the plans.

54. Per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code. At the building permit stage include this condition as a note on the plans.
55. Per Coastside Fire Protection District Ordinance 2016-01 and the 2016 California Fire Code 304.1.2 the following is required:
  - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees.
  - b. 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.
  - c. 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.

At the building permit stage include this condition as a note on the plans.

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

57. Prior to the issuance of the building permit the applicant shall confirm on the submitted plans that the turnaround by the barn/workshop meets the minimum turn radius requirements.
58. Prior to issuance of the building permit the applicant shall revise the turnaround near the garage as it does not meet the minimum dimensions for a turnaround, as designed (If the turnaround by barn meets all requirements you may not be required to provide a second turnaround by garage).
59. Prior to issuance of the building permit a plan and profile of the driveway/roadway is required and shall be included in the plan set.
60. Fire apparatus access roads shall be constructed of an approved all weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 ft. between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503. At the building permit stage include this condition as a note on the plans.
61. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506. For application and instructions please email [jriddell@fire.ca.gov](mailto:jriddell@fire.ca.gov) and [ramores@fire.ca.gov](mailto:ramores@fire.ca.gov). If you need further assistance please contact Coastside Fire Protection District 650/726-5213.
62. Prior to issuance of a building permit the applicant shall submit plans for the installation of a wharf type hydrant for review and approval by the Coastside Fire Protection District. The wharf type hydrant shall be located no further than 150 feet from the proposed residence along the driveway access. The wharf hydrant must have a minimum flow of 250 gallons per minute at 20 pound per square inch for a minimum of 20 minutes and be supplied by a minimum 4-inch supply line. The plans for this system must be submitted to San Mateo County Planning and Building Department. Upon submission of plans, the County will forward a complete set of plans to the Coastside Fire Protection District for review and approval.
  - a. No approved fire hydrant system available (no water district): Wet draft hydrant system required as below. Details and notes to be shown on plans. CFC B103.3
  - b. Tank size: 7,500 gallons for up to 3,600 sq. ft. single-family dwelling. If the single-family dwelling is larger than 3,600 sq. ft., use NFPA 1142.

- c. Tanks have reliable water supply and auto fill. Domestic supply cut-off required.
- d. Tanks located at elevation above hydrant to provide positive pressure and water to hydrant.
- e. Tank venting: 1.5 times the size of the pipe w/ fine mesh screen.
- f. Tanks interconnected by a minimum of 4-inch pipe.
- g. Tanks that are located within 30 feet of the lot lines and structures shall be non-combustible.
- h. Wet Draft Hydrant (WDH) Supply Piping: 4-inch minimum, C900 or other underground fire service rated pipe. Pipe shall have a minimum of 30-inches depth of cover, 36 inches under drivable areas.
- i. Thrust blocks shown on plans as required.
- j. All above ground piping for WDH to be metallic, where ground contact occurs, metal pipe shall be double wrapped w/ approved 10-mil pipe tape. All metallic underground fittings shall be protected against corrosion.
- k. WDH to be an approved type with 4 1/2-inch NH threaded outlet and shutoff valve. Discharge to be from 30 inches to 36-inches above grade.
- l. WDH located from 50 feet to 150 feet from structure by way of approved fire apparatus access. WDH to be clearly visible, located 3 to 6 feet from the fire apparatus access, and be protected from damage.
- m. WDH shall be placed in a concrete pad, 4-inches deep and 2 feet by 2 feet minimum at base.
- n. Wet draft hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.

At the building permit stage include this condition as a note on the plans.

- 63. The size of the house the NFPA 1142 calculation for tank size is 23,700.
- 64. Hydrant location #2 may have to be moved to before the barn / workshop.
- 65. Per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All

attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. Fire Sprinkler plans will require a separate permit. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. At the building permit stage include this condition as a note on the plans.

66. Installation of underground sprinkler pipe shall be flushed and visually inspected by Coastside Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.
67. Exterior bell and interior horn/strobe: are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.
68. At the building permit stage add a note to the title page of the plans that the building will be protected by an automatic fire sprinkler system.
69. The barn/accessory building will require the installation of a NFPA 13 Light Hazard fire sprinkler system.

#### Department of Public Works

70. 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. The plan and profile shall also include both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site. 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.
71. Plans, with specific construction details, shall be stamped and signed by the registered civil engineer and submitted to the Public Works Department for review and approval prior to construction.

72. 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.

Environmental Health Services

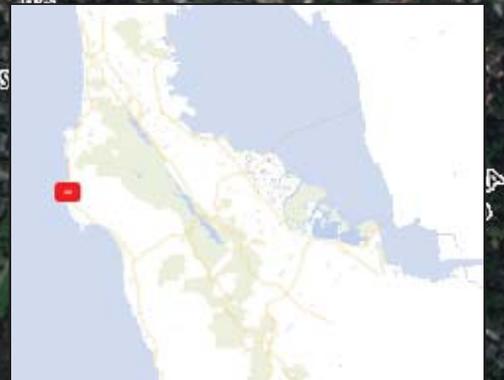
73. The applicant shall comply with all Environmental Health Services requirements at the building permit stage.
74. Prior to building permit issuance, the applicant shall submit full septic design by registered professional to show the location of percolation test holes completed on November 15, 2011, with test data affixed onto plans.

AC:pac - ACCDD0569\_WPU.DOCX



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

# **ATTACHMENT B**



**Project Location:**  
 1455 Audubon  
 Ave, Montara  
 APN:036-310-180

0.28 0 0.14 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

1:9,027

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

**ATTACHMENT C**



**NOTES**

**GOVERNING CODES:**

- These notes apply to all drawings and govern unless otherwise noted or specified.
- All work shall conform to the 2016 California Building Code, as modified by state and local jurisdiction.
- Nothing in the Drawings or in these Specifications is to be construed as requiring or permitting work that is contrary to these rules, regulations and codes.
- All work and materials shall be in full accord with the latest rules and regulations of the Safety Orders of the Division of Industrial Safety, California Labor Code and all applicable federal, state and/or local health regulations.
- Any reference to standards shall comply with requirements of latest revision.
- Construction shall comply with all State of California Title-24 energy & Green Building code requirements and mandatory measures per Compliance certification herein.

**DRAINAGE USE:**

- These architectural drawings are copyrighted instruments of service of Henri Mannik, Architecture and Engineering (HM,a+e), for the sole use for this project. If the contract has been terminated with HM,a+e, these Construction Documents in whole or part may not be used for any construction. Use of these drawings are not transferable without a new contract. Reproductions of these drawings in part or whole are not permitted without the permission of HM,a+e.
- The Construction Documents include these Drawings and Notes, Specifications and all revisions, additions and addenda's.
- Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions. Drawings do not illustrate every detail but show only special requirements to assist contractor.
- Do not scale drawings.
- Specifications take precedence over drawings.
- Any existing building or site data is based on observation and/or existing information only. Destructive testing, removal of existing finishes, equipment disassembly, and material testing was not performed for the as-built condition, data, and code analysis.
- The Contractor and Special Inspector shall contact the Architect regarding any questions of interpretation of these specifications and drawings.
- The Contractor shall thoroughly examine the drawings and specifications, and existing site conditions. By entering into the work, the Contractor states that the documents are sufficient to provide a complete installation of pertinent portions of the work. Report any questions or requests for clarification to the Architect immediately. If, in the opinion of any contractor, any construction details shown or otherwise specified are in conflict with accepted industry standards for quality construction or might interfere with his full guarantee of the work, he/she is to notify HM,a+e immediately for clarification. No omission or lack of detail requirements in the drawings or specifications is to be construed as allowing any materials or workmanship below industry standards.
- Confirm with HM,a+e that these contract documents are the most recent issue before layout and construction.
- Verify all existing conditions and proposed dimensions at the job site. Compare architectural drawings with structural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved.
- The Architect and the Architect's consultants have no responsibility for any modification, revisions, or substitutions of the work shown in the Construction Documents unless approved in writing by the Architect.
- HM,a+e CAD files may only be used as backgrounds for shop drawings after HM,a+e receives a signed waiver from each party using the files, addressing the limitations and proper use of these CAD files.

**GEOTECHNICAL REPORT**

- For geotechnical information, see the Geotechnical Investigation Report prepared by Earth Investigations Consultants (650-557-0262) originally dated October 30, 2009, updated on May 21, 2017, and other revisions.
- Follow the recommendations of the report including but not limited to: site preparation, grading, compaction, trenches, foundations, slabs, driveways, drainage, and maintenance.

**BIOLOGICAL MITIGATION MEASURES, PRECONSTRUCTION BIOLOGICAL SURVEY, & AREA OF DISTURBANCE**

- All work shall comply with local, City, County, State, and Federal environmental and biological regulations. The specific regulations listed are for construction. Other regulations may apply.
- See the Biological Report by W.R.A. Environmental Consultants of San Rafael originally dated July, 2013. See updates and revisions. The report contains biological information relevant to the project and for the protection and procedures on sensitive environmental habitats and conditions.
- See Site Plans and W.R.A.'s Biological Report for Identified Environmentally Sensitive Habitat Areas (E.S.H.A.) protected by the CA Coastal Commission's and San Mateo County's Local Coastal Program (L.C.P.).
- See Site Plans for the protected riparian corridor defined by San Mateo County regulations.
- See Site Plans and W.R.A.'s Biological Report for required protection of the James V. Fitzgerald Area of Special Biological Significance (ASBS). Water Board Resolution No. 2012-0012 and San Mateo County's Fitzgerald ASBS Pollution Reduction Program.
- The drawings and reports contain required measures and procedures to protect sensitive environmental areas. Install and maintain measures during construction.
- Prior to the commencement of grading, excavation, vegetation removal, installation of utilities, and the construction of site improvements and structures, a biological survey is required to identify any flora, fauna, or raptor nesting listed in the Biological Report by W.R.A. Environmental Consultants. The contractor shall allow time for the Biological Survey and any potential mitigation measures identified in the report.
- See sheet AI.3 for area to be surveyed for flora, fauna, and raptor nesting. No work, site modifications or disturbances shall occur outside of the indicated Area of Disturbance. During construction, field stakes shall identify the Area of Disturbance. Replace damaged or missing stakes.
- No work or site modifications temporary or permanent are permitted within the Riparian Setback shown on the site plans.
- Any repair or maintenance of the existing well to ensure domestic capacity and quality shall be approved by the California Conservation Corp (C.C.C.).

**REQUIREMENTS FOR ARCHITECTURAL COPPER**

- Copper from buildings may harm aquatic life. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions typically contain acids. After treatment when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. County prohibits discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.
- The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.
- During installation use the following BMPs. If possible, purchase copper materials that do not have a pre-patina or have been pre-patinated at the factory with acid removed.
- If patination is done on-site, implement one or more of the following BMPs:
- Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm

- Block off storm drain inlet if needed.
- Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
- Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff.
- During maintenance of architectural copper implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patina or re-application of impervious coating.
- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.
- Contractor and owner are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features. Violators of the municipal storm water ordinance may be subject to a fine.
- See San Mateo Countywide Water Pollution Prevention Program for additional requirements or updates to standards. See County information on the James V. Fitzgerald Area of Special Biological Significance. The project is located within the protected watershed.
- See biological report for additional measures. Stricter measures on the biological report govern.

**EROSION CONTROL**

- Civil drawings for storm water runoff control and construction erosion control.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, and petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, or non-stormwater discharge to storm drains and watercourses.
- Store, handle, and dispose of construction materials/wastes properly to prevent contact with storm water.
- Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
- See sheet AI.3 for add'l info.

**SITE GRADING**

- See Civil drawings for information on grading.

**SITE DRAINAGE**

- See Civil drawings for information on site drainage.
- See BUILDING DRAINAGE on AI.2 for additional information.

**LANDSCAPE**

- See Landscape drawings for planting and site improvements from architectural copper, and non-stormwater discharge to storm drains and watercourses.

**TREE REMOVAL**

- Site plans for trees to be removed. Do not remove trees unless specifically noted on drawings and permitted.
- Trees with a trunk circumference of 55 inches measured 4'-6" above the average surface of the ground have a special county status.

**WELL**

- Repair and upgrade the existing well for domestic capacity and quality. 300' deep with conc lining @ surface.

**RADON**

- Project is in a US EPA Zone 2. Vent crawlspaces and foundation gravel beds to vent and remove Radon from the ground.

**DIMENSIONS**

- Unless specifically noted on the drawings, all wall dimensions are to face of framing or face of structure, unless otherwise shown on masonry walls. See drawings for walls, columns, and other items dimensioned to center lines. Window dimensions are to centerline of window or door unless otherwise noted. Vertical dimensions are to finish floor unless noted otherwise.
- Contractor shall verify and be responsible for all job site measurements and levels pertinent to their work. If they differ from Contract Drawings or reviewed Submittals, discrepancies shall be brought to HM,a+e's attention immediately.
- It is the subcontractor's responsibility to establish sub floor elevations.

**FINISHES**

- HM,a+e shall observe and advise on work in order to produce harmony of matching finishes, textures, colors, etc. throughout various components of the project.
- All interior wall and ceiling finishes shall comply with CBC Chapter 8.
- Stucco shall be three coat - 7/8" min. thick exterior stucco application per CBC, unless otherwise noted on drawings. See manufacturer details for additional info.
- Doors and panels of shower and both enclosures and adjacent wall openings within 60 inches above a standing surface and drain inlet shall be fully tempered, laminated safety glass or approved plastic and shall comply with CBC.
- Shower area walls shall be finished with a resistant board to a height of not less than 70" above drain outlet. See drawings for elevations.

**MATERIALS AND PRODUCTS**

- Unless otherwise shown or noted, follow Manufacturer's recommendations for all products used on this project.
- All materials and equipment are to be installed in strict accordance with the latest edition of manufacturer's written installation instructions and specifications. Generic materials not specified by manufacturer are to be installed in accordance with recommendations of applicable trade associations (For example, Concrete Steel Institute, Gypsum Association, etc.)
- Substitutions may only be considered if submitted in writing. The burden of proof of the proposed substitution is on the contractor.
- Shop drawings, design/build items and product literature shall be submitted and reviewed by the General Contractor and Architect, before fabrication. All submittals shall have a clear 3.5"x7" space reserved for shop drawing stamps by the General Contractor, Architect, and Engineer. If the submitted sheets do not have sufficient room, a cover sheet with a table of contents and sufficient space for stamps may be submitted. Each shop drawing submitted to HM,a+e shall consist of one reproducible copy on bond, to be marked and returned by the Architect and one copy for each specific reviewer to keep including the architect and each applicable consultant. Additional copies for submission will be returned unmarked. Patination solutions typically contain acids. After treatment when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. County prohibits discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

**END OF NOTES**

**ARCHITECTURAL SUBMITTALS**

- WATER SYSTEM PLAN SUBMITTAL:  
A plan showing all components of the fire protection water system shall be submitted to the Building Inspection Section of San Mateo County or City of Half Moon Bay for review and approval by the Coastside Fire Protection District and shall include the following:  
1.Size, location and type of all water supply tanks showing vent and outlet locations and sizes.  
2.A complete description and diagram showing the water piping layout. Include water source (e.g., supply lines, wells, springs, community water system tap.)  
3.Size, type, location and depth of cover for all piping including domestic/fire sprinkler supply and hydrant supply.  
4.Size, type and location of all control valves, fittings, required pumps (with specifications), electrical service, and all structures.  
5.Size, type, location and capability of fire hydrants.  
6.Elevation of water tank, hydrant and sprinklered buildings.  
7.REFERENCE: NFPA 1142, CFC Section 508, 4 Appendix B, 5B, CA Code of Regulations, Title 14 Section 1275.00-1275.20, CFPD Ordinance 2009-01, Coastside Fire Protection District document "FPE-005, 9/11/04 Rev."
- FIRE PROTECTION:**  
63. See sheet AI.7 for additional info.  
64. The building shall be fully protected with a modified NFPA 13D residential fire sprinkler system as required by the code.  
65. Discharge sprinkler test water to sanitary sewer or to the storm drain. Do not proceed with any work represented by the mock-up until the mock-up has been approved by the Architect.  
66. Provide draft stops and fire blocking as required by CBC.
- BUILDING AND STRUCTURE DRAINAGE:**  
67. Unless otherwise noted, provide perimeter drains, penetrate the drain pipe, drain rock, and drainage blanket around entire building foundation and at building and site retaining walls. Extend drains to daylight with a slope of 1/16-1/8" per foot, unless otherwise noted on the drawings. Drain to daylight and to well-drained, gently sloped areas, or drywells as required. Follow the recommendations and construction documents of the Geo-Technical Engineer, Civil Engineer, or requirements of local jurisdiction.  
68. The Contractor shall provide all temporary erosion controls during the work. See Civil drawings
- EXTERIOR LIGHTING:**  
69. See Electric site plan and building elevations for agency approved lighting design.  
70. All exterior lighting shall meet county and other agency requirements.  
71. San Mateo County zoning requirements: Design review section 6565.20(F).4.

**INSPECTIONS**

- Provide tests and inspections for all items as required by the 2013 California Building Code and all applicable local ordinance.
- The Owner shall retain an independent testing lab to perform all required testing and inspection.
- The Contractor is responsible for coordinating with the testing lab to schedule all required tests and inspections.

**MOCK-UPS**

- The Contractor shall provide mock-ups where noted in the Construction Documents.
- The mock-ups shall consist of actual materials, colors, techniques, methods and assemblies used in the project. The level of skill in the mock-up shall match the level of skill used in actual construction.
- The mock-up shall be an example of all similar work in the project. Do not proceed with any work represented by the mock-up until the mock-up has been approved by the Architect.
- At the start of the work, the contractor shall provide to the architect a schedule for mock-up submittals.
- Submit actual mock-ups in advance of fabrication; allow at least one week for initial architectural review after notification that the mock-up is complete and accessible. Provide additional time for revisions and re-submittals, if required.
- Re-detailing due to review of the mockup shall be expected. This re-detailing up to 10% of total effort of the work represented by the mockup shall be included at no cost to the Owner. Added fabrication/installation costs or credits due to such re-detailing may be submitted.
- Unless a specific mock-up size is noted, provide adequate size and scale to judge the nature of materials, material patterns, variations in material, relationships of parts, and the mock-up in context. The contractor shall submit the proposed size of mock-up for approval by the Architect before fabrication of the mock-up.
- Mock-ups shall remain accessible and protected during construction until the completion of all work which is represented by the mock-up. The contractor shall identify and identify location for mock-up storage. Do not destroy or alter mock-ups without the approval of the architect unless otherwise directed. At the completion of the work, if requested, provide the mock-up to the Architect.
- The Following items shall be mocked up:

**ARCHITECTURAL OBSERVATIONS**

- The following completed items will be observed by the Architect on site. For all layouts, allow time and labor for reasonable modifications at no expense to owner. Observation is for review of intent and not a detailed inspection or observation of all items. The following is not a list of separate site visits. Multiple items will be observed per visit, and the contractor shall allow time in the construction schedule for the Architect to see multiple items per trip when reasonably possible. The Contractor shall notify the Architect at least five working days prior to concealing any architectural items. The Architect will then determine if a site visit is appropriate. Notification shall include the following items:

- Items marked for removal
- Items marked for demolition
- Items marked for reuse
- Demolition
- Site layout
- Grading
- Roadwork
- Site utility location and layout
- Septic layout and installation
- Site drainage
- Site underground drainage cleanouts
- Site equipment and electrical
- Site fire protection systems
- Site walls, fences, and structures
- Site finishes
- Foundation layout
- Foundation waterproofing
- Foundation drainage
- Concealed drainage
- Foundation insulation
- Concrete formwork
- Hall layout
- Partitions
- Furring
- Blocking and supports within walls
- Hall, floor, ceiling, and roof penetrations
- Chases, soffits, and raceways
- Stair layout
- All Guardrail and handrail layout
- Doors
- Windows and skylights
- Leather barriers
- Building wraps
- Rain screens
- Fishing and seals
- Deck waterproofing
- Roofing
- Siding and stucco
- Veneers
- Rainwater leader location
- Gutters
- Insulation
- Plumbing sound attenuation
- Cabinet layout
- Equipment layout
- Electric outlet, switch, and lighting layout
- Lighting units prior to installation
- Smoke and CO2 Alarms
- Sprinklers
- Plumbing fixture locations
- Plumbing clean-outs
- Grab bars
- HVAC and ducts/piping
- Gypsum Wall Board and G&WB Finish
- Fire Rated Wall Board
- 1-Hour Fire Assemblies
- Fire blocking and barriers
- Substrate installation
- Finishes
- Paneling
- Filing
- Flooring pattern and joint layout
- Flooring
- Trim
- Painting
- Stains and sealers
- Furnishings
- Final Cleaning

**GENERAL NOTES ON ZONING DATA**

- SEE AI.3 FOR ADD'L INFO

**HOUSE FLOOR AREA**

UPPER LEVEL 1,580. S.F.  
MAIN LEVEL 2,920. S.F.

**TOTAL OF HABITABLE AREA**

4,500. S.F.

**HOUSE FOOTPRINT**

2,920. S.F.

**BARN FLOOR AREA**

1,017. S.F.

**BARN FLOOR AREA/FOOTPRINT**

554. S.F.

**GARAGE FLOOR AREA**

6,071. S.F.

**TOTAL FLOOR AREA**

REQUIRED PROPOSED

**PLANNING ITEM**

SEE AI.3 FOR ADD'L INFO

**LOT SIZE**

357,148 S.F.  
8.199 ACRES

**LOT WIDTH**

910 FT.

**FRONT YARD**

50 Ft. 254 Ft.

**REAR YARD**

Varies. Riparian 200 Ft.

**RIGHT SIDE (WEST)**

20 Ft. 566 Ft.

**LEFT SIDE (EAST)**

20 Ft. 62 Ft.

**COMBINED SIDE YARD**

40 Ft. 628 Ft.

**BUILDING HEIGHT**

28 Ft. 28'-0"

**IMPERVIOUS SURFACES: HOUSE, STUDIO, GARAGE**

HOUSE ROOF AREA 3,788 S.F.  
BARN ROOF AREA 1,247 S.F.  
GARAGE ROOF AREA 772 S.F.  
HOUSE SIDEWALKS, PATIOS, PATH 678 S.F.  
BARN SIDEWALKS, PATIOS, PATH 940 S.F.  
DRIVEWAY 10,855 S.F.

**LOT COVERAGE**

1.29 %

**FLOOR AREA RATIO (F.A.R.)**

HOUSE 1.26 %  
HOUSE, GARAGE, STUDIO, & BARN 1.74 %

**COVERED PARKING SPACES**

3

**TOTAL**

18,330 S.F.

**IMPERVIOUS PAVED AREA AS % OF LOT**

5.13 %

**GRADING**

CUT (CU.YD.) FILL (CU.YD.)

SITE GRADING 742 1,125  
DRIVEWAY 774 392  
SURFACE WATER DIVERSION 450 0  
SUB-TOTAL 1,966 1,517

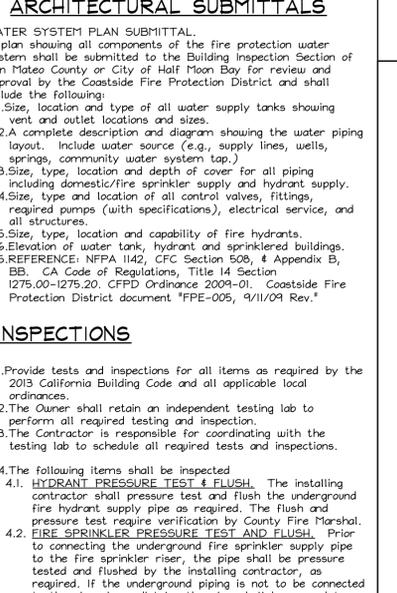
HOUSE 157 627  
GARAGE 271 0  
BARN 205 147  
SUB-TOTAL 633 774

TOTAL 2,599 + 2,291 = 4,890

**SUSTAINABLE MEASURES:**

- Contractor shall minimize construction waste. Salvage and recycle all construction and demolition materials.
- Use Material with recycled content
- Use Green Point or LEED for Homes. Follow measures and requirements specified in the Construction Documents to meet the requirements.
- Use FSC Certified wood for framing where noted.
- Provide cement replacement with slag or fly ash where noted.
- Use low VOC interior paints and interior finishes.
- Use materials with a 400 mile radius.
- Provide air changes per hour per Mech. drawings.
- Ensure wall assemblies adequately vent or dry.

**PROJECT KEY**



**BIOLOGY**

- Qualified Botanist shall oversee the relocation of plants.
- For strawberry relocation, submit mitigation and monitoring plan to Coastal Commission.
- Avoid ESHAs. Install 50' orange construction fencing at 50' ESHA buffer.

**ZONING DATA**

REV. DATE

**Stamp**

Stamp

**NOT FOR CONSTRUCTION**

NOT FOR CONSTRUCTION

**PRINTING DATE**

Printing Date

Planning Permit 03.18.2010  
Coordination 09.12.2011  
Planning 09.13.2011  
Coordination 10.05.2011  
Coordination 10.11.2011  
Coordination 07.19.2013  
Coordination 08.08.2013  
Coordination 10.07.2013  
Coordination 10.21.2013  
Coordination 11.05.2013  
Constraints Map 11.07.2013  
Constraints Map 11.25.2013  
Coordination 03.19.2014  
D.R. Pre-app conf. 03.26.2014  
Design Review 08.12.2014  
Story Pole 11.14.2014  
D.R. coord 06.08.2015  
Design Review 07.10.2015  
Story Pole 10.23.2015  
Site Drainage Rev. 04.10.2016  
Foundation Rev. 05.20.2016  
Contractor Set 06.29.2016  
Coordination 09.13.2016  
Civil Rev. 09.22.2016  
Planning 10.18.2016  
Title 24 11.03.2016  
Coordination 12.05.2016  
Planning 10.06.2017  
Barn Rev. 03.14.2019  
Barn Rev. 04.17.2019

**HM,a+e Job Number**

2005,01

**SHEET TITLE**

PROJECT DATA

**SHEET NUMBER**

A1.2

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# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

Consultant

Stamp

**NOT FOR CONSTRUCTION**

Printing Date

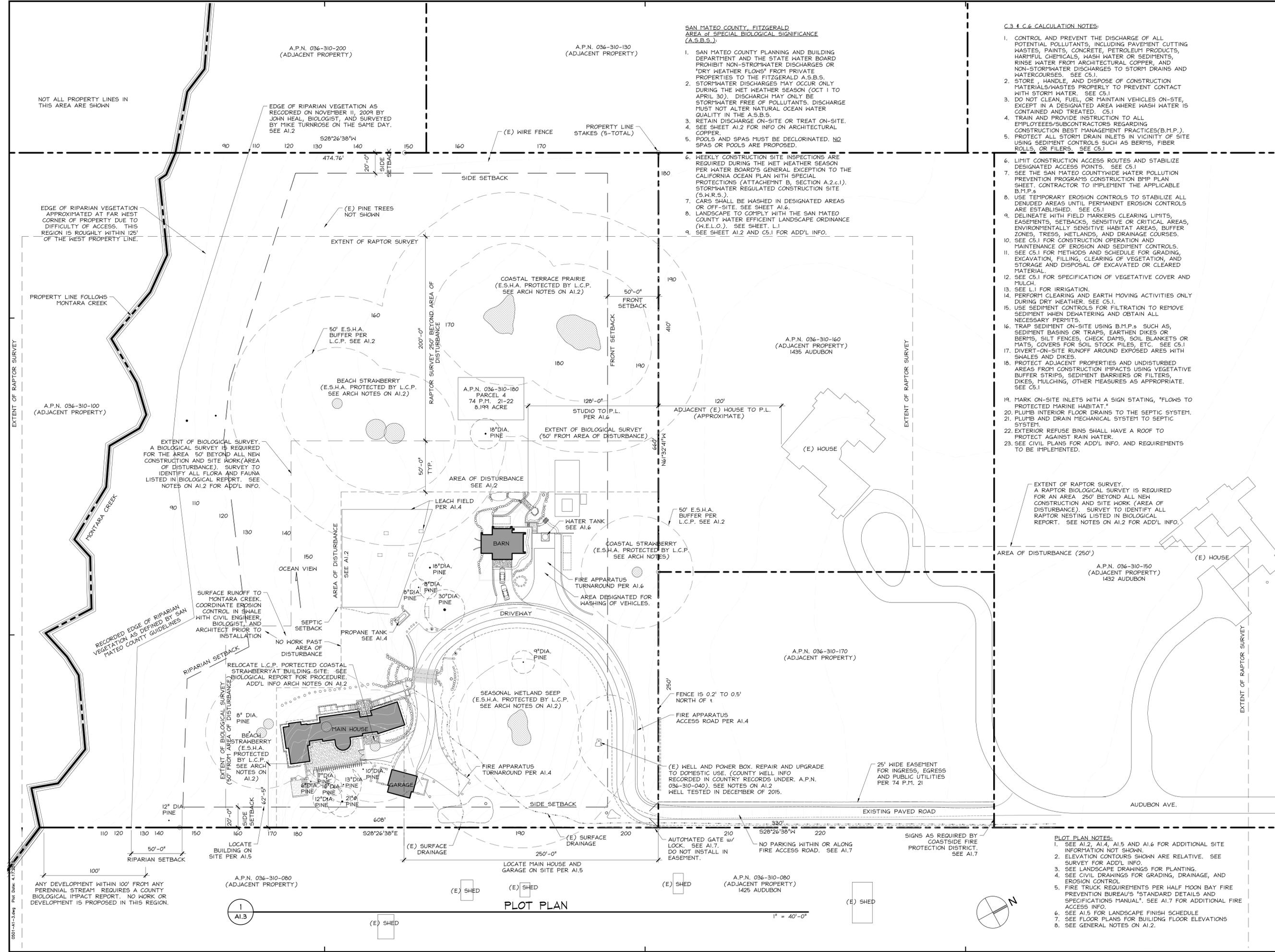
|                    |            |
|--------------------|------------|
| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
| Coordination       | 08.08.2013 |
| Coordination       | 10.07.2013 |
| Coordination       | 10.21.2013 |
| Coordination       | 11.05.2013 |
| Constraints Map    | 11.07.2013 |
| Constraints Map    | 11.25.2013 |
| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

HM,a+e Job Number  
2005,01

## PLOT PLAN

Sheet Number

# A1.3



### SAN MATEO COUNTY, FITZGERALD AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (A.S.B.S.):

- SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT AND THE STATE WATER BOARD PROHIBIT NON-STORMWATER DISCHARGES OR "DRY WEATHER FLOWS" FROM PRIVATE PROPERTIES TO THE FITZGERALD A.S.B.S.
- STORMWATER DISCHARGES MAY OCCUR ONLY DURING THE WET WEATHER SEASON (OCT 1 TO APRIL 30). DISCHARGE MAY ONLY BE STORMWATER FREE OF POLLUTANTS. DISCHARGE MUST NOT ALTER NATURAL OCEAN WATER QUALITY IN THE A.S.B.S.
- RETAIN DISCHARGE ON-SITE OR TREAT ON-SITE.
- SEE SHEET A1.2 FOR INFO ON ARCHITECTURAL COPPER.
- POOLS AND SPAS MUST BE DECLORINATED. NO SPAS OR POOLS ARE PROPOSED.
- WEEKLY CONSTRUCTION SITE INSPECTIONS ARE REQUIRED DURING THE WET WEATHER SEASON PER WATER BOARD'S GENERAL EXCEPTION TO THE CALIFORNIA OCEAN PLAN WITH SPECIAL PROTECTIONS (ATTACHMENT B, SECTION A.2.c.i.). STORMWATER REGULATED CONSTRUCTION SITE (S.W.R.S.).
- CARS SHALL BE WASHED IN DESIGNATED AREAS OR OFF-SITE. SEE SHEET A1.6
- LANDSCAPE TO COMPLY WITH THE SAN MATEO COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.). SEE SHEET L.1
- SEE SHEET A1.2 AND C5.1 FOR ADD'L INFO.

### C.3 & C.6 CALCULATION NOTES:

- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, HARMFUL CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES. SEE C5.1
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORM WATER. SEE C5.1
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED. C5.1
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS REGARDING CONSTRUCTION BEST MANAGEMENT PRACTICES (B.M.P.). PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS. SEE C5.1
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS. SEE C5.1
- SEE THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAMS CONSTRUCTION BMP PLAN SHEET, CONTRACTOR TO IMPLEMENT THE APPLICABLE B.M.P.
- USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDEED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED. SEE C5.1
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, ENVIRONMENTALLY SENSITIVE HABITAT AREAS, BUFFER ZONES, TRESS, WETLANDS, AND DRAINAGE COURSES.
- SEE C5.1 FOR CONSTRUCTION OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS.
- SEE C5.1 FOR METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION, AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL.
- SEE C5.1 FOR SPECIFICATION OF VEGETATIVE COVER AND MULCH.
- SEE L.1 FOR IRRIGATION.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. SEE C5.1
- USE SEDIMENT CONTROLS FOR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
- TRAP SEDIMENT ON-SITE USING B.M.P.s SUCH AS, SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC. SEE C5.1
- DIVERT-ON-SITE RUNOFF AROUND EXPOSED AREAS WITH SWALES AND DIKES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OTHER MEASURES AS APPROPRIATE. SEE C5.1
- MARK ON-SITE INLETS WITH A SIGN STATING, "FLOWS TO PROTECTED MARINE HABITAT."
- PLUMB INTERIOR FLOOR DRAINS TO THE SEPTIC SYSTEM.
- PLUMB AND DRAIN MECHANICAL SYSTEM TO SEPTIC SYSTEM.
- EXTERIOR REFUSE BINS SHALL HAVE A ROOF TO PROTECT AGAINST RAIN WATER.
- SEE CIVIL PLANS FOR ADD'L INFO. AND REQUIREMENTS TO BE IMPLEMENTED.

NOT ALL PROPERTY LINES IN THIS AREA ARE SHOWN

EDGE OF RIPARIAN VEGETATION APPROXIMATED AT FAR WEST CORNER OF PROPERTY DUE TO DIFFICULTY OF ACCESS. THIS REGION IS ROUGHLY WITHIN 125' OF THE WEST PROPERTY LINE.

PROPERTY LINE FOLLOWS MONTARA CREEK

A.P.N. 036-310-100 (ADJACENT PROPERTY)

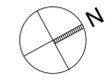
RECORDED EDGE OF RIPARIAN VEGETATION AS DEFINED BY SAN MATEO COUNTY GUIDELINES

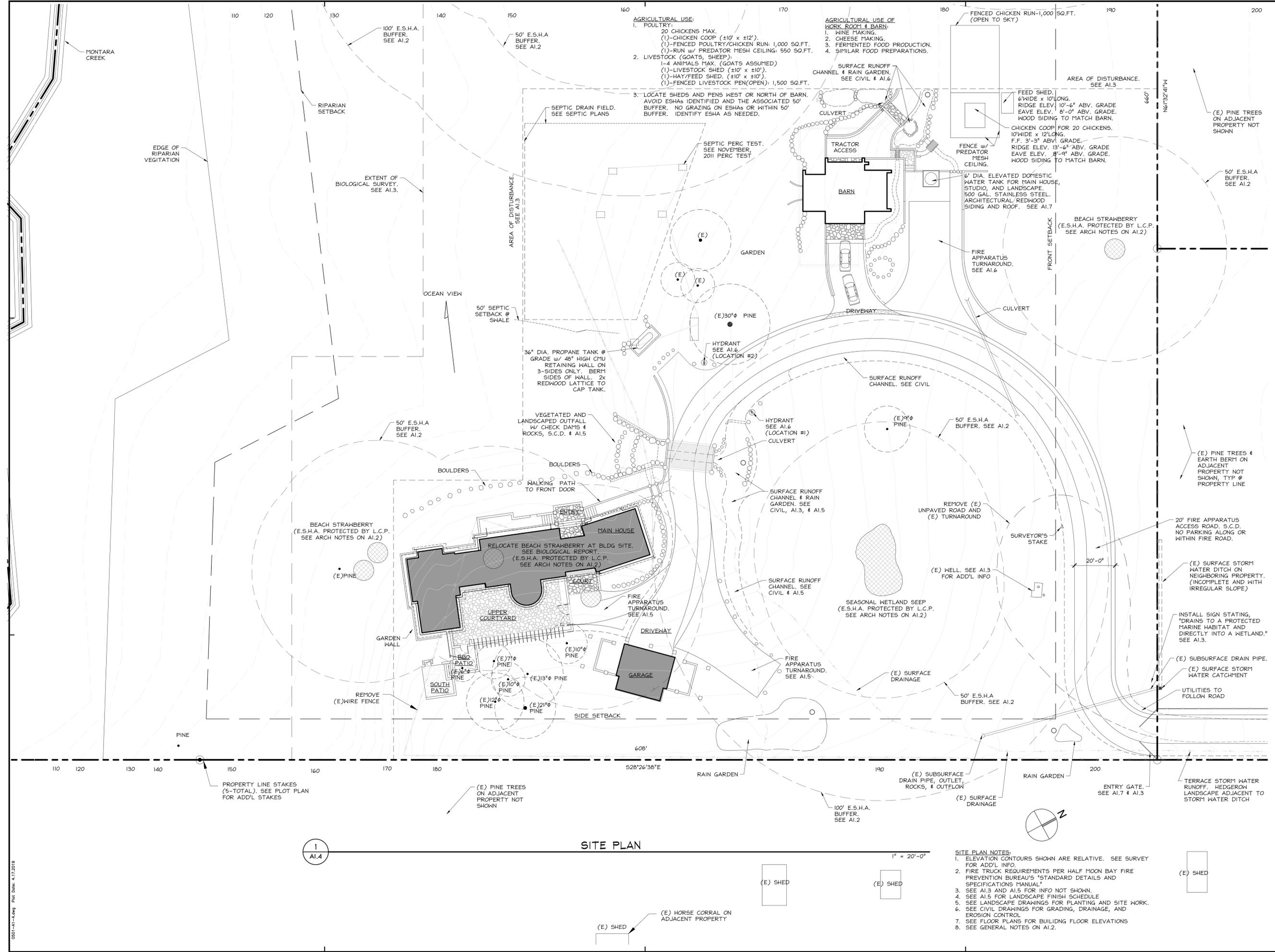
ANY DEVELOPMENT WITHIN 100' FROM ANY PERENNIAL STREAM REQUIRES A COUNTY BIOLOGICAL IMPACT REPORT. NO WORK OR DEVELOPMENT IS PROPOSED IN THIS REGION.

1  
A1.3

### PLOT PLAN

1" = 40'-0"





**SITE PLAN**

- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL".
  - SEE A1.3 AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

Project

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

---

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

---

Consultant

---

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Printing Date

|                    |            |
|--------------------|------------|
| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
| Coordination       | 08.08.2013 |
| Coordination       | 10.07.2013 |
| Coordination       | 10.21.2013 |
| Coordination       | 11.05.2013 |
| Constraints Map    | 11.07.2013 |
| Constraints Map    | 11.25.2013 |
| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

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HM,a+e Job Number  
2005,01

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Sheet Title  
**SITE PLAN**

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Sheet Number  
**A1.4**

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# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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| Planning          | 09.13.2011 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

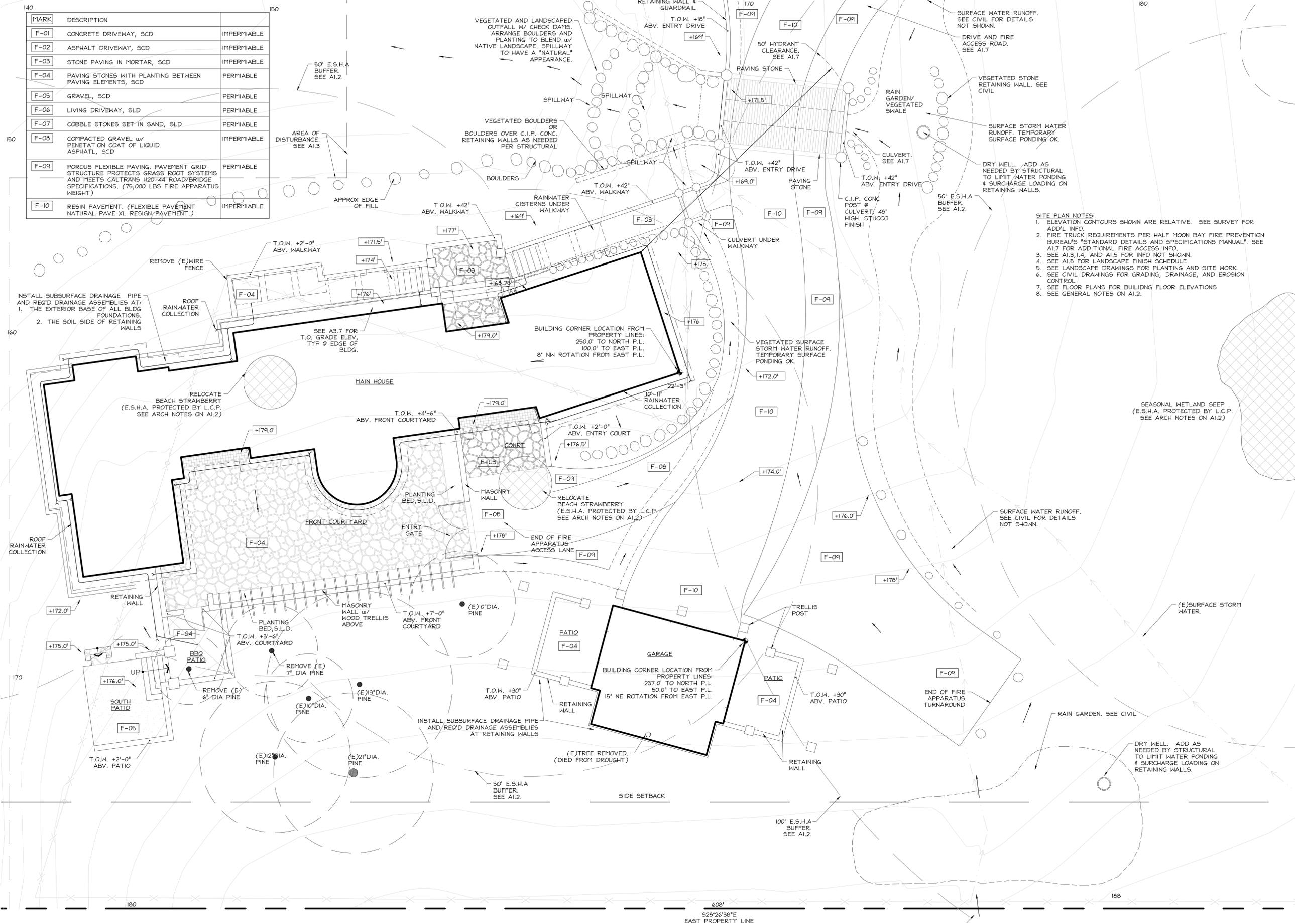
HM,a+e Job Number  
2005,01

## BUILDING SITE PLAN

Sheet Number

# A1.5

| MARK | DESCRIPTION   |             |
|------|---|-------------|
| F-01 | CONCRETE DRIVEWAY, SCD  | IMPERMIABLE |
| F-02 | ASPHALT DRIVEWAY, SCD   | IMPERMIABLE |
| F-03 | STONE PAVING IN MORTAR, SCD   | IMPERMIABLE |
| F-04 | PAVING STONES WITH PLANTING BETWEEN PAVING ELEMENTS, SCD  | PERMIABLE   |
| F-05 | GRAVEL, SCD   | PERMIABLE   |
| F-06 | LIVING DRIVEWAY, SLD  | PERMIABLE   |
| F-07 | COBBLE STONES SET IN SAND, SLD  | PERMIABLE   |
| F-08 | COMPACTED GRAVEL w/ PENETRATION COAT OF LIQUID ASPHALT, SCD   | IMPERMIABLE |
| F-09 | POROUS FLEXIBLE PAVING. PAVEMENT GRID STRUCTURE PROTECTS GRASS ROOT SYSTEMS AND MEETS CALTRANS H20-44 ROAD/BIDGE SPECIFICATIONS. (75,000 LBS FIRE APPARATUS WEIGHT) | PERMIABLE   |
| F-10 | RESIN PAVEMENT. (FLEXIBLE PAVEMENT NATURAL PAVE XL RESIN PAVEMENT.)   | IMPERMIABLE |



- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL". SEE A1.7 FOR ADDITIONAL FIRE ACCESS INFO.
  - SEE A1.3, I.4, AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

0501-A1-5.dwg Plot Date: 8.2.2016

1  
A1.5

### MAIN BUILDING SITE PLAN

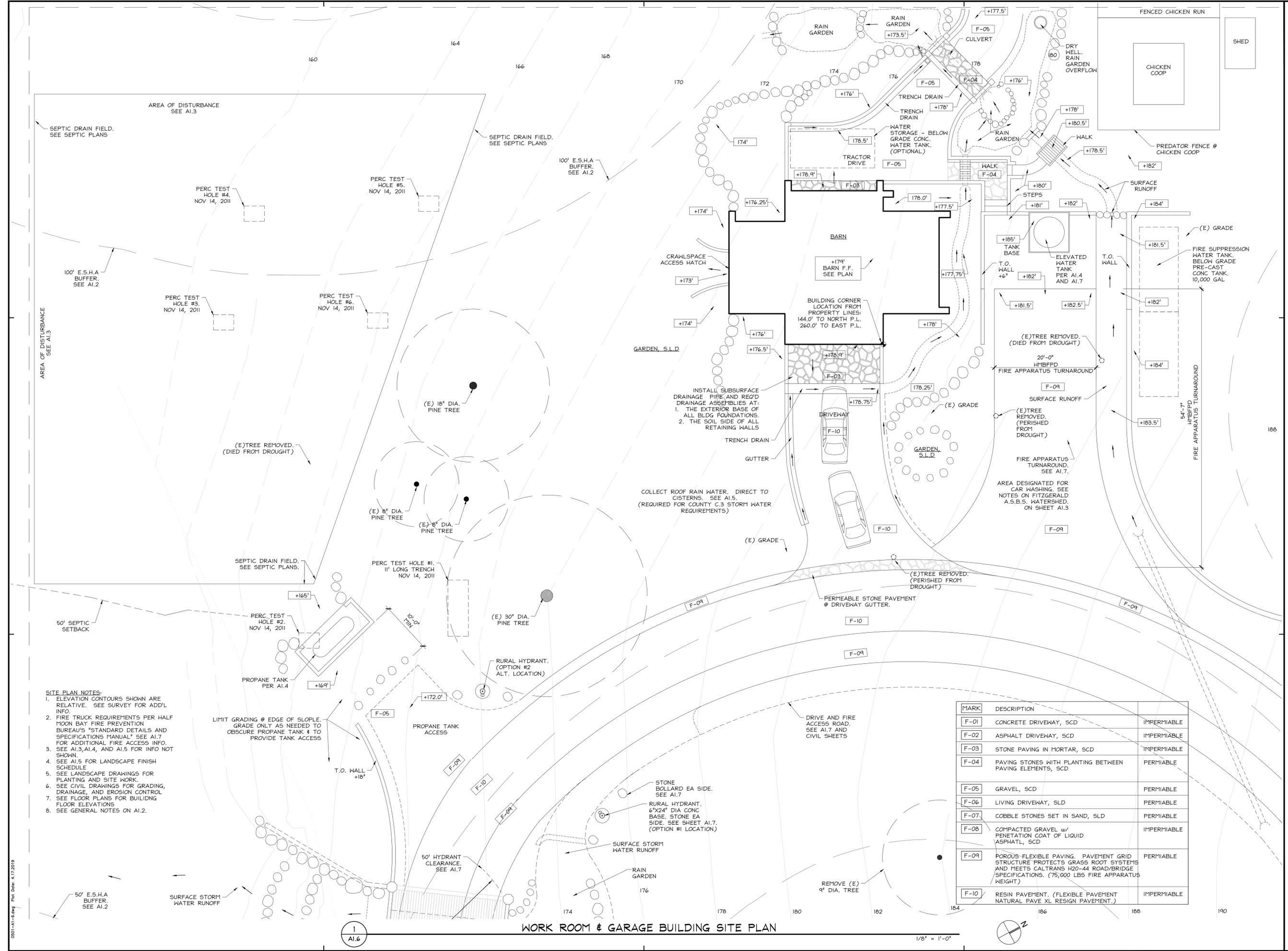
1/8" = 1'-0"



**NOT FOR CONSTRUCTION**

Printing Date

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| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
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| Civil Rev.         | 09.22.2016 |
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| Title 24           | 11.03.2016 |
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| MARK | DESCRIPTION   |             |
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| F-04 | PAVING STONES WITH PLANTING BETWEEN PAVING ELEMENTS, SCD  | PERMIABLE   |
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| F-06 | LIVING DRIVEWAY, SLD  | PERMIABLE   |
| F-07 | COBBLE STONES SET IN SAND, SLD  | PERMIABLE   |
| F-08 | COMPACTED GRAVEL w/ PENETRATION COAT OF LIQUID ASPHALT, SGD   | IMPERMIABLE |
| F-09 | POROUS-FLEXIBLE PAVING. PAVEMENT GRID STRUCTURE PROTECTS GRASS ROOT SYSTEMS AND MEETS CALTRANS H20-44 ROAD/BIDGE SPECIFICATIONS. (75,000 LBS FIRE APPARATUS WEIGHT) | PERMIABLE   |
| F-10 | RESIN PAVEMENT. (FLEXIBLE PAVEMENT NATURAL PAVE XL RESIGN PAVEMENT.)  | IMPERMIABLE |

**WORK ROOM & GARAGE BUILDING SITE PLAN**

1/8" = 1'-0"



# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510.652.1511 p

Consultant

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|                    |            |
|--------------------|------------|
| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
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| Story Pole         | 10.23.2015 |
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| Title 24           | 11.03.2016 |
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| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
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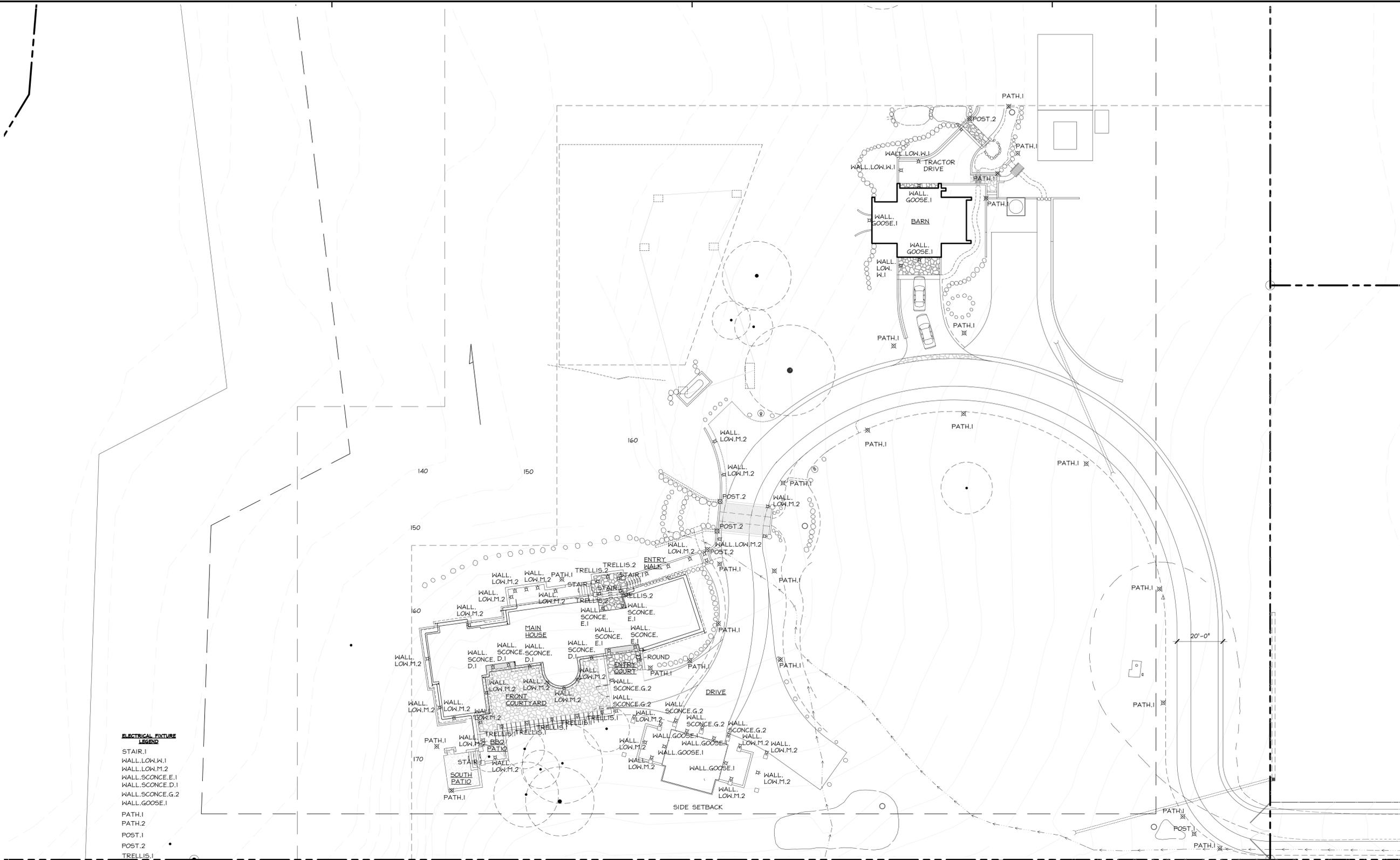
HM,a+e Job Number  
2005,01

Sheet Title

# LIGHTING SITE PLAN

Sheet Number

# E1.4



### ELECTRICAL FIXTURE LEGEND

- STAIR.1
- WALL.LOW.W.1
- WALL.LOW.M.2
- WALL.SCONCE.E.1
- WALL.SCONCE.D.1
- WALL.SCONCE.G.2
- WALL.GOOSE.1
- PATH.I
- PATH.2
- POST.1
- POST.2
- TRELLIS.1

### NOTES:

1. SEE COUNTY DESIGN REVIEW SUBMITTAL FOR LIGHTING SCHEDULE AND DETAILS ON SELECTED EXTERIOR LIGHT FIXTURES.

### ELECTRICAL LEGEND

- X LANDSCAPE LIGHT FIXTURE
- J WALL SCONCE
- P STEP LIGHT

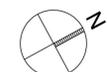
1  
E1.4

## SITE LANDSCAPE LIGHTING PLAN DARKSKY COMPLIANCE

1" = 20'-0"

### SITE PLAN NOTES:

1. SEE A1.3, A1.4, A1.5, AND A1.6 FOR INFO NOT SHOWN.
2. SEE PROJECT MANUAL FOR LIGHTING FIXTURE SCHEDULE.
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
4. SEE BUILDING ELEVATIONS IN A3 SERIES FOR ADDITIONAL LIGHT FIXTURES ATTACHED TO THE BUILDING THAT ARE NOT SHOWN ON ELECTRICAL SITE PLAN.
5. SEE SHEET A1.2 AND NOTE SECTION, "BIOLOGICAL MITIGATION" FOR REQUIREMENTS ON ARCHITECTURAL COPPER AND BMPs REGARDING COPPER FINISHES.
6. NO FACTORY PATINA OR ON SITE PATINA ON COPPER. (SEE A1.2 FOR INFO. ON ACID WASH AND REQ'D BMPs) ALLOW COPPER TO PATINA NATURALLY.
7. SEE S.M. COUNTY ZONING REGULATIONS FOR LIGHTING REQUIREMENTS. SECTION: 6565.20(F).4



### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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Printing Date

|                   |           |
|-------------------|-----------|
| Coordination      | 1.28.2009 |
| Site Coordination | 2.20.2009 |
| Structural Review | 2.26.2009 |
| Coordination      | 3.02.2009 |
| Coordination      | 8.03.2009 |
| Coordination      | 9.25.2009 |
| Planning Permit   | 4.14.2014 |
| Design Review     | 7.10.2015 |
| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

Sheet Title  
**OVERALL LAYOUT SHEET**  
Sheet Number

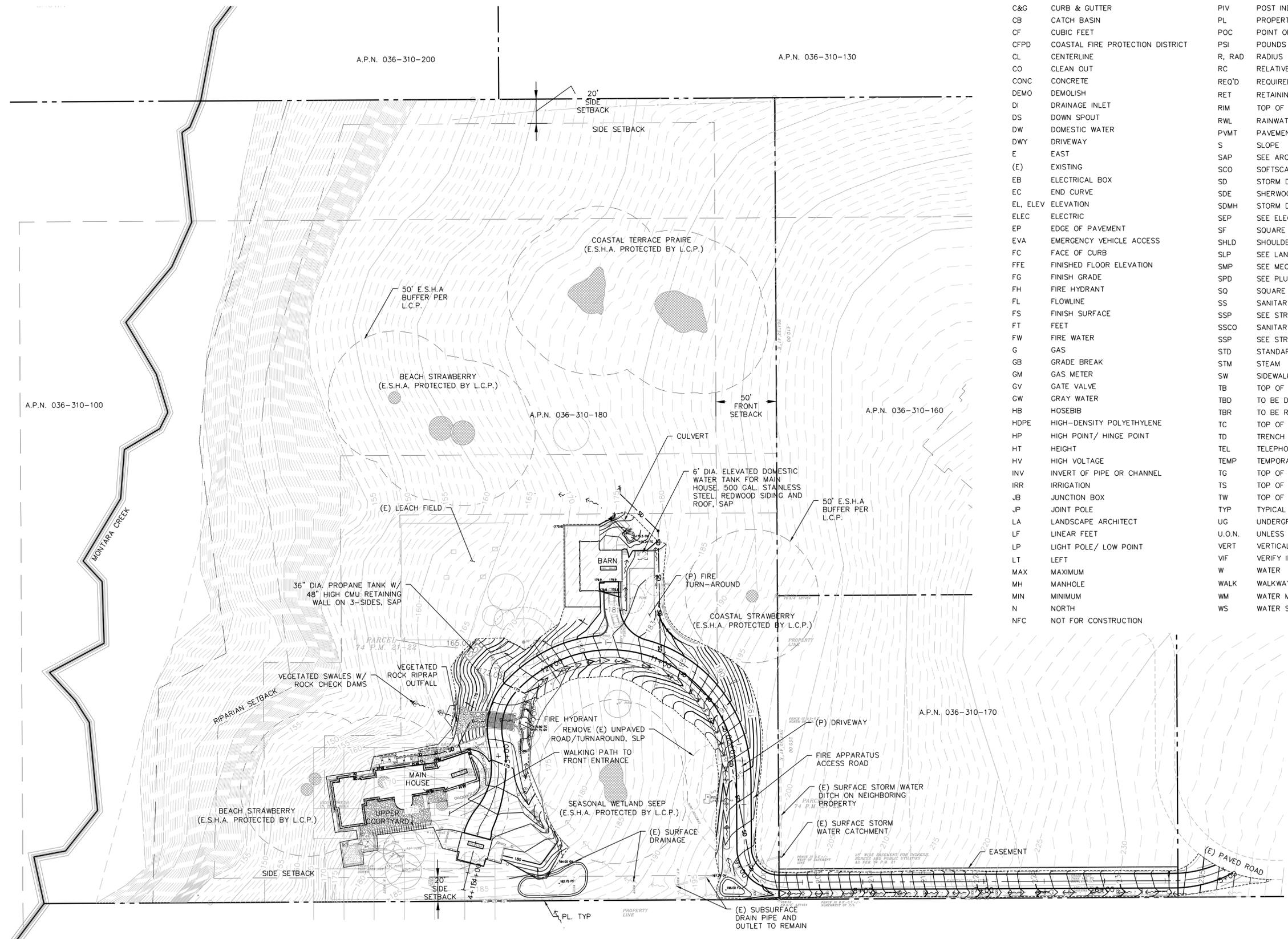
# C0.0

### SHEET INDEX

|      |                            |
|------|----------------------------|
| C0.0 | LAYOUT PLAN                |
| C2.0 | PLAN & PROFILE ACCESS ROAD |
| C2.1 | PLAN & PROFILE DRIVEWAY    |
| C3.0 | GRADING & DRAINAGE PLAN    |
| C4.0 | DETAILS                    |
| C5.0 | EROSION CONTROL            |
| C5.1 | EROSION CONTROL DETAILS    |

### ABBREVIATIONS

|          |                                  |        |                               |
|----------|----------------------------------|--------|-------------------------------|
| AB       | AGGREGATE BASE                   | NIC    | NOT IN CONTRACT               |
| ABD      | ABANDONED                        | NTS    | NOT TO SCALE                  |
| AC       | ASPHALT CONCRETE                 | OC     | ON CENTER                     |
| AD       | AREA DRAIN                       | (P)    | PROPOSED                      |
| ADA      | AMERICANS WITH DISABILITIES ACT  | PA     | PLANTED AREA                  |
| BS       | BOTTOM OF STEP                   | PEL    | PEDESTRIAN                    |
| BW       | BOTTOM OF WALL / BACK OF WALK    | PG&E   | PACIFIC GAS & ELECTRIC        |
| C&G      | CURB & GUTTER                    | PIV    | POST INDICATOR VALVE          |
| CB       | CATCH BASIN                      | PL     | PROPERTY LINE                 |
| CF       | CUBIC FEET                       | POC    | POINT OF CONNECTION           |
| CFPD     | COASTAL FIRE PROTECTION DISTRICT | PSI    | POUNDS PER SQUARE INCH        |
| CL       | CENTERLINE                       | R, RAD | RADIUS                        |
| CO       | CLEAN OUT                        | RC     | RELATIVE COMPACTION           |
| CONC     | CONCRETE                         | REQ'D  | REQUIRED                      |
| DEMO     | DEMOLISH                         | RET    | RETAINING                     |
| DI       | DRAINAGE INLET                   | RIM    | TOP OF STRUCTURE GRATE/ COVER |
| DS       | DOWN SPOUT                       | RWL    | RAINWATER LEADER              |
| DW       | DOMESTIC WATER                   | PVMT   | PAVEMENT                      |
| DWY      | DRIVEWAY                         | S      | SLOPE                         |
| E        | EAST                             | SAP    | SEE ARCHITECTURAL PLANS       |
| (E)      | EXISTING                         | SCO    | SOFTSCAPE CLEANOUT            |
| EB       | ELECTRICAL BOX                   | SD     | STORM DRAIN                   |
| EC       | END CURVE                        | SDE    | SHERWOOD DESIGN ENGINEERS     |
| EL, ELEV | ELEVATION                        | SDMH   | STORM DRAIN MANHOLE           |
| ELEC     | ELECTRIC                         | SEP    | SEE ELECTRICAL PLANS          |
| EP       | EDGE OF PAVEMENT                 | SF     | SQUARE FEET                   |
| EVA      | EMERGENCY VEHICLE ACCESS         | SHLD   | SHOULDER                      |
| FC       | FACE OF CURB                     | SLP    | SEE LANDSCAPE PLANS           |
| FFE      | FINISHED FLOOR ELEVATION         | SMP    | SEE MECHANICAL PLANS          |
| FG       | FINISH GRADE                     | SPD    | SEE PLUMBING DRAWINGS         |
| FH       | FIRE HYDRANT                     | SQ     | SQUARE                        |
| FL       | FLOWLINE                         | SS     | SANITARY SEWER                |
| FS       | FINISH SURFACE                   | SSP    | SEE STRUCTURAL PLANS          |
| FT       | FEET                             | SSCO   | SANITARY SEWER CLEAN OUT      |
| FW       | FIRE WATER                       | SSP    | SEE STRUCTURAL PLANS          |
| G        | GAS                              | STD    | STANDARD                      |
| GB       | GRADE BREAK                      | STM    | STEAM                         |
| GM       | GAS METER                        | SW     | SIDEWALK                      |
| GV       | GATE VALVE                       | TB     | TOP OF BANK                   |
| GW       | GRAY WATER                       | TBD    | TO BE DETERMINED              |
| HB       | HOSEBIB                          | TBR    | TO BE REMOVED                 |
| HDPE     | HIGH-DENSITY POLYETHYLENE        | TC     | TOP OF CURB                   |
| HP       | HIGH POINT/ HINGE POINT          | TD     | TRENCH DRAIN                  |
| HT       | HEIGHT                           | TEL    | TELEPHONE                     |
| HV       | HIGH VOLTAGE                     | TEMP   | TEMPORARY                     |
| INV      | INVERT OF PIPE OR CHANNEL        | TG     | TOP OF GRATE                  |
| IRR      | IRRIGATION                       | TS     | TOP OF STEP                   |
| JB       | JUNCTION BOX                     | TW     | TOP OF WALL                   |
| JP       | JOINT POLE                       | TYP    | TYPICAL                       |
| LA       | LANDSCAPE ARCHITECT              | UG     | UNDERGROUND                   |
| LF       | LINEAR FEET                      | U.O.N. | UNLESS OTHERWISE NOTED        |
| LP       | LIGHT POLE/ LOW POINT            | VERT   | VERTICAL                      |
| LT       | LEFT                             | VIF    | VERIFY IN FIELD               |
| MAX      | MAXIMUM                          | W      | WATER                         |
| MH       | MANHOLE                          | WALK   | WALKWAY/SIDEWALK              |
| MIN      | MINIMUM                          | WM     | WATER METER                   |
| N        | NORTH                            | WS     | WATER SURFACE                 |
| NFC      | NOT FOR CONSTRUCTION             |        |                               |



**PLAN VIEW**  
Scale: 1"=40'

PRELIMINARY - NFC

P:\2005\05-230-Bewley-Residence\04-Design\01-DPD\C00 COVER.dwg; C:\00 OVERALL LAYOUT; Client: Bewley, Henri; Date: 12/23/2017; 10:08:05 AM; ARCHT; File: C:\00 x 36.00; In: C:\00

### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

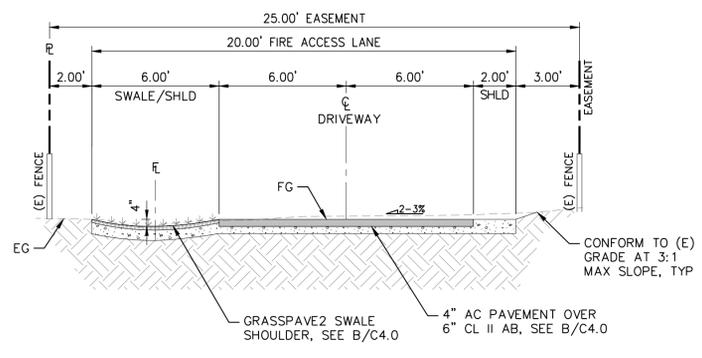
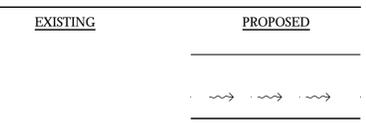
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Sheet Number

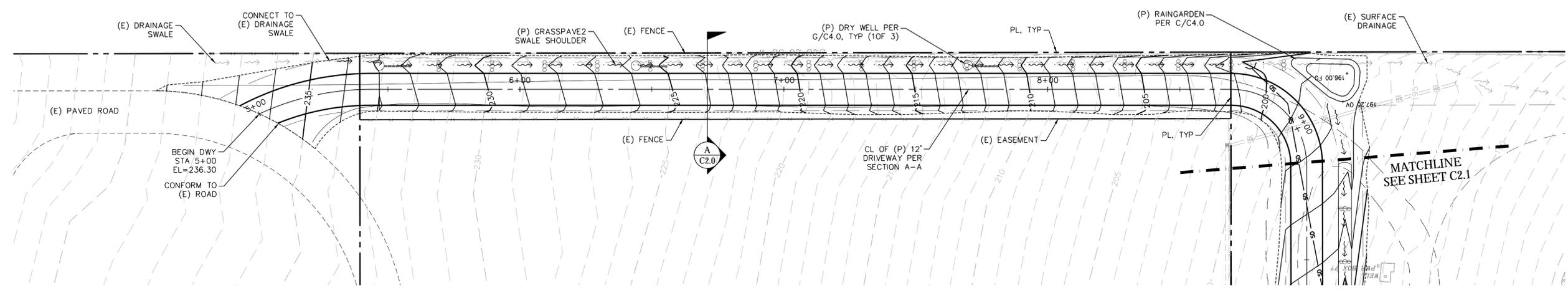
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### LEGEND

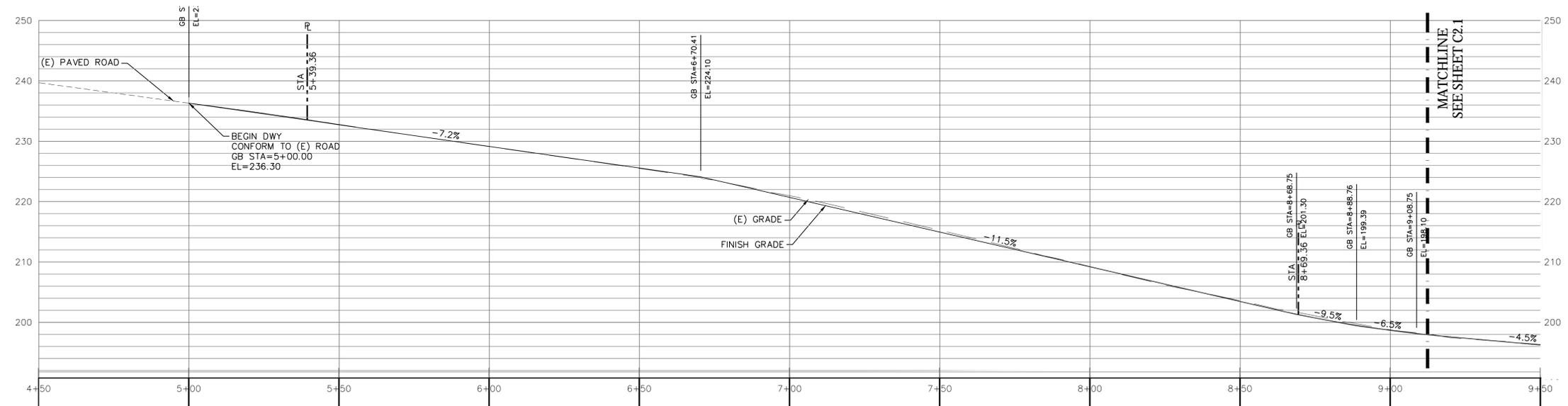
PROPOSED CURB AND GUTTER  
EDGE OF PAVEMENT ONSITE  
PROPOSED FLOW LINE  
RIGHT OF WAY



**A SECTION A-A**  
SCALE: NTS



**PLAN VIEW**  
Scale: 1"=20'



**PROFILE**  
HORIZ: 1"=20'  
VERT: 1"=20'

P:\2009\08-230-Bewley-Residence\04-Design\01-D\0-C2.0 Plan and Profile.dwg C2.0 ACCESS ROAD Plan and Profile.dwg 2/22/2017 10:06:29 AM ARCHIT full bleed D:\2400x3800 Inches\1.1

PRELIMINARY - NFC

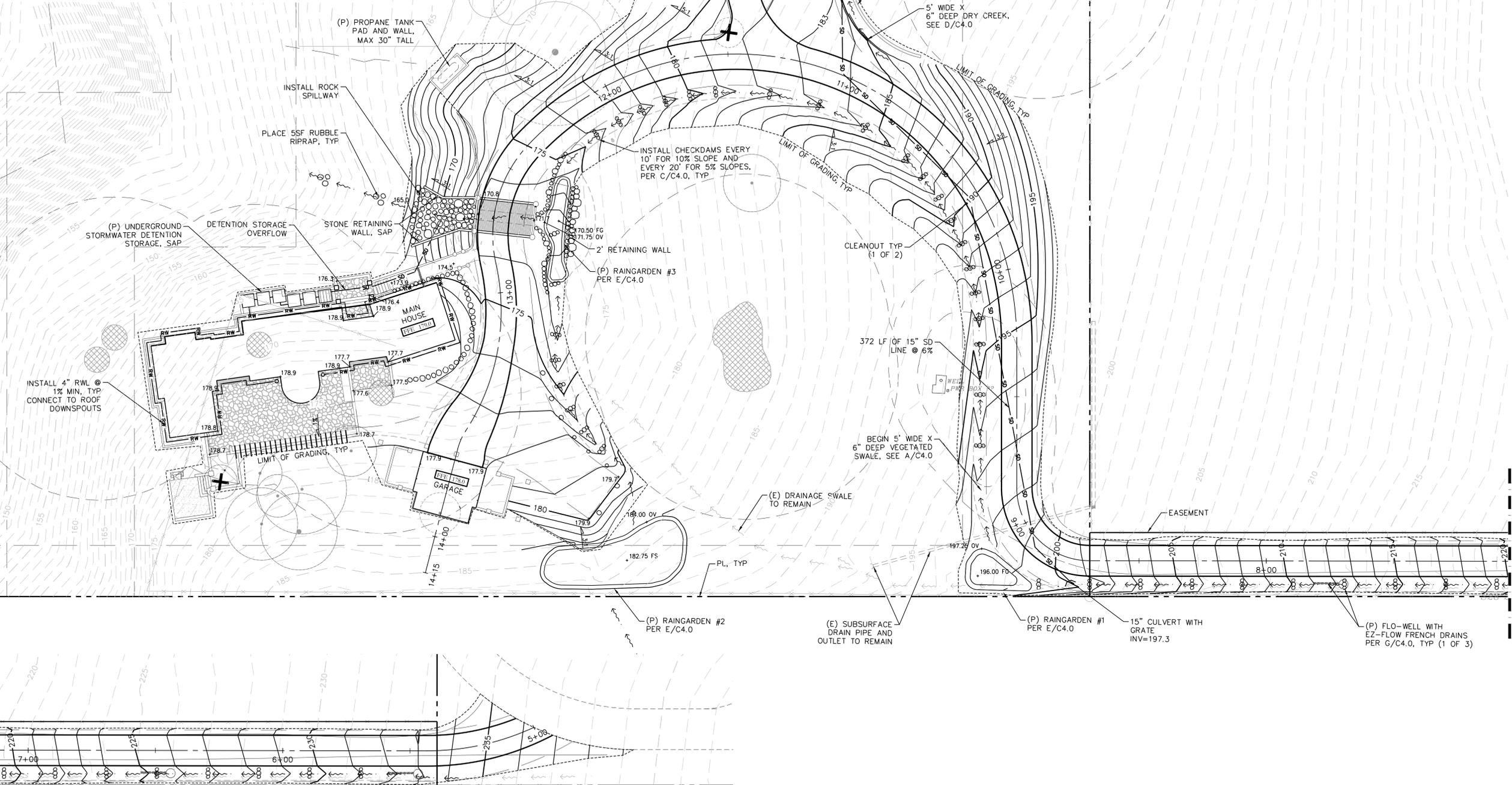


**EARTHWORK ANALYSIS**

| PROJECT AREA | CUT ANALYSIS (CUBIC YARDS) | FILL ANALYSIS (CUBIC YARDS) |
|--------------|----------------------------|-----------------------------|
| SITE         | 2,250                      | 2,000                       |
| PROJECT NET  | 250 ± CU YDS (EXPORT)*     |                             |

\*SITE GRADING TO BE ADJUSTED ON-SITE SO THAT NO IMPORT OR EXPORT IS REQUIRED

**NOTE**  
 SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.



P:\2009\09-230\_Bewley\_Residence\04\_Design\01\_DDP\C3.0 Grading & Drainage.dwg (C3.0 Grading & Drainage.dwg) 3/27/2017 10:06:56 AM ARCH full bleed D (24.00 x 36.00 Inches).1:1

MATCHLINE SEE ABOVE

PRELIMINARY - NFC

MATCHLINE SEE BELOW

**GRADING AND DRAINAGE PLAN**  
 SCALE: 1"=20'



Project  
**BEWLEY RESIDENCE**  
 1435 Audubon Ave.  
 Montara, CA 94037  
 APN: 036-310-180

Architect  
**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510 652 1511 p  
 510 601 7196 f

Consultant  
  
**SHERWOOD DESIGN ENGINEERS**  
 58 Maiden Lane, Third Floor  
 San Francisco, CA 94108  
 www.sherwoodengineers.com

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HM,a+e Job Number  
 2005,01

Sheet Title  
**GRADING & DRAINAGE PLAN**

Sheet Number

**C3.0**

# BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

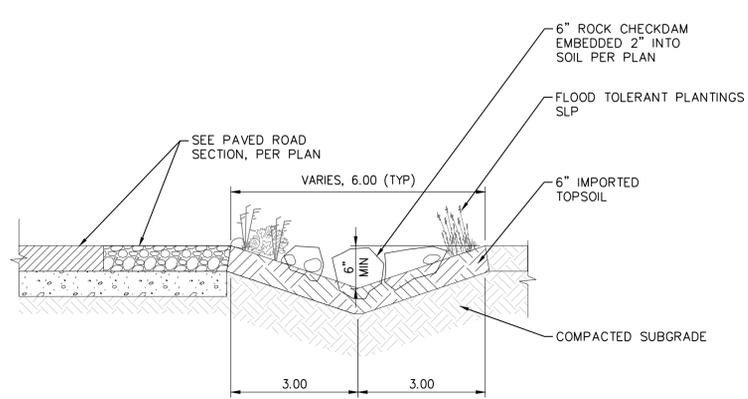


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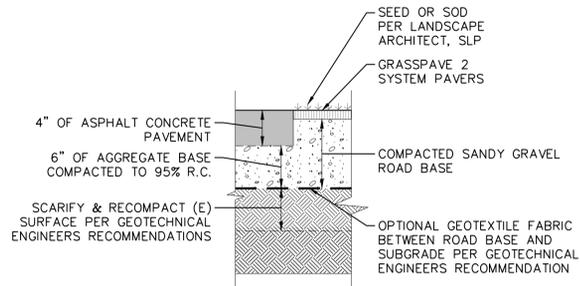
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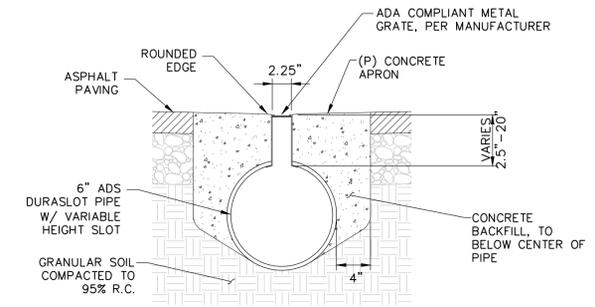
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SCALE: NTS



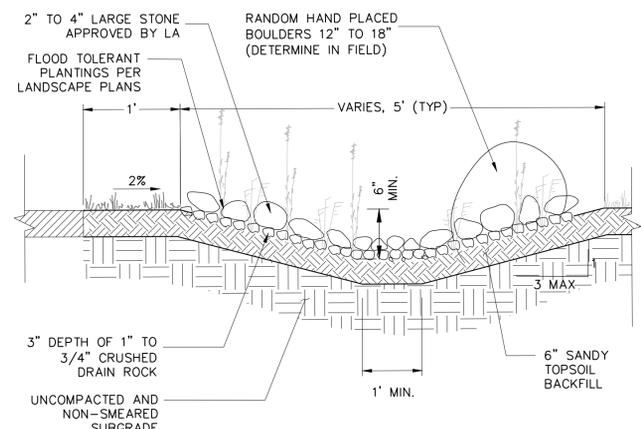
**NOTE:**

- RIP AND RECOMPACT 6" OF SUBGRADE
- AS NECESSARY, PLACE LAYER OF MIRAFI HP270 GEOTEXTILE FABRIC PER GEOTECHNICAL RECOMMENDATIONS

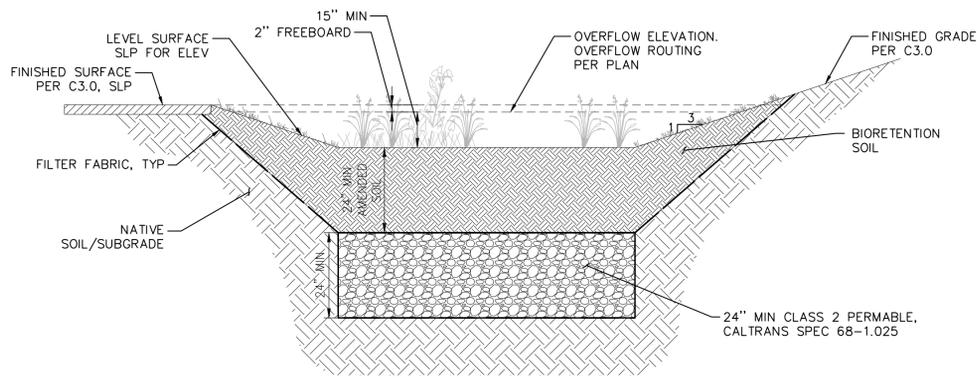
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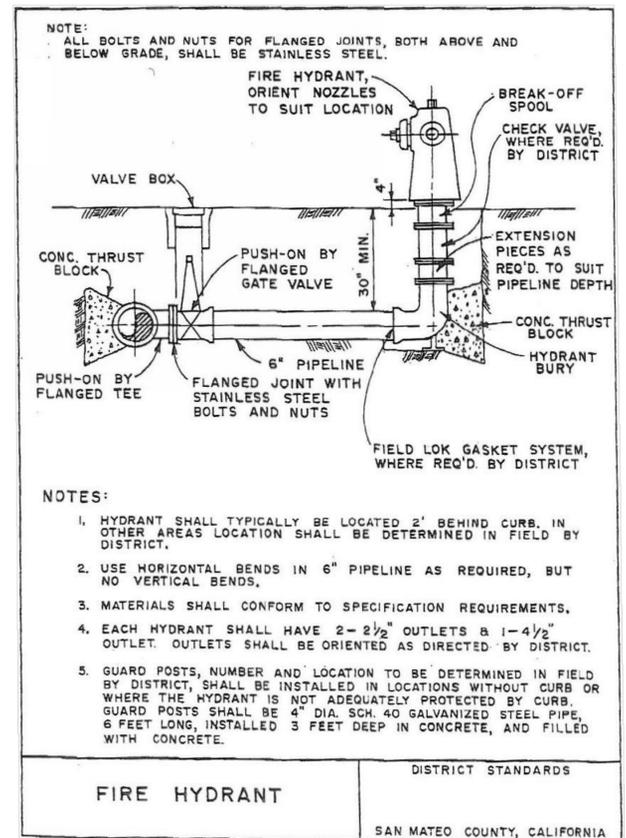
**C DURASLOT DRAIN DETAIL**  
SCALE: NTS



**D DRY CREEK**  
SCALE: NTS



**E RAIN GARDEN**  
SCALE: NTS



**F FIRE HYDRANT**  
SCALE: NTS



**G FLOW WELL AND EZ FLOW EXTENSION**  
SCALE: NTS

PRELIMINARY - NFC

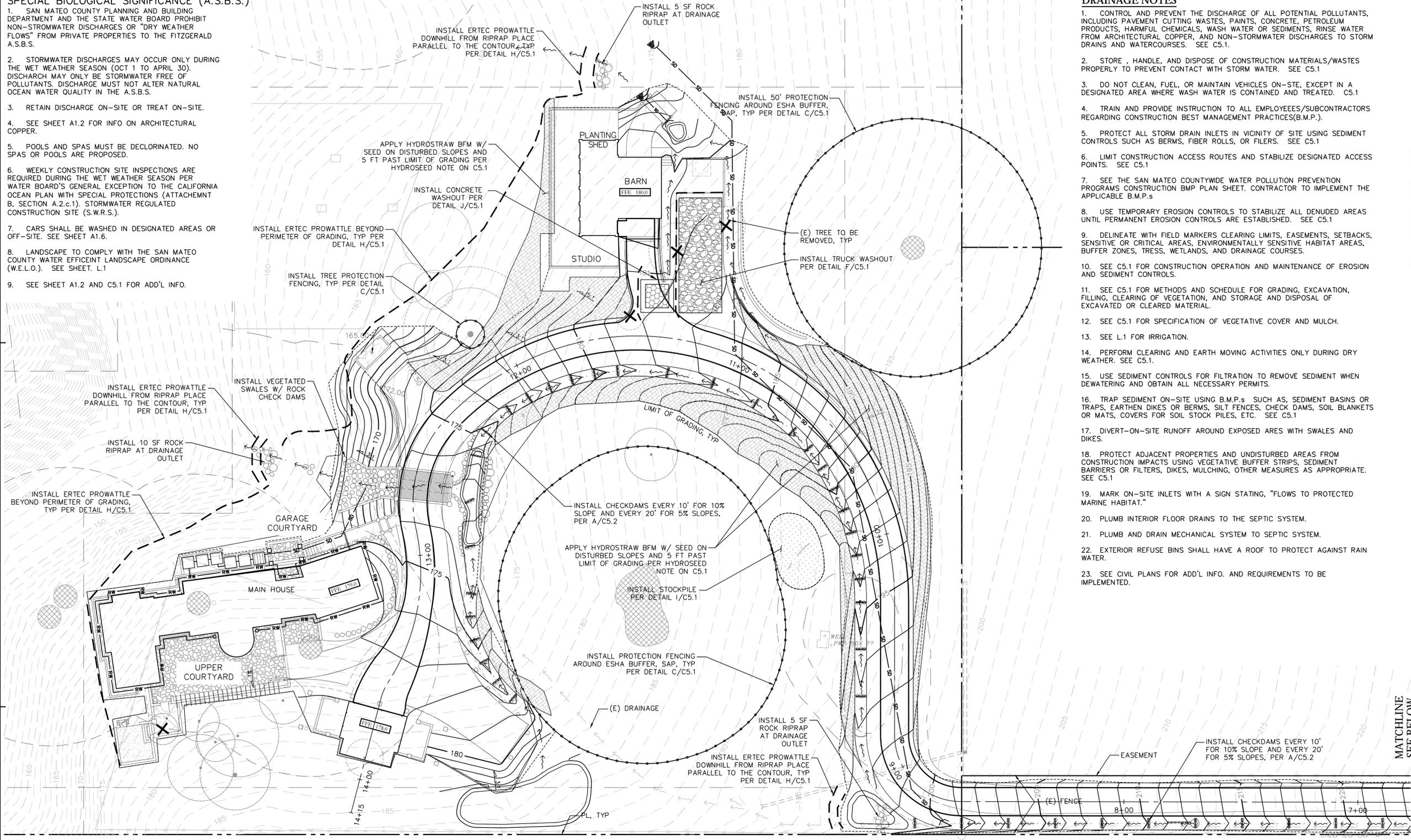
DETAILS

Sheet Number

# C4.0

SAN MATEO COUNTY, FITZGERALD AREA of SPECIAL BIOLOGICAL SIGNIFICANCE (A.S.B.S.)

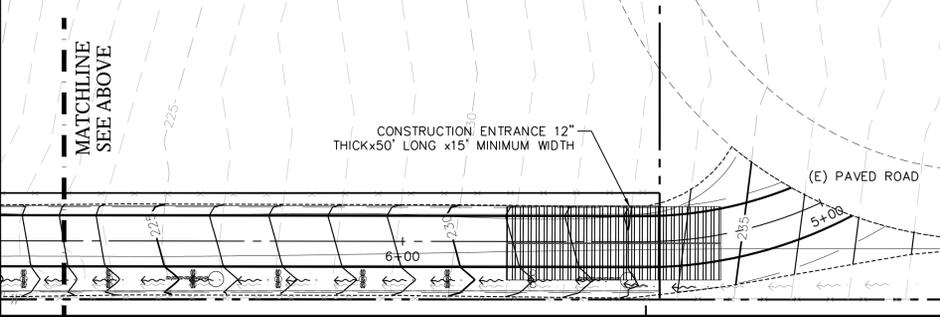
- SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT AND THE STATE WATER BOARD PROHIBIT NON-STORMWATER DISCHARGES OR "DRY WEATHER FLOWS" FROM PRIVATE PROPERTIES TO THE FITZGERALD A.S.B.S.
- STORMWATER DISCHARGES MAY OCCUR ONLY DURING THE WET WEATHER SEASON (OCT 1 TO APRIL 30). DISCHARGE MAY ONLY BE STORMWATER FREE OF POLLUTANTS. DISCHARGE MUST NOT ALTER NATURAL OCEAN WATER QUALITY IN THE A.S.B.S.
- RETAIN DISCHARGE ON-SITE OR TREAT ON-SITE.
- SEE SHEET A1.2 FOR INFO ON ARCHITECTURAL COPPER.
- POOLS AND SPAS MUST BE DECLORINATED. NO SPAS OR POOLS ARE PROPOSED.
- WEEKLY CONSTRUCTION SITE INSPECTIONS ARE REQUIRED DURING THE WET WEATHER SEASON PER WATER BOARD'S GENERAL EXCEPTION TO THE CALIFORNIA OCEAN PLAN WITH SPECIAL PROTECTIONS (ATTACHEMNT B, SECTION A.2.c.1). STORMWATER REGULATED CONSTRUCTION SITE (S.W.R.S.).
- CARS SHALL BE WASHED IN DESIGNATED AREAS OR OFF-SITE. SEE SHEET A1.6.
- LANDSCAPE TO COMPLY WITH THE SAN MATEO COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.). SEE SHEET. L1
- SEE SHEET A1.2 AND C5.1 FOR ADD'L INFO.



DRAINAGE NOTES

- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, HARMFUL CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES. SEE C5.1.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORM WATER. SEE C5.1
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED. C5.1
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS REGARDING CONSTRUCTION BEST MANAGEMENT PRACTICES(B.M.P.).
- PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS. SEE C5.1
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS. SEE C5.1
- SEE THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAMS CONSTRUCTION BMP PLAN SHEET. CONTRACTOR TO IMPLEMENT THE APPLICABLE B.M.P.s
- USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED. SEE C5.1
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, ENVIRONMENTALLY SENSITIVE HABITAT AREAS, BUFFER ZONES, TRESS, WETLANDS, AND DRAINAGE COURSES.
- SEE C5.1 FOR CONSTRUCTION OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS.
- SEE C5.1 FOR METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION, AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL.
- SEE C5.1 FOR SPECIFICATION OF VEGETATIVE COVER AND MULCH.
- SEE L.1 FOR IRRIGATION.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. SEE C5.1.
- USE SEDIMENT CONTROLS FOR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
- TRAP SEDIMENT ON-SITE USING B.M.P.s SUCH AS, SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC. SEE C5.1
- DIVERT-ON-SITE RUNOFF AROUND EXPOSED AREAS WITH SWALES AND DIKES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OTHER MEASURES AS APPROPRIATE. SEE C5.1
- MARK ON-SITE INLETS WITH A SIGN STATING, "FLOWS TO PROTECTED MARINE HABITAT."
- PLUMB INTERIOR FLOOR DRAINS TO THE SEPTIC SYSTEM.
- PLUMB AND DRAIN MECHANICAL SYSTEM TO SEPTIC SYSTEM.
- EXTERIOR REFUSE BINS SHALL HAVE A ROOF TO PROTECT AGAINST RAIN WATER.
- SEE CIVIL PLANS FOR ADD'L INFO. AND REQUIREMENTS TO BE IMPLEMENTED.

P:\2009\09-230-Bewley-Residence\04-Design\01-DD-C5.0 EROSION CONTROL.dwg, C5.0 EROSION CONTROL, C5.0 EROSION CONTROL, 2/2/2017, 10:07:26 AM, ARCHITECT full bleed D (24.00 x 36.00 inches), 1:1



EROSION CONTROL PLAN  
SCALE: 1"=20'



PRELIMINARY - NFC

Project

**BEWLEY RESIDENCE**

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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HM,a+e Job Number  
2005,01

Sheet Title  
**EROSION CONTROL PLAN**  
Sheet Number

**C5.0**

**BEWLEY RESIDENCE**

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Montara, CA 94037  
APN: 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

**SHERWOOD DESIGN ENGINEERS**  
58 Maiden Lane, Third Floor  
San Francisco, CA 94108  
www.sherwoodengineers.com

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HM,a+e Job Number  
2005,01

Sheet Title

**EROSION CONTROL DETAILS**

Sheet Number

**C5.1**

**EROSION CONTROL NOTES**

- ALL FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT FROM RUNOFF AND NON-STORM RUNOFF FROM LEAVING THE SITE. PROTECTIVE DEVICES, PROVIDED IN THESE PLANS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED. WHEN THE PERMITTEE OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR AROUND OR UNTIL VEGETATION IS ESTABLISHED ON SLOPED SURFACES.
- EROSION CONTROL FACILITIES SHALL BE INSPECTED AND MAINTAINED DAILY AS WELL AS WHENEVER RAIN IS FORECAST. BREACHES IN DIKES AND SWALES BE REPAIRED AT THE CLOSE OF EACH DAY. THE NAME OF THE PERSON RESPONSIBLE FOR THE DAILY MAINTENANCE OF THESE FACILITIES SHALL BE ON RECORD WITH THE CITY ALONG WITH A PHONE NUMBER AND WHICH INTERFERE WITH THE WORK. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER AND NON-STORM WATER DISCHARGE INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES AND PRE-EXISTING DRAINAGE PATTERNS. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE CIVIL ENGINEER. (OCTOBER 1 TO APRIL 15)
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTRUCTION GENERAL PERMIT 2008-00007 AND WHICH INTERFERE WITH THE WORK. THESE FACILITIES APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OF THE GOVERNING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, STOP NOTICES, AND / OR A PROJECT STOP ORDER.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTUP ON GRADING AND WHICH INTERFERE WITH THE WORK. THESE FACILITIES THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL INSTALL CONTROLLED ACCESS AND EGRESS AS DEFINED IN THESE PLANS. LOCATION TO BE APPROVED BY THE ENGINEER IN THE FIELD. CONSTRUCTION EQUIPMENT SHALL BE DIRECTED AS DIRECTED BY THE INSPECTOR. ALL DISCHARGE FROM THE TIRE WASH STATION WILL BE DIRECTED TO APPROPRIATE COLLECTION AREAS, AND NOT ALLOWED TO LEAVE THE SITE. ANY MUD OR SEDIMENT THAT IS TRACKED OFF-SITE ON PUBLIC AREAS WILL BE REMOVED AS NEEDED. POWER WASHING OF STREETS IS NOT PERMITTED. STREET CLEANING EQUIPMENT WILL HAVE SWEEPERS AND VACUUM CAPABILITY.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM OR ADJACENT LANDSCAPE.
- DURING PERIODS WHEN STORMS ARE FORECAST -  
9.a. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.  
9.b. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.  
9.c. WHERE STOCKPILING IS NECESSARY, USE A TARPULIN AND SURROUND THE STOCKPILED MATERIAL WITH SEDIMENT ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.  
9.d. USE INLET CONTROLS AS NEEDED (E.G. ERTEC DRAIN INLET PROTECTION) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
- THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- STAND-BY CREWS SHALL BE ALERTED BY THE PERMITEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- AS A PART OF THE EROSION CONTROL MEASURES, DRAINAGE INLET PROTECTION (SEDIMENT BARRIERS) SHALL BE INSTALLED ON INLETS TO REMAIN DURING THIS PHASE.
- IT IS RECOMMENDED THAT ERTEC S-FENCE OR COMPARABLE PRODUCTS BE USED IN PLACE OF TRADITIONAL STRAW OR SEDIMENT ROLLS AND SILT FENCES. THESE PRODUCTS CAN BE REUSED AFTER THE COMPLETION OF THIS PROJECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE STABILIZED WITH HYDRAULICALLY APPLIED MATERIAL OR SOIL STABILIZER PER THIS PLAN.
- FOR GRADED BANKS WITH SLOPES BETWEEN 50:1 AND 3:1, EXPOSED EARTH SHALL BE STABILIZED WITH ATLAS SOIL-LOK PRODUCT, HYDRO STRAW GUARD PLUS OR HYDRO STRAW BFM AND SOIL LANDSCAPED, OR SEALED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS TO THE EROSION AND SEDIMENT CONTROL FACILITIES. FOLLOW THE DESIGN OF THESE FACILITIES IN THIS PLAN.
- FOR SLOPES OF 2:1 OR STEEPER, SEE HYDROSEED NOTES BELOW.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING ERTEC S-FENCE, OR EQUAL, AS SPECIFIED ON THESE PLANS.
- APPLY ATLAS DUST LOCK (OR EQUAL) TO ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS THAT DO NOT HAVE FINAL PAVEMENT OR PERMANENT STABILIZATION.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES PER PLAN TO THE SATISFACTION OF THE CITY ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES. CONTRACTOR SHALL ENSURE THAT PONDING/FLOODING IN STREETS DOES NOT INTERFERE WITH TRAFFIC LANES AT ANY TIME.
- DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED ESPECIALLY IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR VEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.
- ALL TREES ALLOCATED TO REMAIN SHALL BE PROTECTED PER THIS PLAN AND ARBORIST'S RECOMMENDATIONS.
- WHEN POSSIBLE WORK SHOULD BE CONDUCTED DURING PERIODS OF NO FLOW OR LOW-FLOW.
- PRO-WATTLE (OR EQUAL) MAY BE USED IN PLACE OF S-FENCE (OR EQUAL) EXCEPT FOR PERMETER PROTECTION AND TOP OF BANK PROTECTION AT SEDIMENT BASIN OUTLETS.
- HYDRO STRAW GUARD PLUS OR HYDRO STRAW BFM TO BE APPLIED PER MANUFACTURER'S RECOMMENDATION AND PER THE DIRECTION OF THE CIVIL ENGINEER TO DISTURBED AREAS NOT TO RECEIVE STRUCTURAL FILL OR VEHICULAR TRAFFIC.

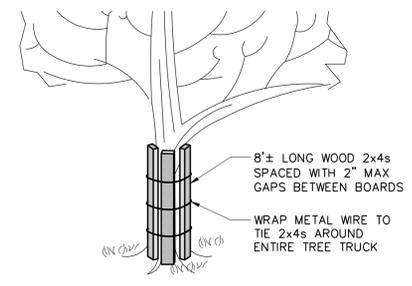
**HYDROSEED NOTES**

THE FOLLOWING HYDROSEED NOTES ARE APPLICABLE TO GRADED BANKS STEEPER THAN 2:1. FOR GRADED BANK SLOPED AT 3:1 OR LESS, SEE NOTE 15 ABOVE.

- HYDROSEED SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS IN THE FOLLOWING STEPS:
  - APPLY HYDRAULIC GROWTH MEDIUM (HGM, SEE NOTE 2 BELOW) AT A RATE OF 3,500 LB/ACRE
  - APPLY WOOD BONDED FIBER MATRIX (BFM) BY PROFILE OR EQUIVALENT AT A RATE OF 4,000/ACRE
- FOR HGM, MIX 150 LBS/ACRE "HOLD FAST NATIVE BLEND" SEED MIX WITH 3,500 LBS/ACRE "VERDYLOK BLACK" AND 80 LBS/ACRE ORGANIC BINDER (PLANTAGO GUARD, OR A COMBINATION OF BOTH) SUFFICIENT TO COVER THE AREA 1.5" DEEP. ALL PROCESSES TO BE APPROVED BY CIVIL ENGINEER.



**SNAKE BAG**  
SCALE: N.T.S.



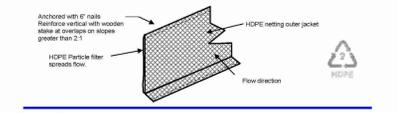
**TREE PROTECTION FENCING**  
SCALE: N.T.S.

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**ProWattle™**  
Stabilized Slopes and Low-Traffic Perimeters

ProWattle is a high performing and low cost approach to protect slopes from erosion and perimeter from sediment movement during construction. Unlike other solutions, ProWattle tends to spread rather than concentrate flow. Installation is very fast - and ProWattle is quality and easily removed. It is highly reusable. Because it packs nearly 10 times as

dense as wattles, it provides dramatic logistical cost savings. ProWattle is an important part of a comprehensive Best Management Practice system for soil stabilization. ProWattle allows water flow-through, reduces water velocity and provides particle filtering. Made from durable and recyclable HDPE.



**Product Characteristics**

|                                       |            |  |            |
|---------------------------------------|------------|--|------------|
| Unit weight (lb/ft²) (ASTM D4751)     | 0.23       | Outer jacket tensile strength ASTM D438 (lb/ft²) | 4400       |
| Functional life (inches) (ASTM D4751) | 4"         | Outer jacket tear strength ASTM D438 (lb/ft²)    | 1300       |
| Dimension - length per module (ft)    | 7          | Outer jacket bulk density (lb/ft³)               | 27         |
| Dimension - thickness (inches)        | 0.6-0.8    | Service temperature (deg F)                      | -30 to 160 |
| Installed freeboard height (inches)   | 0.5 to 0.8 | Filter capacity - ACS ASTM D 4751 (microns)      | 250        |
| Recycled Material Content (percent)   | YES        | Percentage Open Area (EOE 22125-88) (mm %)       | 20%        |
| Reusable                              | YES        |  |            |



**Product Benefits**

|                          |                          |                              |                                 |
|--------------------------|--------------------------|------------------------------|---------------------------------|
| Spreads and spreads flow | Low final and total cost | Easy to install and maintain | Easy to remove, store and reuse |
|--------------------------|--------------------------|------------------------------|---------------------------------|

**Design and Installation**

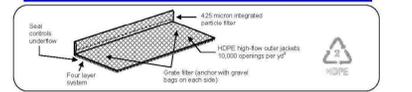
For proper design and installation refer to the Installation and Maintenance guide.

**ERTEC PROWATTLE**  
SCALE: N.T.S.

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**Combo Guard™**  
Curb & Grate Inlet Protection

Combo Guard is a patented, low cost, four layer system designed to reduce sediment into combination curb & grate storm drain inlets. ERTEC S-Fence is designed to allow water flow-through and slow water velocity while filtering soil particles. S-Fence stands up to wind, UV exposure and will last many years. It is highly reusable. It is made from recycled materials, best management practice approach for site sediment control. The integrated filler has a



**Product Characteristics**

|                                      |     |  |            |
|--------------------------------------|-----|--|------------|
| Module weight (average lbs)          | 4.5 | Filter capacity - min ACS (microns)              | 425        |
| Functional life (inches)             | 4"  | Outer jacket tensile strength ASTM D438 (lb/ft²) | 4400       |
| Vertical height (average inches)     | 4"  | Outer jacket tear strength ASTM D438 (lb/ft²)    | 1300       |
| Flow fracture (ft³/min) (inches)     | 100 | Outer jacket bulk density (lb/ft³)               | 30,000     |
| Reusable                             | YES | Service temperature (deg F)                      | -30 to 160 |
| Recycled Material Content #2         | YES | Filter Flow Rate ASTM D4751 (gpm/ft²)            | 145        |
| Easy to install                      | YES | Stands up to construction site abuse             | YES        |
| Stands up to construction site abuse | YES | Seals to prevent to control underflow            | YES        |



**Product Designation**

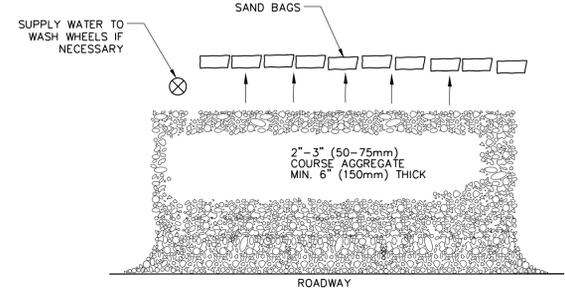
|         |  |
|---------|--|
| CS-2822 | Fit 22" by 12" Grate                             |
| CS-2822 | Fit 36" x 18" and 36" x 30" and 42" x 17" Grates |
| CS-2827 | Fit 42" x 24" Grate                              |
| CS-2830 | Fit 42" x 28" Grate                              |

Custom size available upon request

**Product Benefits**

- Fast installation
- Easy to inspect & maintain
- Stands up to traffic
- Significantly lower costs
- Long life, UV stable
- Reduces back and butt injuries
- Lightweight, easy to transport
- One installation per project

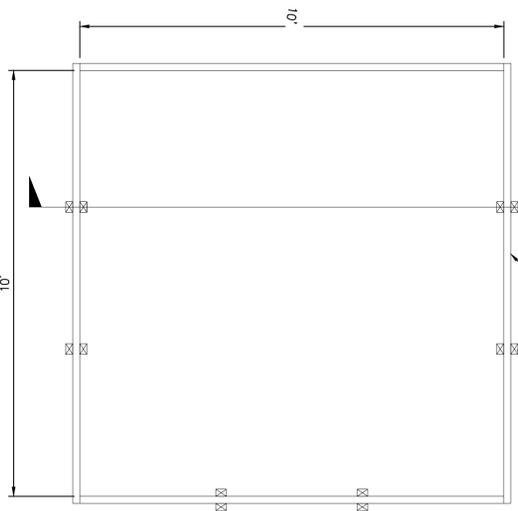
**ERTEC COMBO GUARD**  
SCALE: N.T.S.



**NOTES**

- TRUCK WASHING STATION SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- RECOMMENDED TO BE PLACED NEAR A RELIABLE WATER SOURCE.
- SPRAY TIRES ON TRUCKS AND BROOM OFF TOPS OF TRUCKS BEFORE LEAVING SITE.

**TRUCK WASHOUT**  
SCALE: N.T.S.



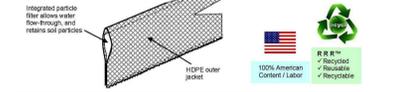
- NOTES:**
- ACTUAL LAYOUT DETERMINED IN FIELD
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

**CONCRETE WASHOUT**  
SCALE: N.T.S.

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**S-Fence™**  
Alternative to traditional Silt Fence

S-Fence is a patented, high performance, low cost and highly sustainable system which reduces sedimentation and provides erosion control on or around construction sites. S-Fence is an alternative to silt fence and is an important part of a comprehensive best management practice system for soil stabilization.



**Product Characteristics**

|                                       |             |  |            |
|---------------------------------------|-------------|--|------------|
| Unit weight (lb/ft²) (ASTM D4751)     | 0.350-0.600 | Reusable                               | YES        |
| Functional life (inches) (ASTM D4751) | 4"          | % Open Area (EOE 22125-88) (mm %)      | 20%        |
| Dimension - length per module (ft)    | 7           | UL Tensile Strength ASTM D438 (lb/ft²) | 1800-2000  |
| Dimension - thickness (inches)        | 10/14/20    | UL Tensile Strength ASTM D438 (lb/ft²) | 2000-2800  |
| Installed freeboard height (inches)   | 7/11/16     | Service temperature (deg F)            | -30 to 160 |
| Recycled Material Content (percent)   | 80%         |  |            |
| Reusable                              | YES         |  |            |

**Product Benefits -**

- Improve sediment retention via filtration
- Cut project costs 50%
- Will not deteriorate or blow down
- Low under-cutting and maintenance
- Fast installation, lightweight
- Recycled Material Content - 80%
- Reusable
- Recyclable at the end of life
- Low shipping and storage costs

**Product Designation**

| Product | Dimensions         |
|---------|--------------------|
| SF10    | 10' high x 7' long |
| SF14    | 14' high x 7' long |
| SF20    | 20' high x 7' long |

**Design and Installation**

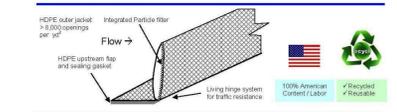
For proper design and installation refer to the Installation and Maintenance guide.

**ERTEC S-FENCE**  
SCALE: N.T.S.

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**Hard Surface Guard™**  
Perimeter Sediment Control

Hard Surface Guard is a patented, high performance and cost effective system to provide sediment control on hard surfaces around construction sites or industrial facilities. Underflow is controlled by a long lasting geotextile gasket. The system allows water flow-through and significantly reduces velocity while at the same time provides particle and debris filtering. Highly sustainable, it is made from recycled HDPE.



**Product Characteristics**

|                                       |       |   |            |
|---------------------------------------|-------|---|------------|
| Unit weight (lb/ft²) (ASTM D4751)     | 0.33  | Tensile Yield ASTM D438 (lb/ft²)                | 1800-2800  |
| Functional life (inches) (ASTM D4751) | 4"    | Ultimate Tensile Strength ASTM D438 (lb/ft²)    | 2000-2800  |
| Dimension - length per module (ft)    | 6/7/8 | Service temperature (deg F)                     | -30 to 160 |
| Dimension - thickness (inches)        | 0.6   | Recycled content (percent)                      | YES        |
| Installed freeboard height (inches)   | 0.5   | Stays soft and malleable during and after storm | YES        |
| Recycled Material Content (percent)   | 80%   | Filter Flow Rate ACS ASTM D 4751 (microns)      | 250        |
| Reusable                              | YES   |   |            |
| Resists damage from vehicular traffic | YES   |   |            |

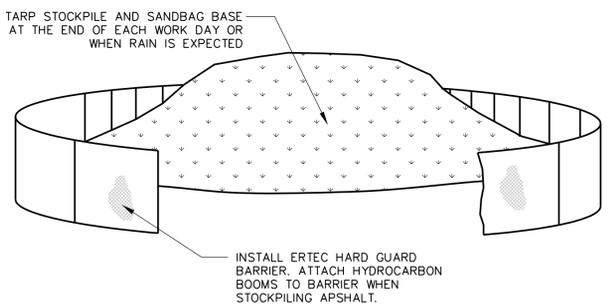
**Product Benefits -**

- Cut project costs 50%
- Fast installation, lightweight
- Long life, UV stable, does not deteriorate
- Continuous line of protection
- Reusable
- Significantly less under-cutting and maintenance
- Recyclable
- 75% less storage space, shipping costs

**Design and Installation**

For proper design and installation refer to the Installation and Maintenance guide at www.ertecsystems.com

**ERTEC HARD GUARD**  
SCALE: N.T.S.



**STOCKPILE**  
SCALE: N.T.S.

**BEWLEY RESIDENCE**

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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Stamp

Printing Date

|                   |           |
|-------------------|-----------|
| Coordination      | 1.28.2009 |
| Site Coordination | 2.20.2009 |
| Structural Review | 2.26.2009 |
| Coordination      | 3.02.2009 |
| Coordination      | 8.03.2009 |
| Coordination      | 9.25.2009 |
| Planning Permit   | 4.14.2014 |
| Design Review     | 7.10.2015 |
| Planning Resubmit | 3.22.2017 |

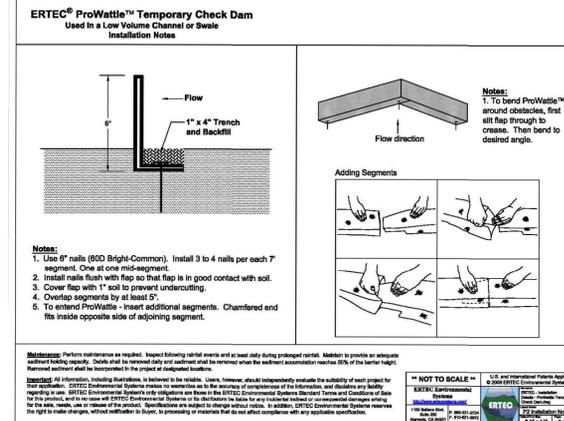
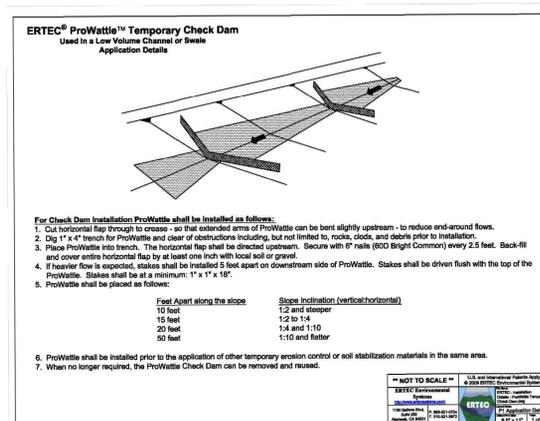
HM,a+e Job Number  
2005,01

Sheet Title  
**EROSION CONTROL DETAILS**

Sheet Number

**C5.2**

PRELIMINARY - NFC



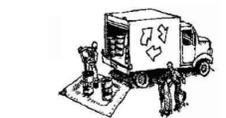
**ERTEC PROWATTLE TEMPORARY CHECK DAM & INSTALLATION**  
SCALE: NTS



**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**



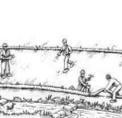
- Non-Hazardous Materials**
- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
  - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and 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, gypsum board, pipes, etc.)
  - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off-site.
  - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

**Equipment Management & Spill Control**



- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
  - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or deep cloth bag 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 soap, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and oil filter) available at the construction site at all times.
  - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly.
  - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
  - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
  - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
  - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center; (800) 852-7550 (24 hours).

**Earthmoving**



- Schedule grading and excavation work during dry weather.
  - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
  - Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
  - Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter socks, silt fences, sediment basins, gravel bags, boms, etc.
  - Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.
- Contaminated Soils**
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
    - Unusual soil conditions, discoloration, or odor.
    - Abandoned underground tanks.
    - Abandoned wells.
    - Buried barrels, ditches, or trash.

**Paving/Asphalt Work**



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

**Sewerage & Asphalt/Concrete Removal**

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

**Concrete, Grout & Mortar Application**



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

**Landscaping**

- Protect stockpiled landscaping materials from wind and rain by storing them under and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**Painting & Paint Removal**



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

**Dewatering**

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

**CONSTRUCTION BMP PLAN SHEET**  
SCALE: NTS

- NOTES**
- CONTRACTOR REQUIRED TO IMPLEMENT ALL APPLICABLE BMPs ON THIS PLAN SHEET.

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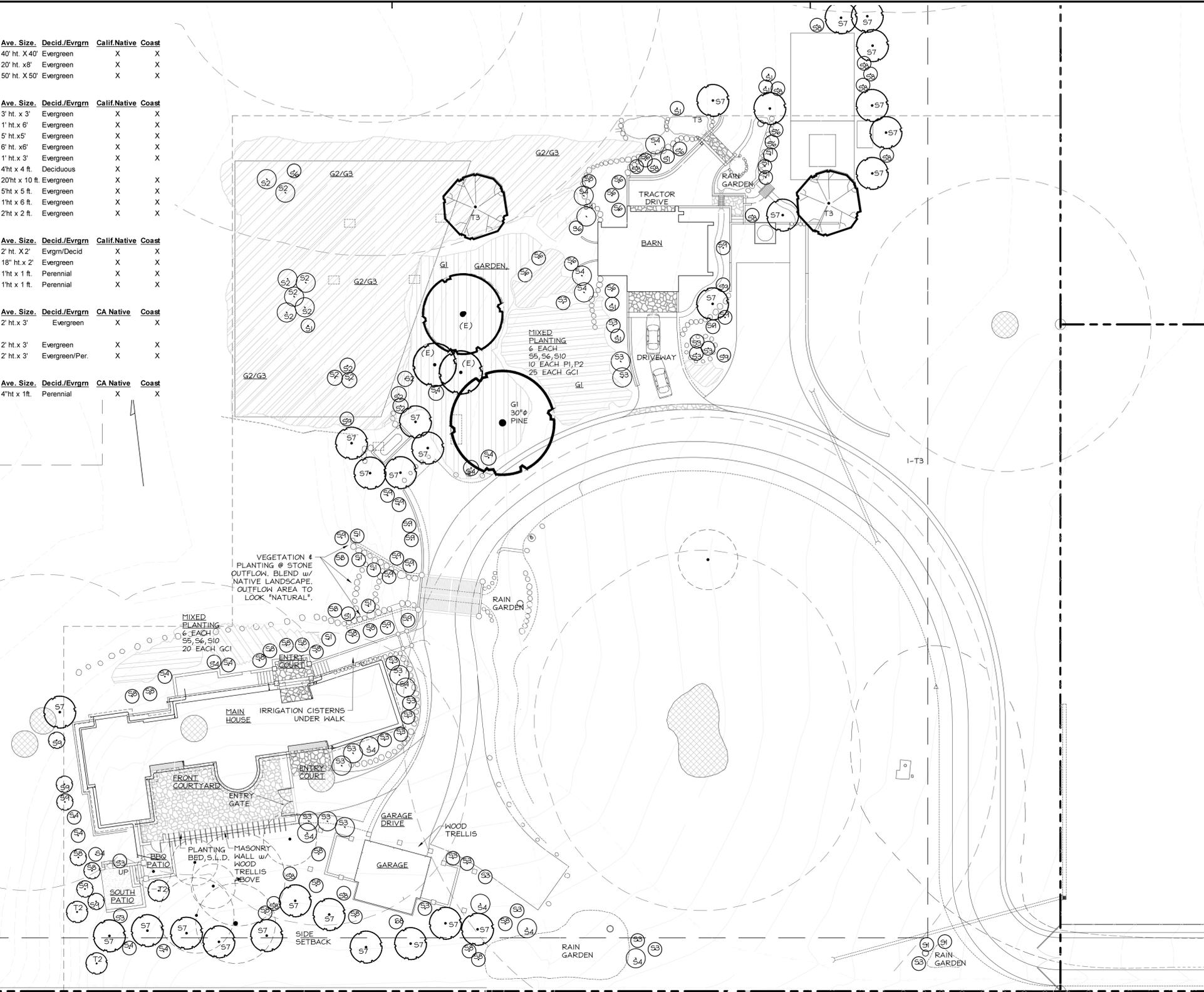
**PLANT LIST**

| TREES:             |                    |         |  |                                   |             |                  |                |               |       |
|--------------------|--------------------|---------|--|-----------------------------------|-------------|------------------|----------------|---------------|-------|
| Key                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| T1                 | 8                  | 15 Gal. | Cupressus macrocarpa   | Monterey Cypress                  | Fast        | 40' ht. X 40'    | Evergreen      | X             | X     |
| T2                 | 4                  | 15 Gal. | Cupressus macrocarpa 'citriodora'                                | Lemon Yellow Cypress              | Slow        | 20' ht. x 8'     | Evergreen      | X             | X     |
| T3                 | 5                  | 15 Gal. | Quercus agrifolia  | Coast Live Oak                    | Moderate    | 50' ht. X 50'    | Evergreen      | X             | X     |
| SHRUBS:            |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| S1                 | 36                 | 1 Gal.  | Artemisia californica 'Montara'                                  | California Sagebrush var. Montara | Moderate    | 3' ht. x 3'      | Evergreen      | X             | X     |
| S2                 | 20                 | 1 Gal.  | Baccharis pilularis 'Pidgeon Point'                              | Dwarf Coyote Brush Pidgeon Point  | Moderate    | 1' ht. x 6'      | Evergreen      | X             | X     |
| S3                 | 12                 | 5 Gal.  | Carpentaria californica 'Elizabeth'                              | Bush Anemone                      | Moderate    | 5' ht. x 5'      | Evergreen      | X             | X     |
| S4                 | 13                 | 1 Gal.  | Ceanothus 'Concha'   | Ceanothus                         | Moderate    | 6' ht. x 6'      | Evergreen      | X             | X     |
| S5                 | 12                 | 1 Gal.  | Erigeron glaucus   | Beach Aster / Seaside Daisy       | Moderate    | 1' ht. x 3'      | Evergreen      | X             | X     |
| S6                 | 37                 | 1 Gal.  | Mimulus aurantiacus  | Monkey Flower                     | Moderate    | 4' ht. x 4 ft.   | Deciduous      | X             |       |
| S7                 | 16                 | 5 Gal.  | Myrica californica   | Pacific Wax Myrtle                | Moderate    | 20' ht. x 10 ft. | Evergreen      | X             | X     |
| S8                 | 21                 | 5 Gal.  | Rhamnus californica 'Mound San Bruno'                            | Coffeeferry                       | Moderate    | 5' ht. x 5 ft.   | Evergreen      | X             | X     |
| S9                 | 33                 | 1 Gal.  | Rhamnus californica 'Sea View'                                   | Coffeeferry                       | Moderate    | 1' ht. x 6 ft.   | Evergreen      | X             | X     |
| S10                | 18                 | 1 Gal.  | Zauschneria (Epilobium) californica 'Mexican California Fuchsia' | Mexican California Fuchsia        | Moderate    | 2' ht. x 2 ft.   | Evergreen      | X             | X     |
| PERENNIALS:        |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| P1                 | 40                 | 1 Gal.  | Achillea millefolium californica                                 | Common Western                    | Moderate    | 2' ht. X 2'      | Evrgrm/Decid   | X             | X     |
| P2                 | 40                 | 1 Gal.  | Irish douglasiana  | Douglas Iris                      | Fast        | 18" ht. x 2'     | Evergreen      | X             | X     |
| P3                 | 40                 | 1 Gal.  | Sisyrinchium bellum 'Californian Skies'                          | Blue-Eyed Grass                   | Moderate    | 1' ht. x 1 ft.   | Perennial      | X             | X     |
| P4                 | 40                 | 1 Gal.  | Sisyrinchium californicum  | Yellow-Eyed grass                 | Moderate    | 1' ht. x 1 ft.   | Perennial      | X             | X     |
| GRASSES: Hydroseed |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | CA Native     | Coast |
| G1                 | 11,000             | SF      | Darthonia californica  | California Oatgrass               | Moderate    | 2' ht. x 3'      | Evergreen      | X             | X     |
| G2 G3              | 50/50 Mix = 12,000 | SF      |  |                                   |             |                  |                |               |       |
| G2                 | 6,000              | SF      | Festuca californica  | California Fescue                 | Moderate    | 2' ht. x 3'      | Evergreen      | X             | X     |
| G3                 | 6,000              | SF      | Stipa (Nassella) pulchra   | Purple Needle Grass               | Moderate    | 2' ht. x 3'      | Evergreen/Per. | X             | X     |
| GROUNDCOVERS:      |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | CA Native     | Coast |
| GC1                | 160                | 4"      | Fragaria chiloensis  | Beach Strawberry                  | Moderate    | 4" ht. x 1 ft.   | Perennial      | X             | X     |

**NOTES:**

**GENERAL:**

- THIS PLAN IS FOR LANDSCAPE WORK ONLY. IT IS GENERALLY SCHEMATIC AND INDICATIVE OF THE WORK TO BE PERFORMED. PLANS ARE NOT FULLY DETAILED OR SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL MATERIALS, AND EQUIPMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ON SITE CONDITIONS; PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, STRUCTURES. REVIEW ANY DISCREPANCIES WITH ARCHITECT/OWNER.
- ALL WORK AND MATERIALS SHALL MEET OR EXCEED ALL APPLICABLE BUILDING CODES AS PER THE CURRENT UNIFORM BUILDING CODE OR EXISTING STATE AND LOCAL REGULATIONS.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- THE OWNER OR THEIR REPRESENTATIVE SHALL APPROVE MATERIALS SUBSTITUTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL APPLICABLE FEES.
- CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, AND SUPPLIES TO PERFORM ALL OPERATIONS IN CONNECTION WITH AND REASONABLY INCIDENTAL TO THE COMPLETE INSTALLATION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES UNDER HARDSURFACE AREAS ETC.
- DO NOT WILLFULLY INSTALL ANY SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS THE FIELD CONDITIONS WILL NOT ALLOW FOR DESIGN INTENT. NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF SUCH DEVIATIONS.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED SHOULD NOTIFICATION NOT HAVE BEEN PROVIDED AND APPROVED BY THE ARCHITECT, OWNER OR THEIR REPRESENTATIVE.
- DURING CONSTRUCTION THE SITE WILL BE NEATLY KEPT AS PRACTICAL TO NOT DISTURB NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER.
- CONTRACTOR SHALL REMOVE ANY FALL EXCESS MATERIALS, OR DEBRIS FROM THE SITE.



- NOTES:**
- PLANTING AREA: 28,000 SQ.FT.
  - IRRIGATE WITH RAINWATER.
  - IRRIGATE WITH GRAY WATER.
  - LANDSCAPING TO COMPLY WITH FITZGERALD A.S.B.S. REQUIREMENTS PER SHEET A1.3.
  - LANDSCAPING TO COMPLY WITH THE SAN MATEO COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.)

**LANDSCAPE PLAN**

1" = 20'-0"

THE DRAWINGS ON THIS SHEET (OR COPIES OF THEM, HOWEVER EXECUTED) AND THE DESIGN CONCEPTS CONVEYED BY THEM ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THEY MAY NOT BE USED IN WHOLE OR IN PART BY ANY PERSON OR BUSINESS ENTITY OR ANY OTHER PROJECT NOR EXTENSIONS OF THIS PROJECT WITHOUT APPROPRIATE COMPENSATION TO, AND WRITTEN PERMISSION FROM THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR IDEAS NOT EXECUTED BY, OR UNDER THE DIRECT SUPERVISION OF, BLUE SKY DESIGNS, INC.

0501-L1.dwg Plot Date: 4/17/2019

Project

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

Consultant

*Blue Sky*  
DESIGNS, INC.

CUSTOM LANDSCAPE ENVIRONMENTS  
Landscape Contractor's License #C27-436094  
General Contractor's License #B-436094  
Landscape Architect's License #LA-4205  
495 Purisima Way, Half Moon Bay, CA 94019  
(650) 726-5990 FAX (650) 726-2353

Stamp

**NOT FOR CONSTRUCTION**

Printing Date

|                    |            |
|--------------------|------------|
| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
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| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

HM,a+e Job Number  
2005,01

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number

**L1**

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

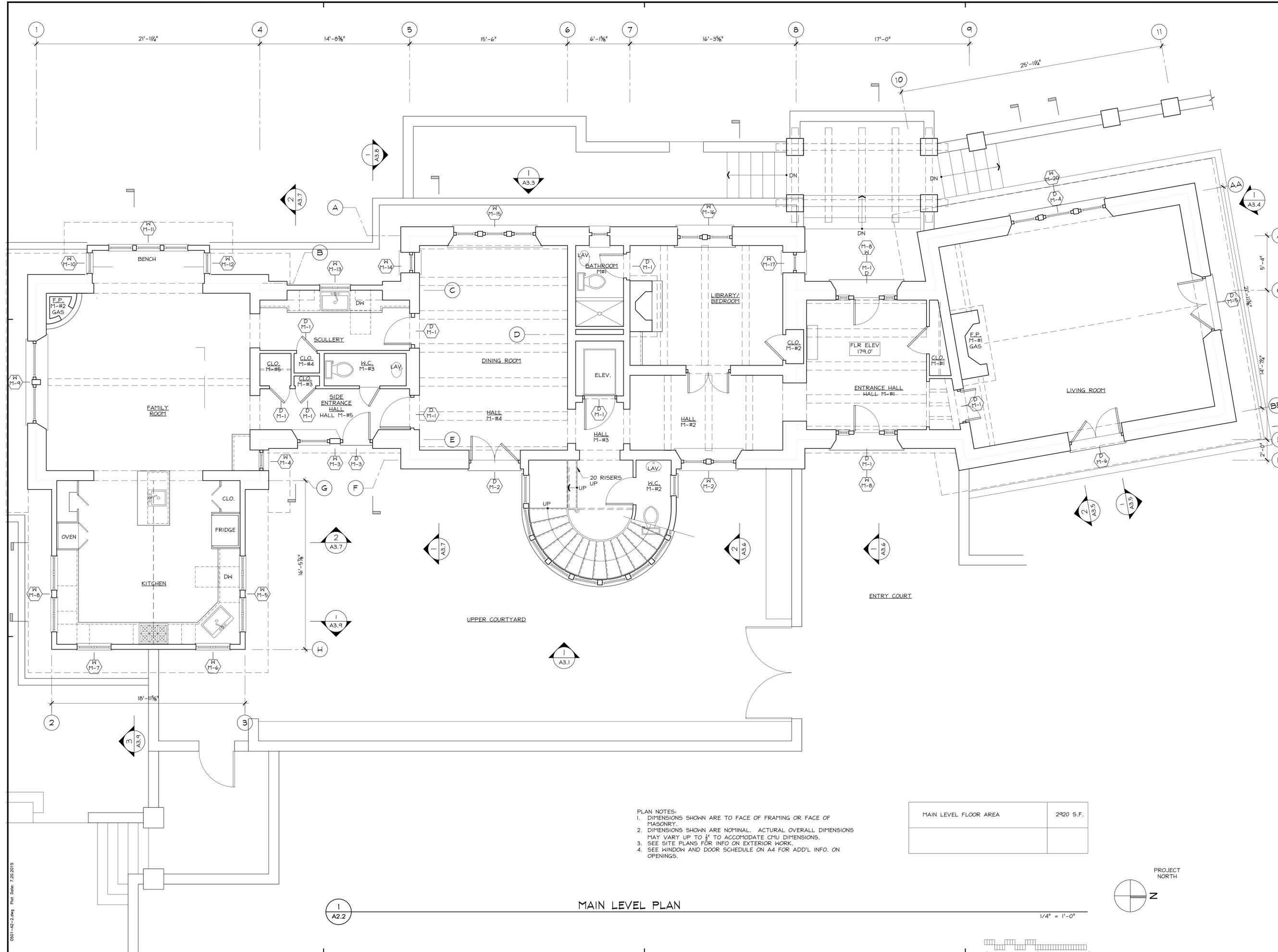
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## Sheet Title MAIN LEVEL PLAN

Sheet Number

# A2.2



- PLAN NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF MASONRY.
  2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.
  3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.
  4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                       |           |
|-----------------------|-----------|
| MAIN LEVEL FLOOR AREA | 2920 S.F. |
|                       |           |

### MAIN LEVEL PLAN

PROJECT NORTH



1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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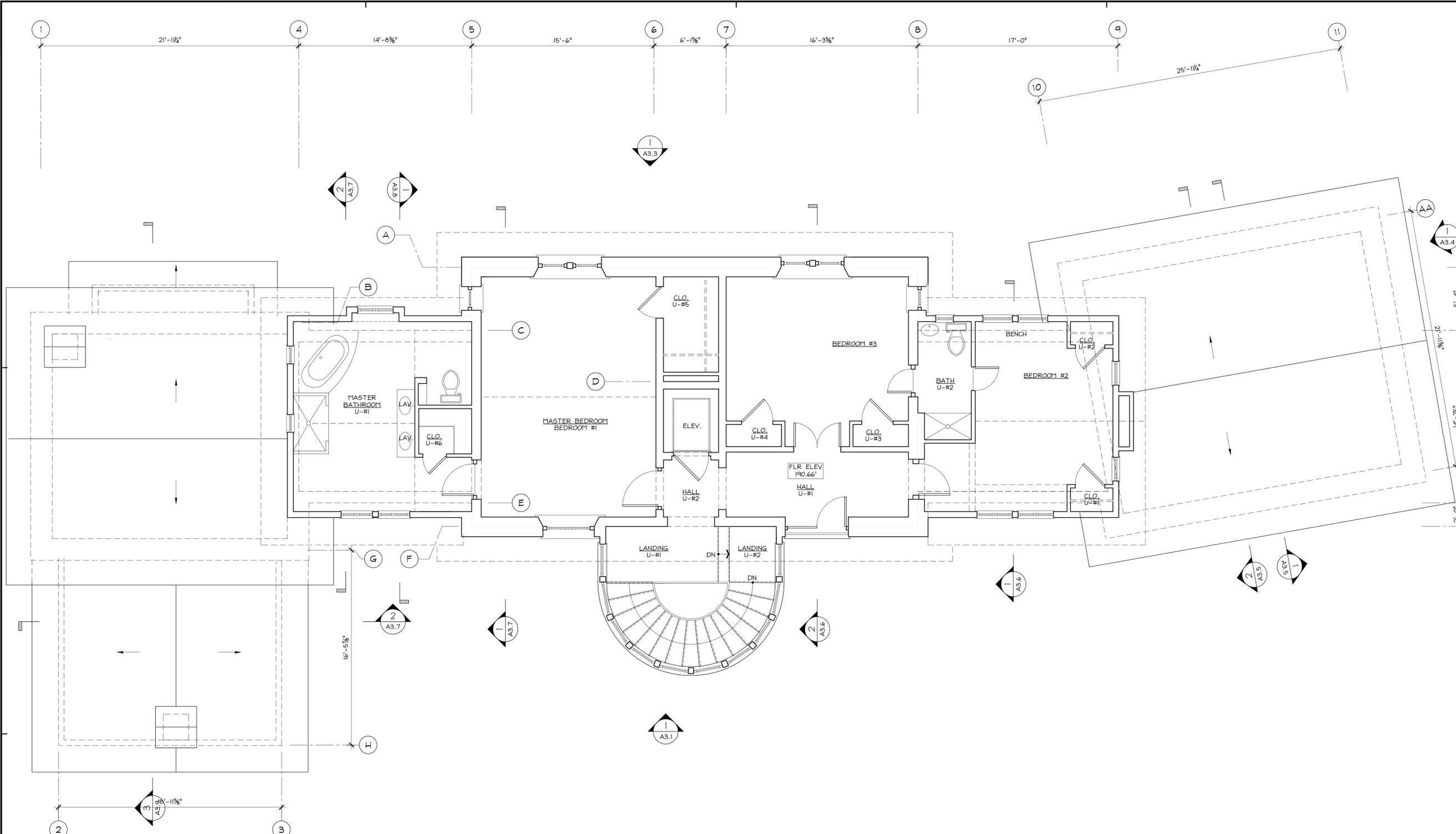
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| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### UPPER LEVEL PLAN

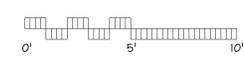
Sheet Number

# A2.3



- PLAN NOTES:
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  2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.
  3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.
  4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                  |           |
|------------------|-----------|
| UPPER FLOOR AREA | 1580 S.F. |
|                  |           |



### UPPER LEVEL PLAN

1  
A2.3

0501-a2-a2-3.dwg Plot Date: 7.20.2015

Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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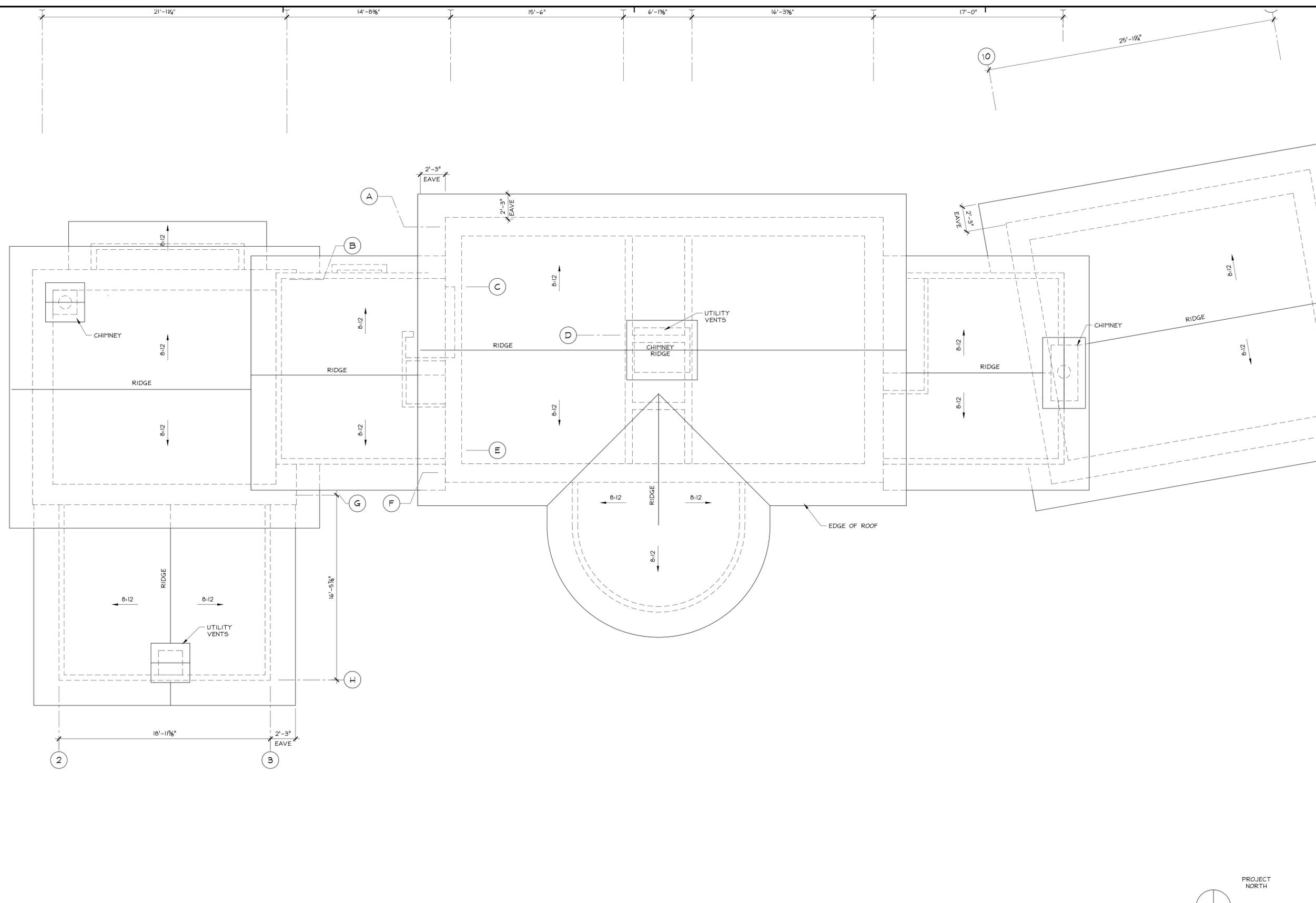
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title ROOF PLAN

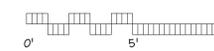
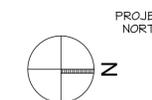
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# A2.4



### ROOF PLAN

1/4" = 1'-0"



1  
A2.4

0501-A2-A2-4.dwg Plot Date: 7.20.2015



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

Consultant

Stamp

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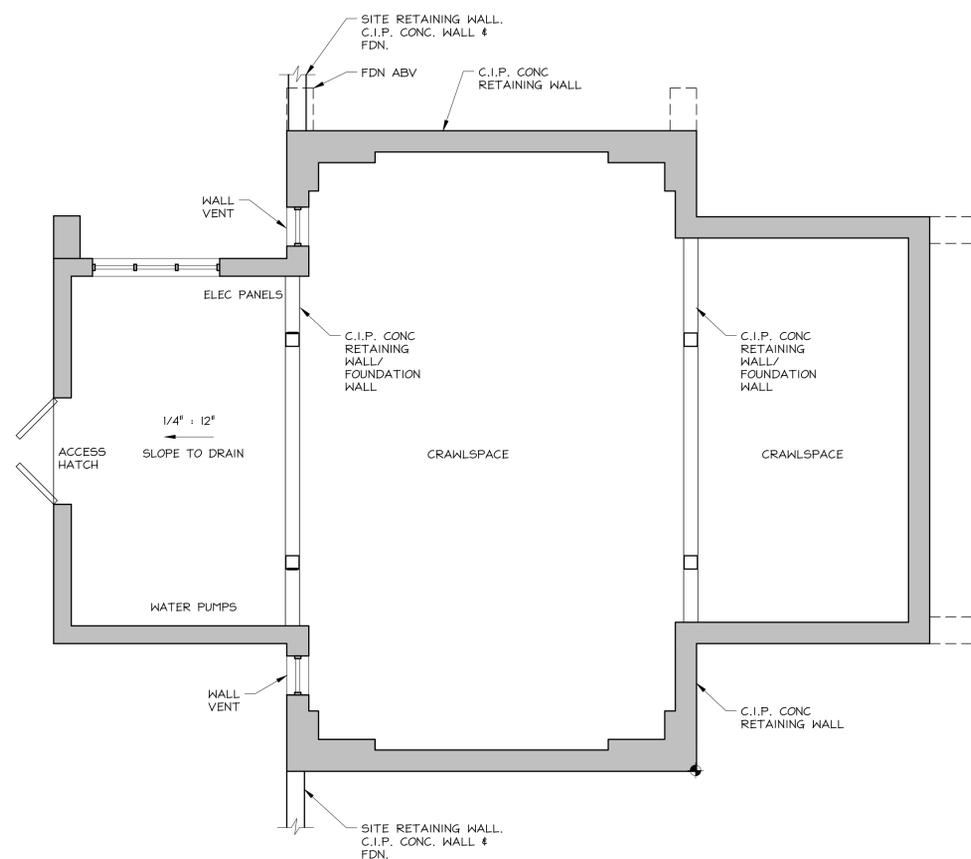
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| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

HM,a+e Job Number  
2005,01

### ROOF PLAN BARN

Sheet Number

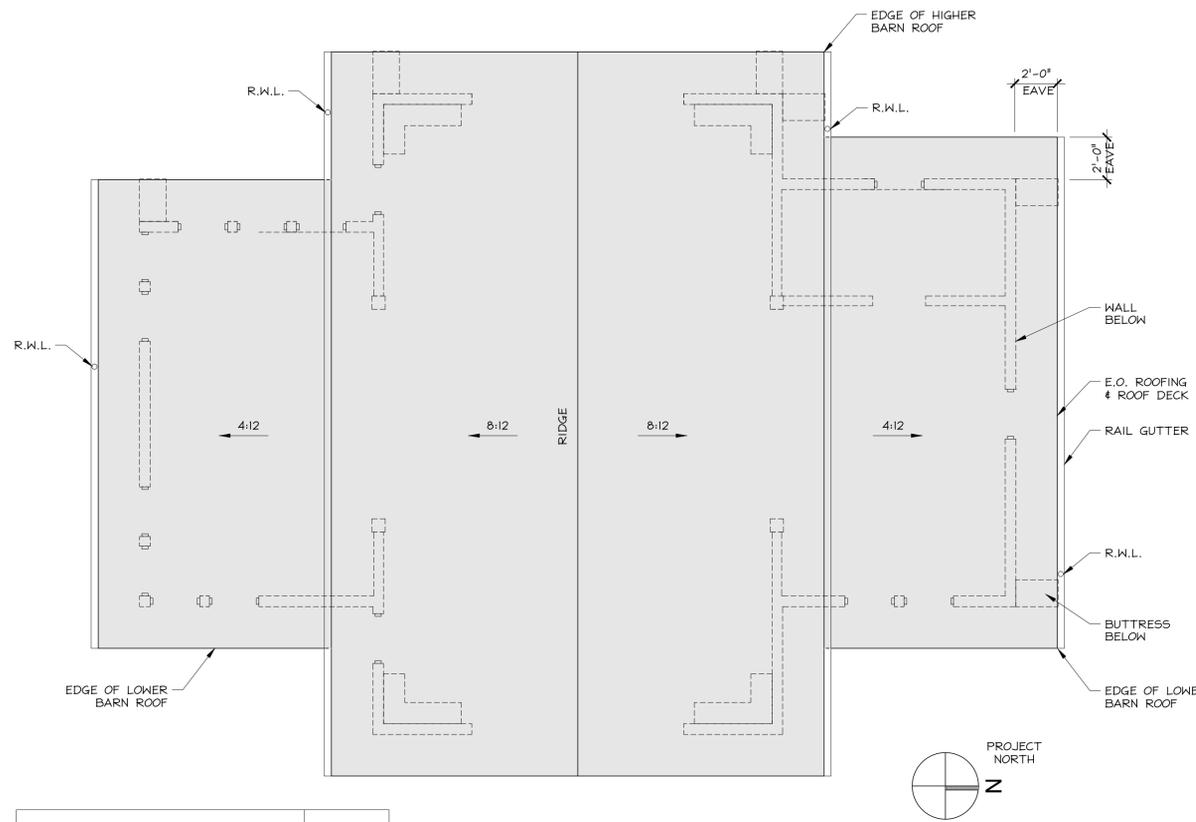
# A2.6



2  
A2.6

### CRAWLSPACE PLAN - BARN

1/4" = 1'-0"



|                                |           |
|--------------------------------|-----------|
| BARN ROOF AREA (REV 2018)      | 1297 S.F. |
| BARN ROOF AREA (DESIGN REVIEW) | 1553 S.F. |

1  
A2.6

### ROOF PLAN - BARN

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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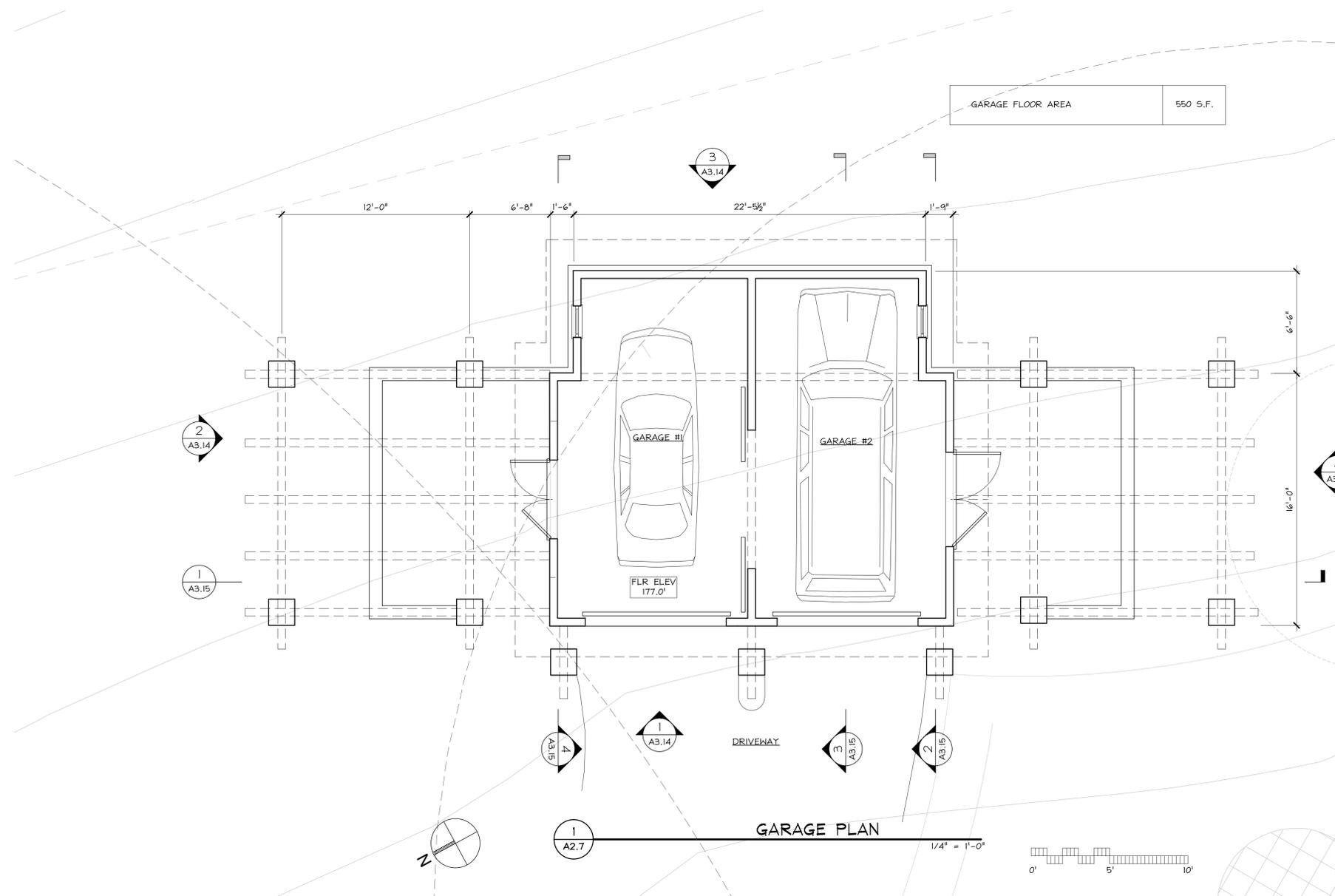
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## GARAGE PLAN

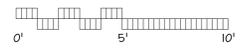
Sheet Number

# A2.7



GARAGE PLAN

1/4" = 1'-0"



Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510.652.1511 p  
510.601.7196 f

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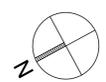
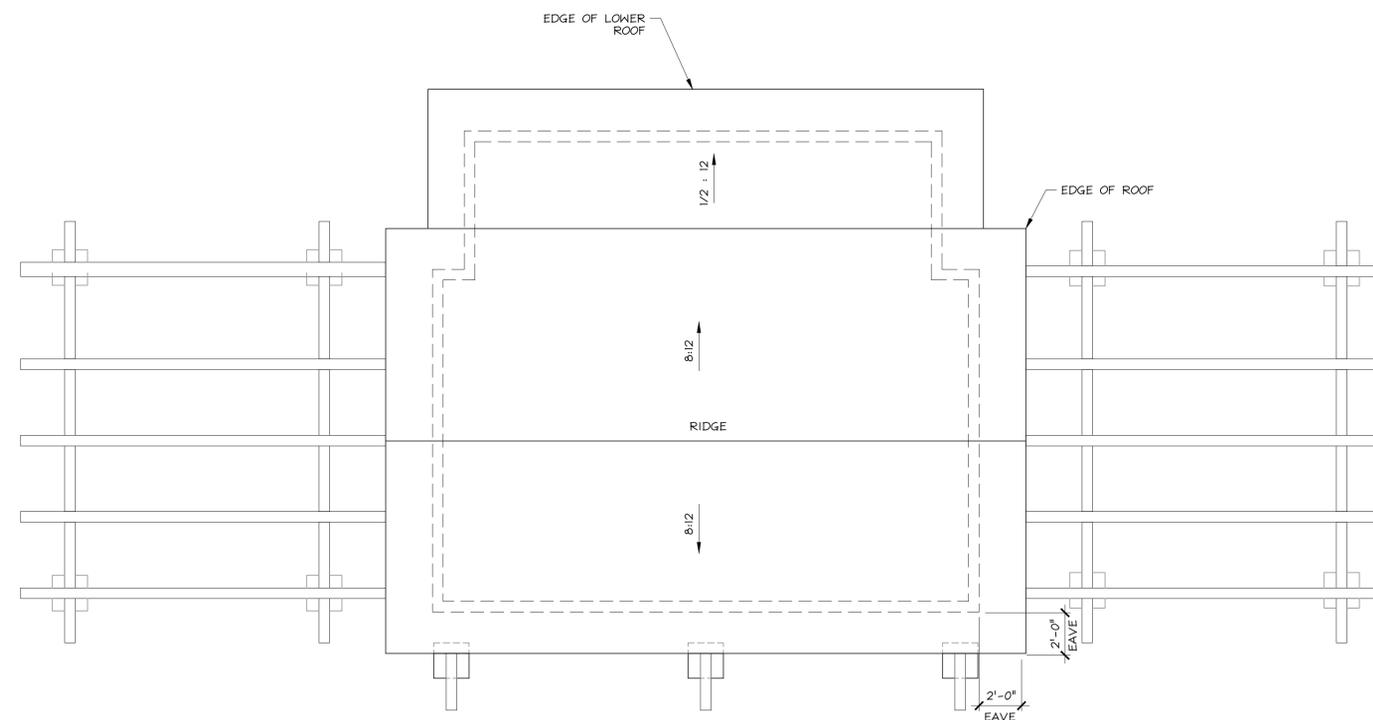
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE  
ROOF PLAN**

Sheet Number

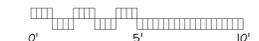
# A2.8



1  
A2.8

### GARAGE ROOF PLAN

1/4" = 1'-0"



0501-A2-8.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

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Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

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HM,a+e Job Number  
2005,01

## SHEET TITLE EAST ELEVATION

Sheet Number

# A3.1

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                | KEY (C.S.I.#-ITEM#)       | DESCRIPTION   |
|-----------------------------------|--|---------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |  | 08. OPENINGS        |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                      | 08-01               | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |  | 09. FINISHES        |                            | 26-02                     | Wall Fixture. Opaque reflector. down light                |
| 05-01                             | Steel guardrail                                | 09-01               | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02               | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board           | 09-03               | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                             | 09-04               | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01               | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate | 23. HVAC            |                            |                           |   |
|                                   |  | 23-01               | Exhaust and vent stacks    |                           |   |
|                                   |  | 23-02               | Solar hot water panels     |                           |   |



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

### EAST ELEVATION ENTRY

1/4" = 1'-0"

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
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5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
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2005,01

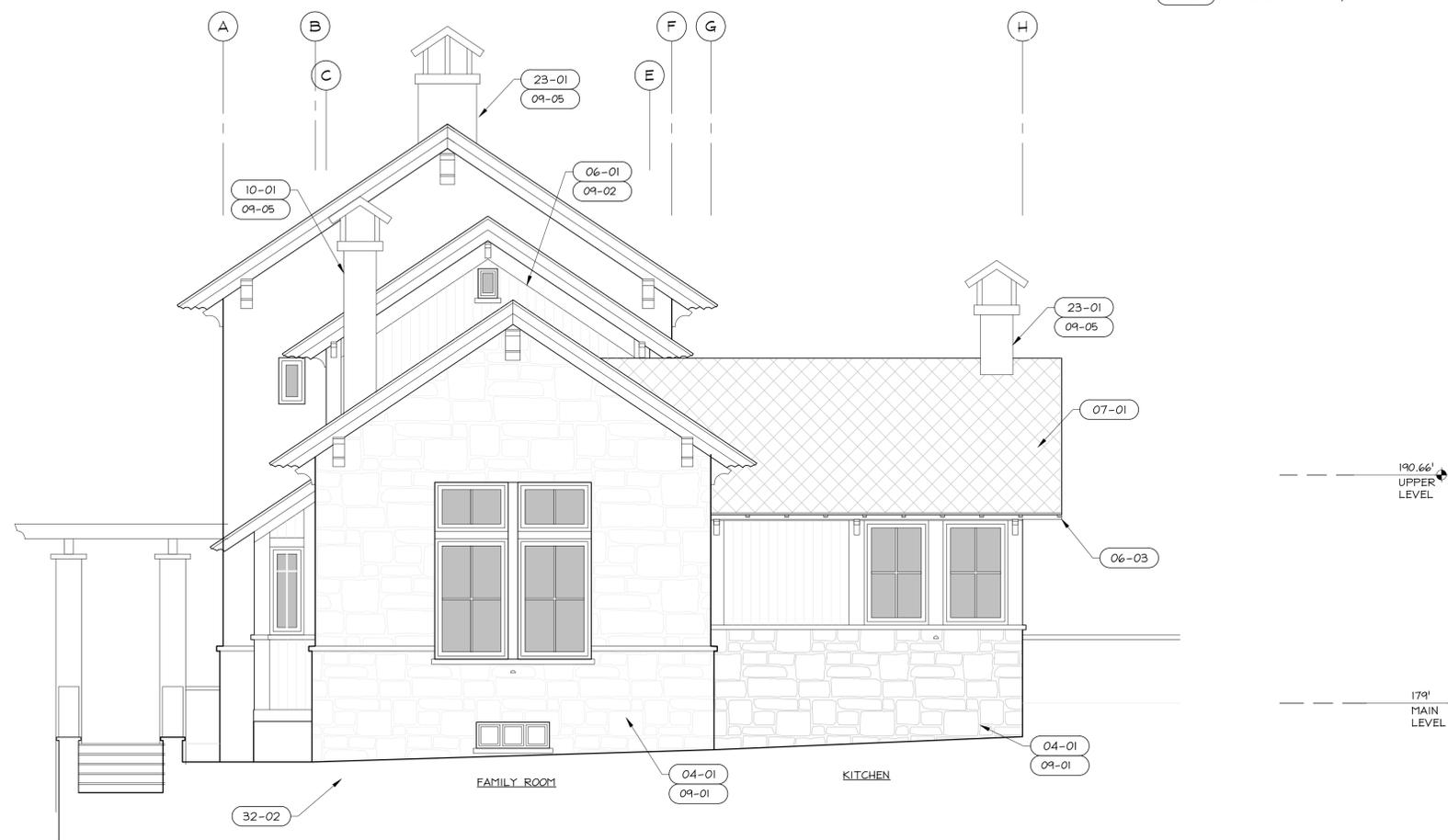
Sheet Title  
**SOUTH ELEVATION**

Sheet Number

**A3.2**

ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                     | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION   |
|-----------------------------------|---|------------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |   | 08. OPENINGS           |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                       | 08-01                  | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |   | 09. FINISHES           |                            | 26-02                     | Wall Fixture. Opague reflector. down light                |
| 05-01                             | Steel guardrail                                 | 09-01                  | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |   | 09-02                  | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board            | 09-03                  | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                              | 09-04                  | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                     | 09-05                  | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish     | 10. SPECIALTIES        |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |   | 10-01                  | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarrite Slate | 23. HVAC               |                            |                           |   |
|                                   |   | 23-01                  | Exhaust and vent stacks    |                           |   |
|                                   |   | 23-02                  | Solar hot water panels     |                           |   |



GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.2

**SOUTH ELEVATION  
FAMILY ROOM AND KITCHEN**

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**WEST  
ELEVATION**

Sheet Number

# A3.3

### ELEVATION NOTES

KEY (C.S.I.#-ITEM#) DESCRIPTION

- 04. MASONRY
  - 04-01 CMU wall or Concrete wall
- 05. METALS
  - 05-01 Steel guardrail
- 06. WOOD, PLASTICS, COMPOSITES
  - 06-01 Wood siding, Redwood or Cement Board
  - 06-02 Wood trim, Redwood
  - 06-03 Wood roof framing, Doug Fir
  - 06-04 Wood trellis, Reclaimed, Natural oil finish
- 07. THERMAL & MOISTURE PROTECTION
  - 07-01 Composite shingle, Black, Tamko Lamarite Slate

KEY (C.S.I.#-ITEM#) DESCRIPTION

- 08. OPENINGS
  - 08-01 Wood or fiberglass windows
- 09. FINISHES
  - 09-01 Stone veneer
  - 09-02 Dark brown wood stain
  - 09-03 Paint, Ocean blue
  - 09-04 Dark bronze paint
  - 09-05 Cement Stucco, Off-white
- 10. SPECIALTIES
  - 10-01 Gas fireplace chimney
- 23. HVAC
  - 23-01 Exhaust and vent stacks
  - 23-02 Solar hot water panels

KEY (C.S.I.#-ITEM#) DESCRIPTION

- 26. LIGHTING
  - 26-01 Wall Sconce, Hooded down light
  - 26-02 Wall Fixture, Opaque reflector, down light
  - 26-03 Wall Sconce, Solid metal, Down light Low wattage
  - 26-04 Solid metal, Down light Low wattage, Path light
  - 26-05 Down light Low wattage, Fixture hidden in trellis framing
- 32. EXTERIOR IMPROVEMENTS
  - 32-01 Exterior paving, See A1.5
  - 32-02 Landscaping boulder



NOTES:  
1. ELEVATION DOES NOT SHOW BUILDING SKEWED.

GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES.

## WEST ELEVATION SIDE OF BUILDING

1/4" = 1'-0"

1  
A3.3

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
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| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

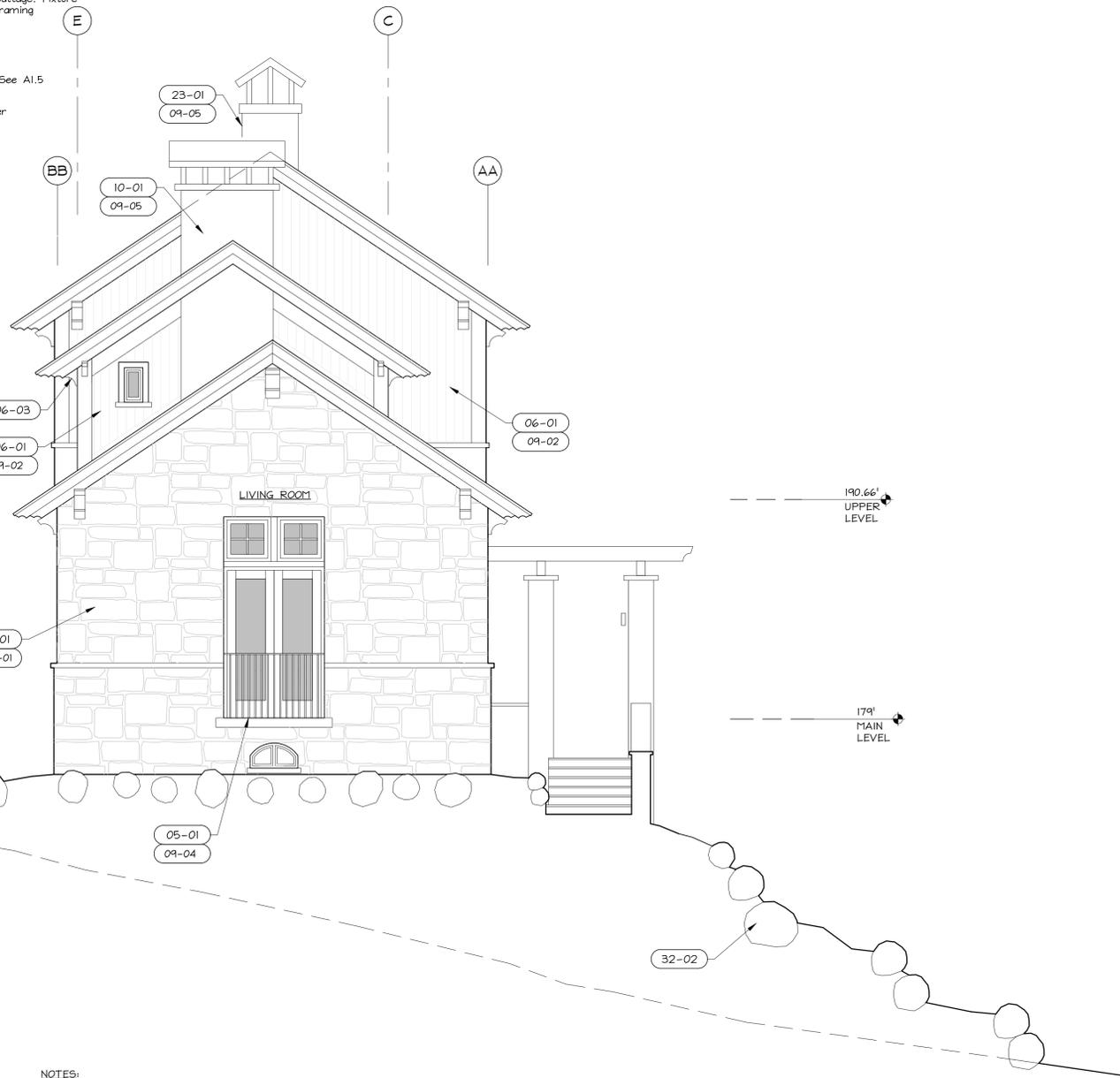
## NORTH ELEVATION

Sheet Number

# A3.4

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                | KEY (C.S.I.#-ITEM#) | DESCRIPTION  |
|---------------------|--|---------------------|----------------------------|---------------------|--|
| 04                  | MASONRY  | 08                  | OPENINGS                   | 26                  | LIGHTING   |
| 04-01               | CMU wall or Concrete wall                      | 08-01               | Wood or fiberglass windows | 26-01               | Wall Sconce. Hooded down light                             |
| 05                  | METALS   | 09                  | FINISHES                   | 26-02               | Wall Fixture. Opaque reflector. down light                 |
| 05-01               | Steel guardrail                                | 09-01               | Stone veneer               | 26-03               | Wall Sconce. Solid metal. Down light. Low wattage          |
| 06                  | WOOD, PLASTICS, COMPOSITES                     | 09-02               | Dark brown wood stain      | 26-04               | Solid metal. Down light. Low wattage. Path light           |
| 06-01               | Wood siding. Redwood or Cement Board           | 09-03               | Paint. Ocean blue          | 26-05               | Down light. Low wattage. Fixture hidden in trellis framing |
| 06-02               | Wood trim. Redwood                             | 09-04               | Dark bronze paint          |                     |  |
| 06-03               | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white   | 32                  | EXTERIOR IMPROVEMENTS                                      |
| 06-04               | Wood trellis. Reclaimed. Natural oil finish    | 10                  | SPECIALTIES                | 32-01               | Exterior paving. See A1.5                                  |
| 07                  | THERMAL & MOISTURE PROTECTION                  | 10-01               | Gas fireplace chimney      | 32-02               | Landscaping boulder  |
| 07-01               | Composite shingle. Black. Tamko Lamarite Slate | 23                  | HVAC                       |                     |  |
|                     |  | 23-01               | Exhaust and vent stacks    |                     |  |
|                     |  | 23-02               | Solar hot water panels     |                     |  |



NOTES:  
1. ELEVATION DOES NOT SHOW BUILDING SKEWED.

GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.4

### NORTH ELEVATION LIVING ROOM

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

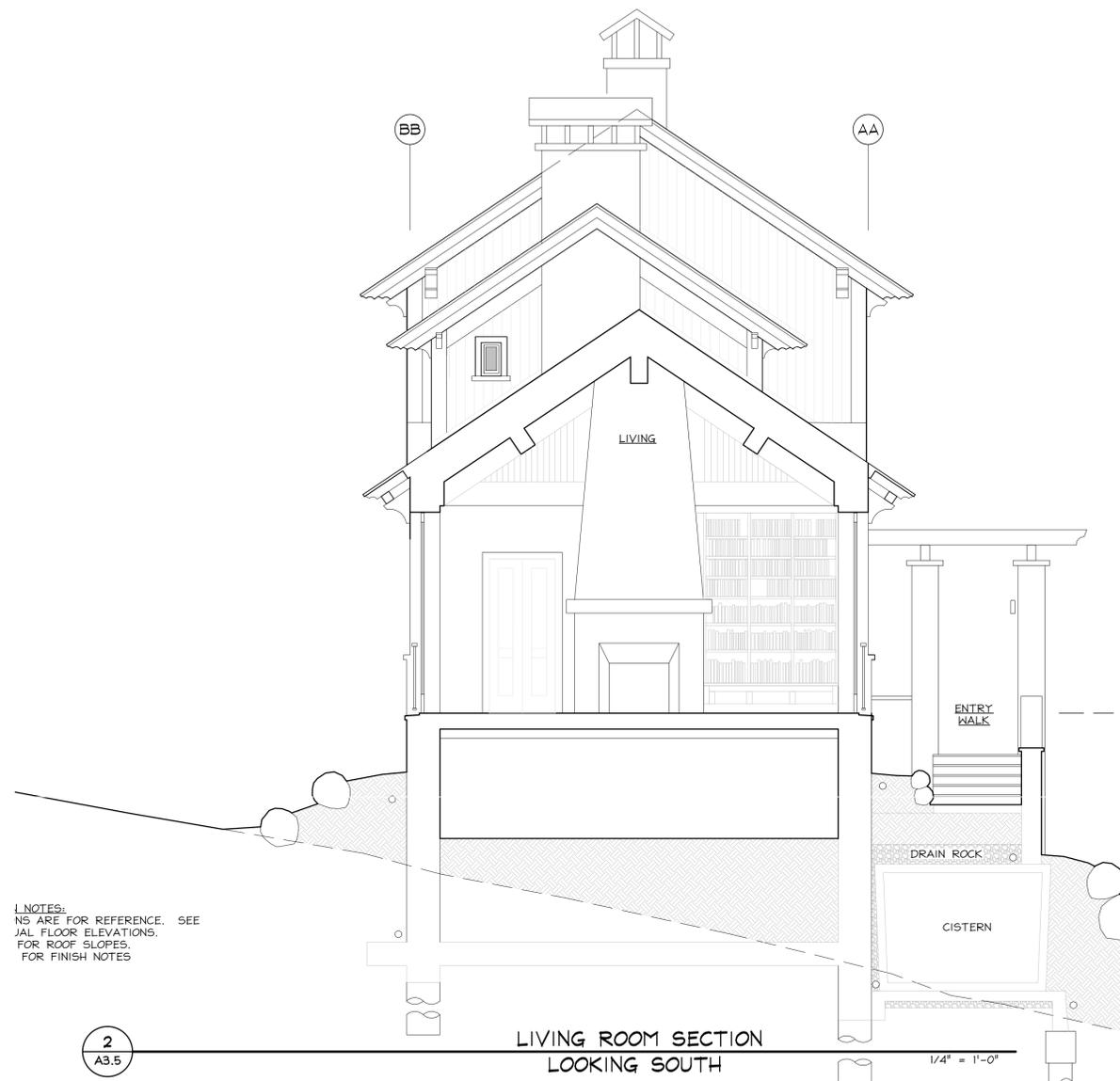
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

## LIVING ROOM SECTION

Sheet Number

# A3.5

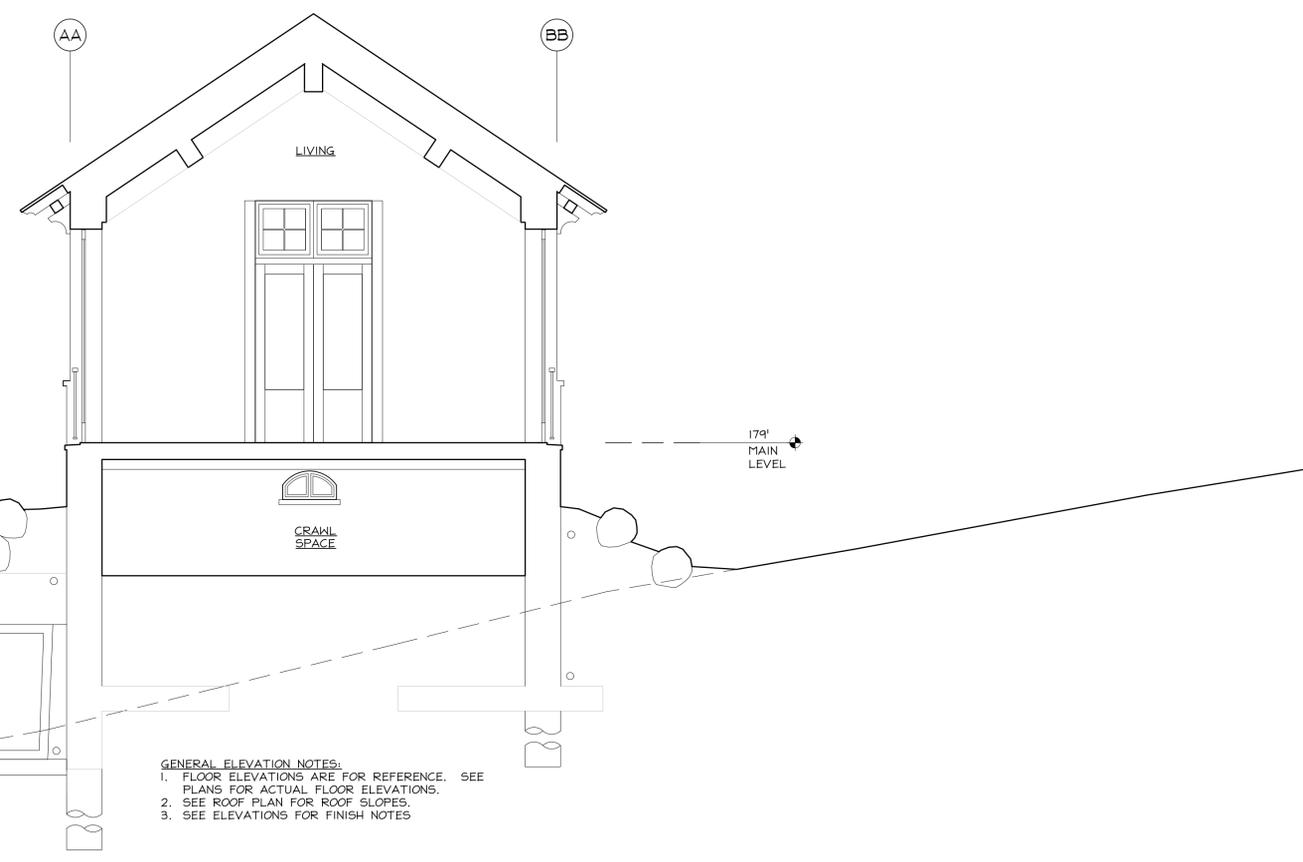


1. NOTES:  
NS ARE FOR REFERENCE. SEE  
JAL FLOOR ELEVATIONS.  
FOR ROOF SLOPES.  
FOR FINISH NOTES

2  
A3.5

LIVING ROOM SECTION  
LOOKING SOUTH

1/4" = 1'-0"



GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE  
PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.5

LIVING ROOM SECTION  
LOOKING NORTH

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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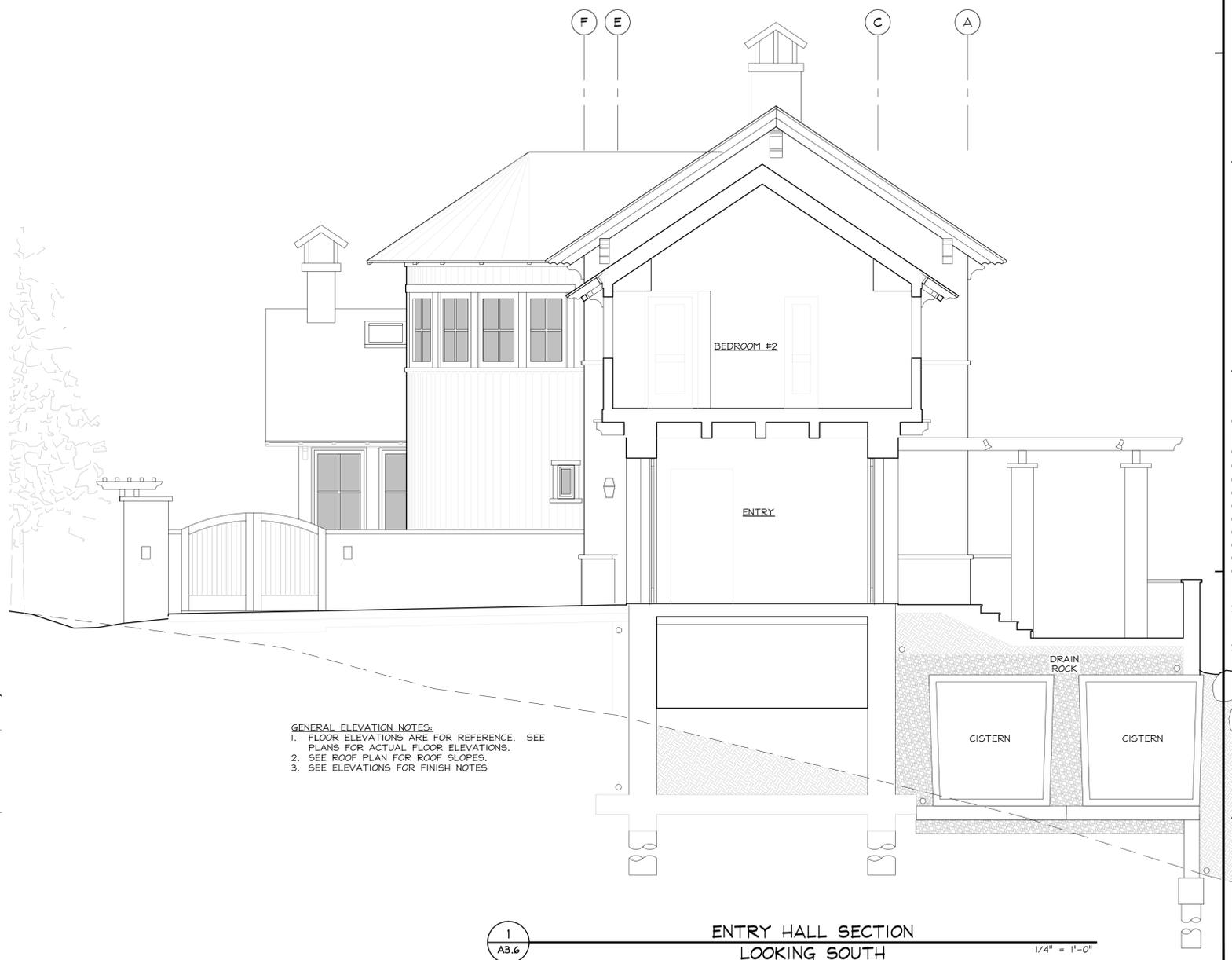
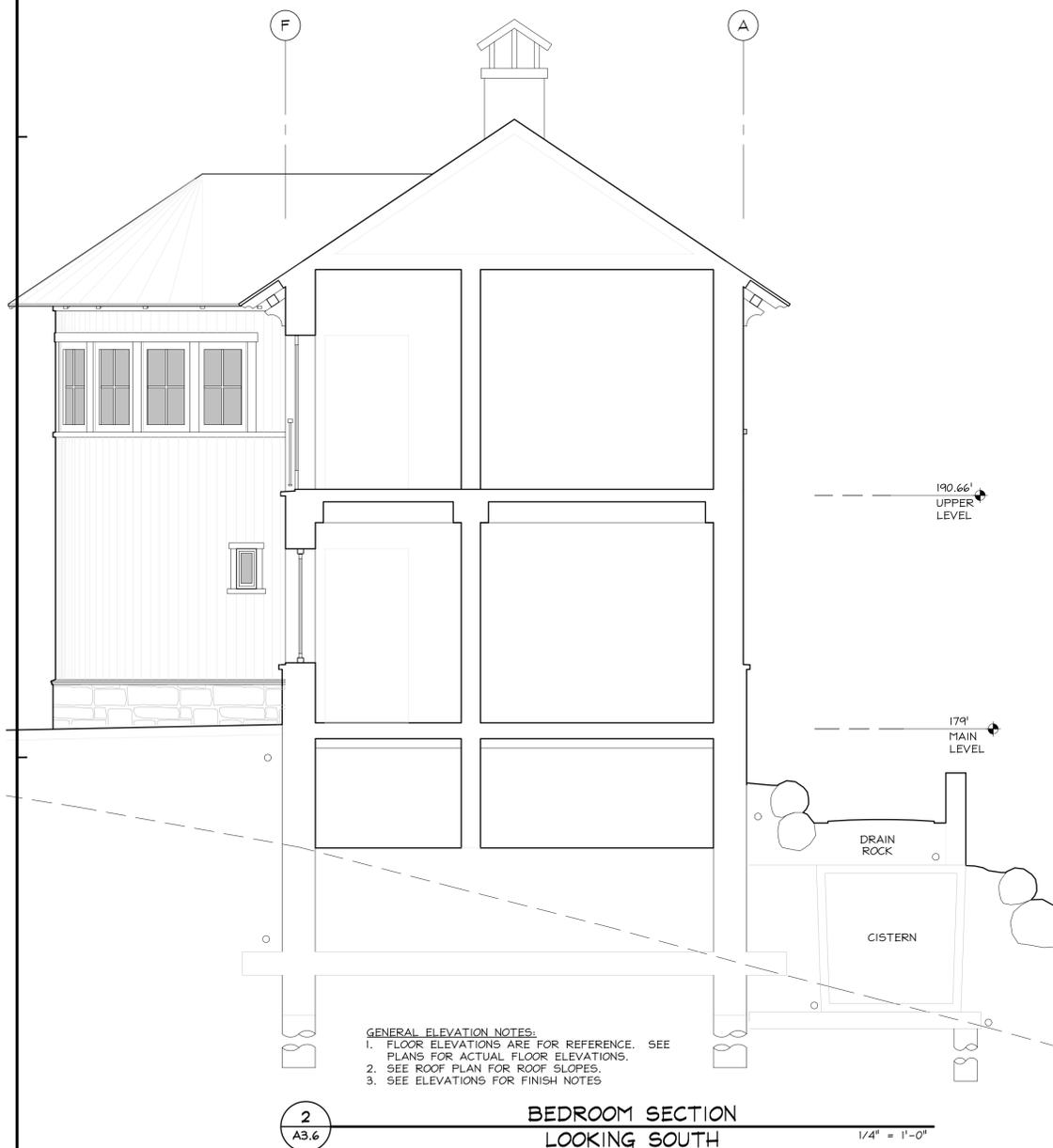
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title STAIR SECTIONS

Sheet Number

# A3.6



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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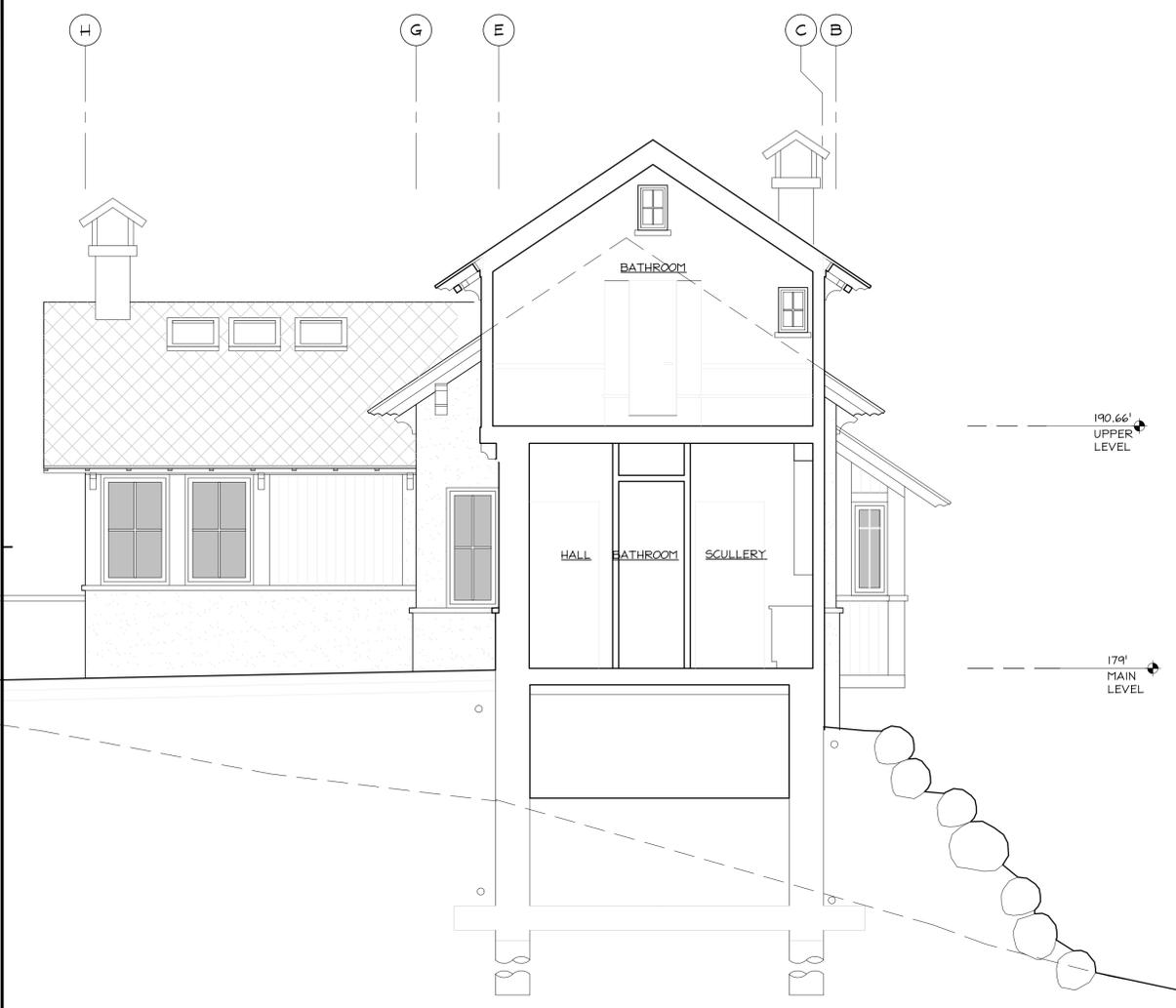
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| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
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| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

### DINING ROOM & MASTER BEDROOM SECTIONS

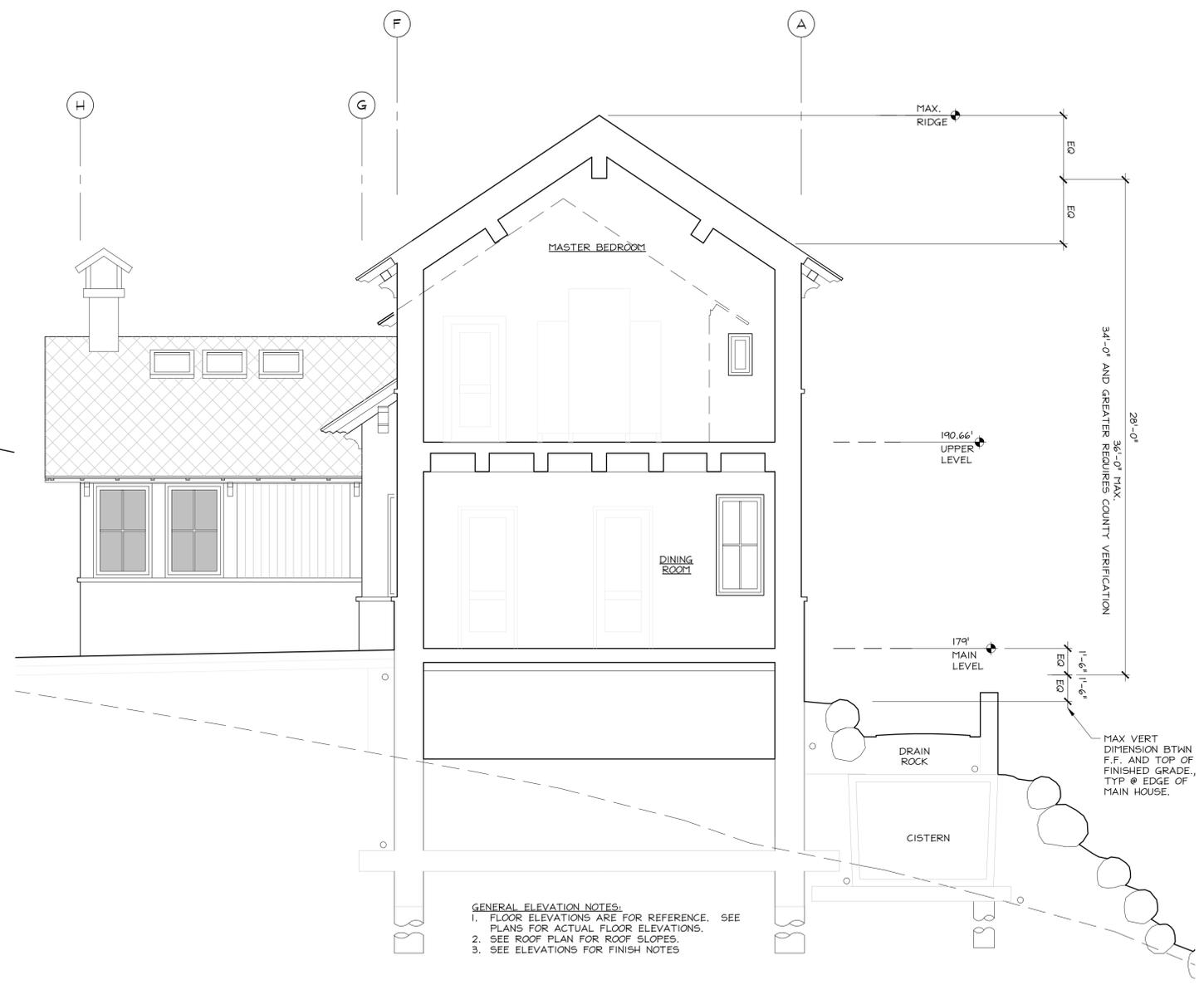
Sheet Number

# A3.7



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

2  
A3.7  
MASTER BEDROOM SECTION  
LOOKING SOUTH  
1/4" = 1'-0"



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.7  
DINING ROOM SECTION  
LOOKING SOUTH  
1/4" = 1'-0"

Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**MASTER  
BEDROOM  
SECTION**

Sheet Number

# A3.8



**BEWLEY  
RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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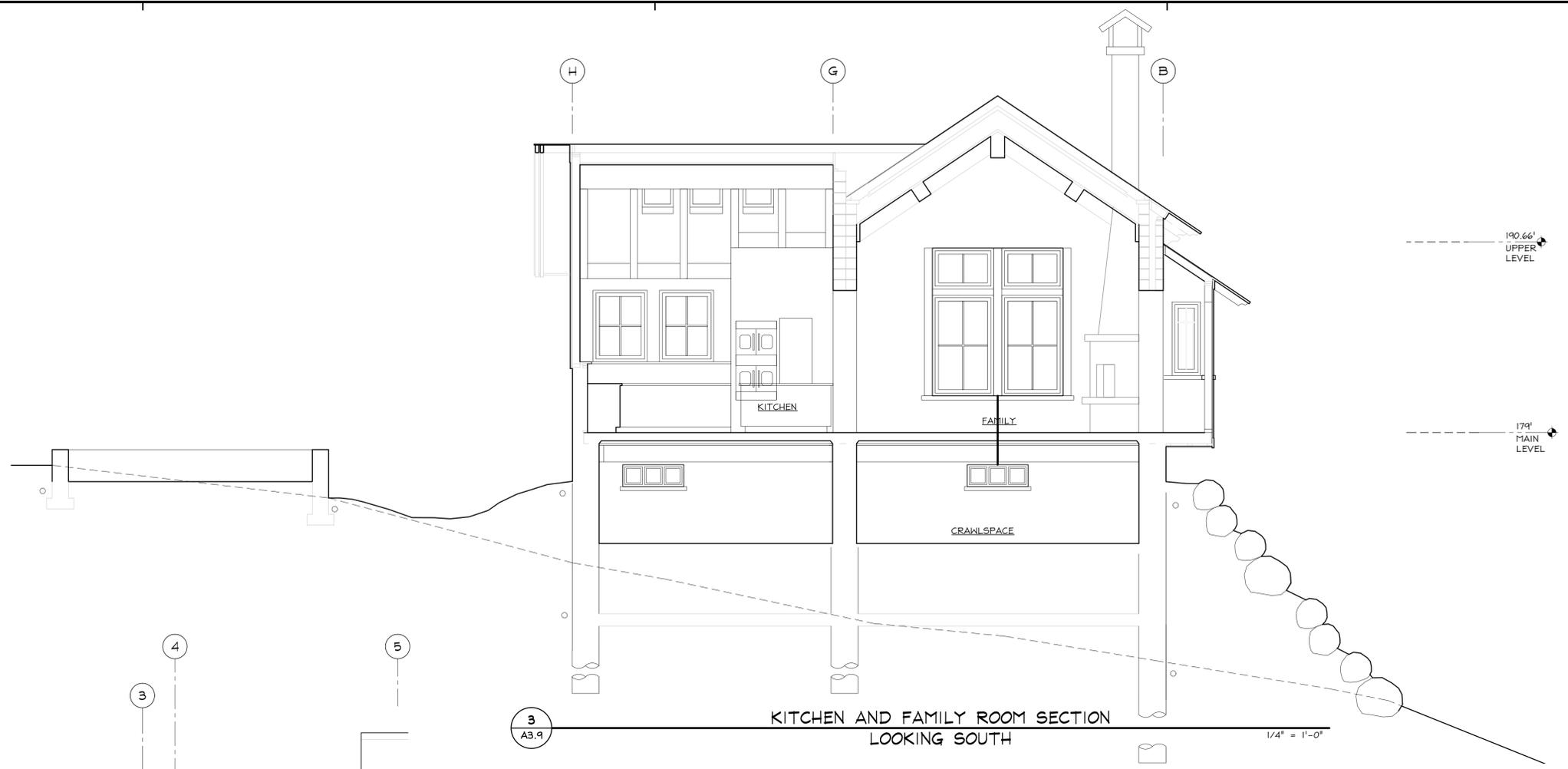
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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**SECTION**

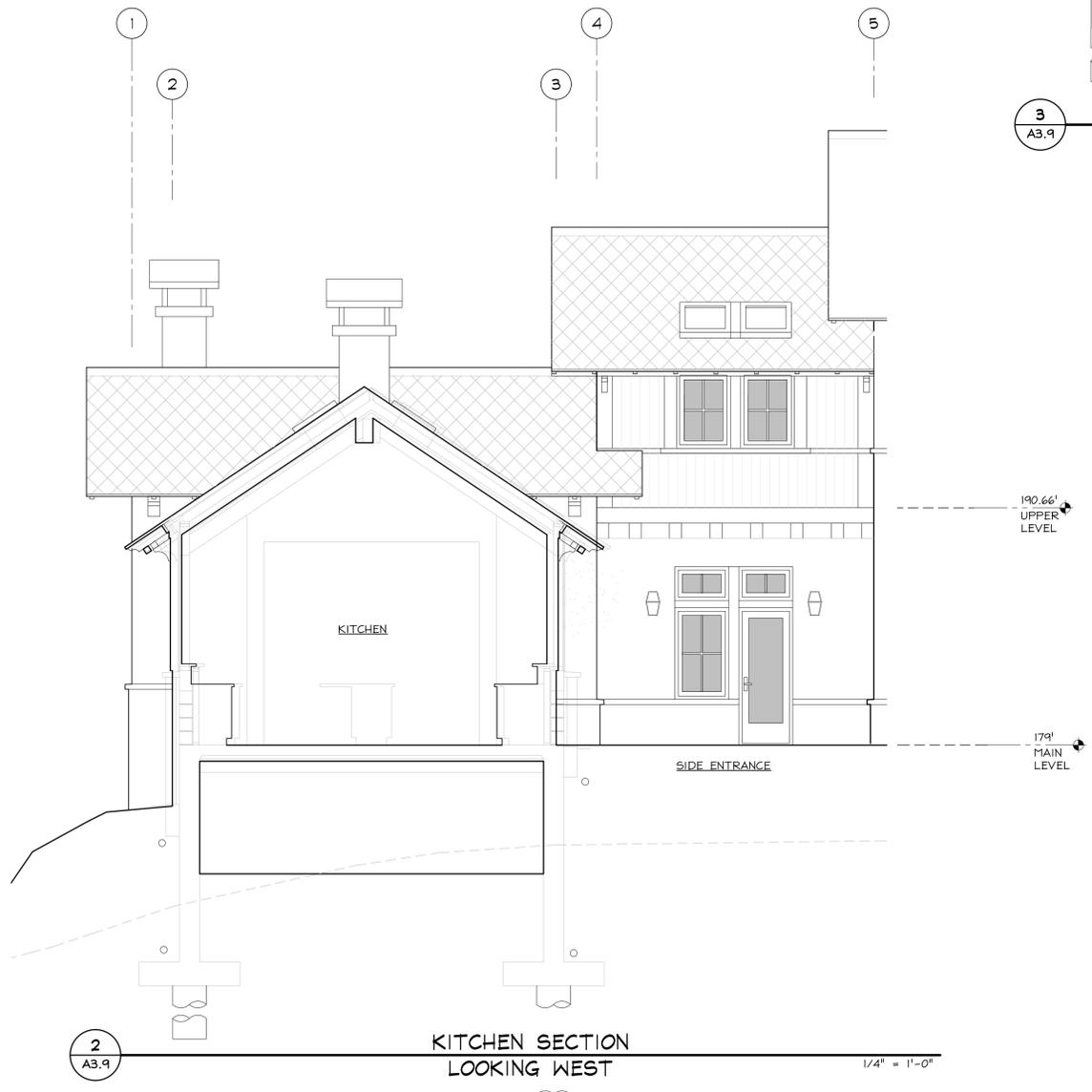
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**A3.9**



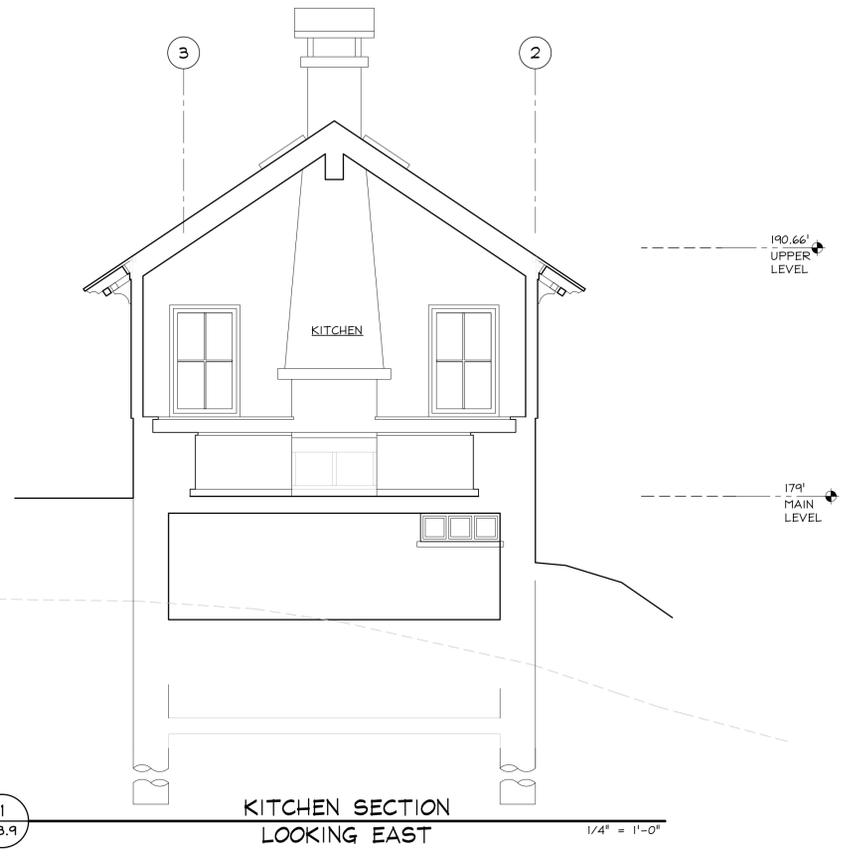
**KITCHEN AND FAMILY ROOM SECTION  
LOOKING SOUTH**

1/4" = 1'-0"



**KITCHEN SECTION  
LOOKING WEST**

1/4" = 1'-0"



**KITCHEN SECTION  
LOOKING EAST**

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

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| Planning           | 09.13.2011 |
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| Coordination       | 10.07.2013 |
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| Constraints Map    | 11.07.2013 |
| Constraints Map    | 11.25.2013 |
| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

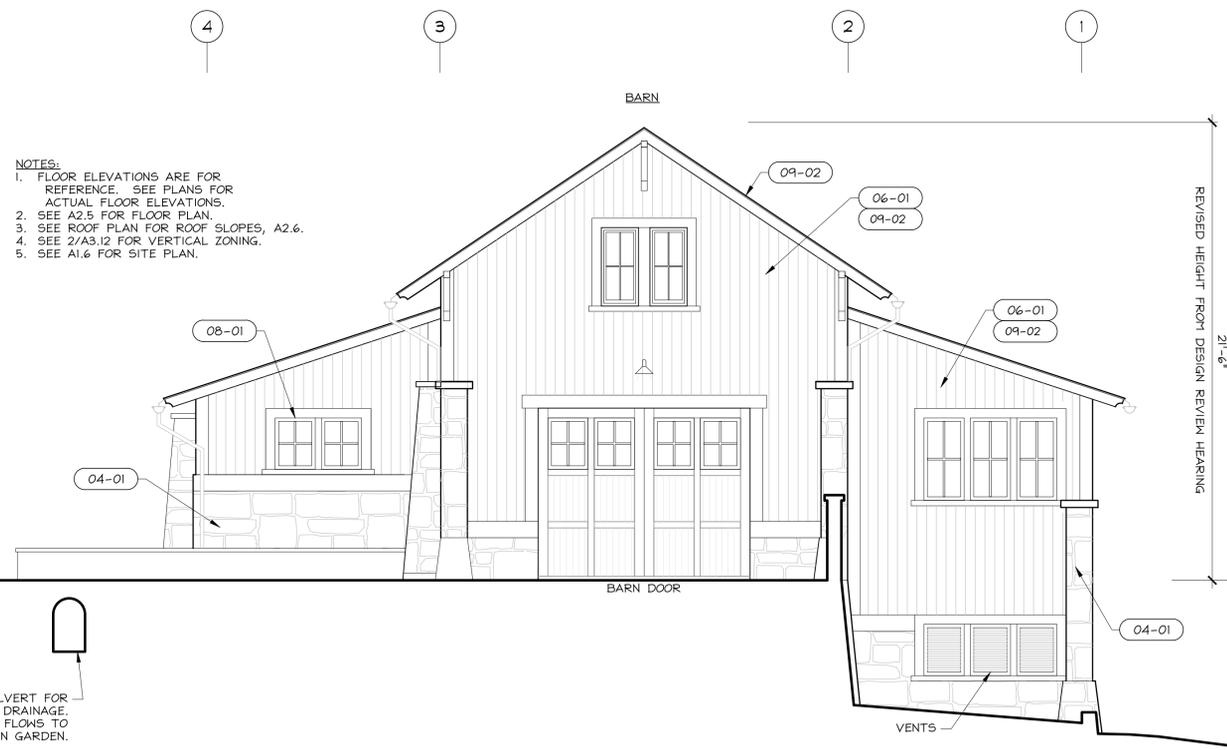
HM,a+e Job Number  
2005,01

Sheet Title

# BARN ELEVATIONS

Sheet Number

# A3.11



3 WEST ELEVATION BARN  
A3.11 1/4" = 1'-0"

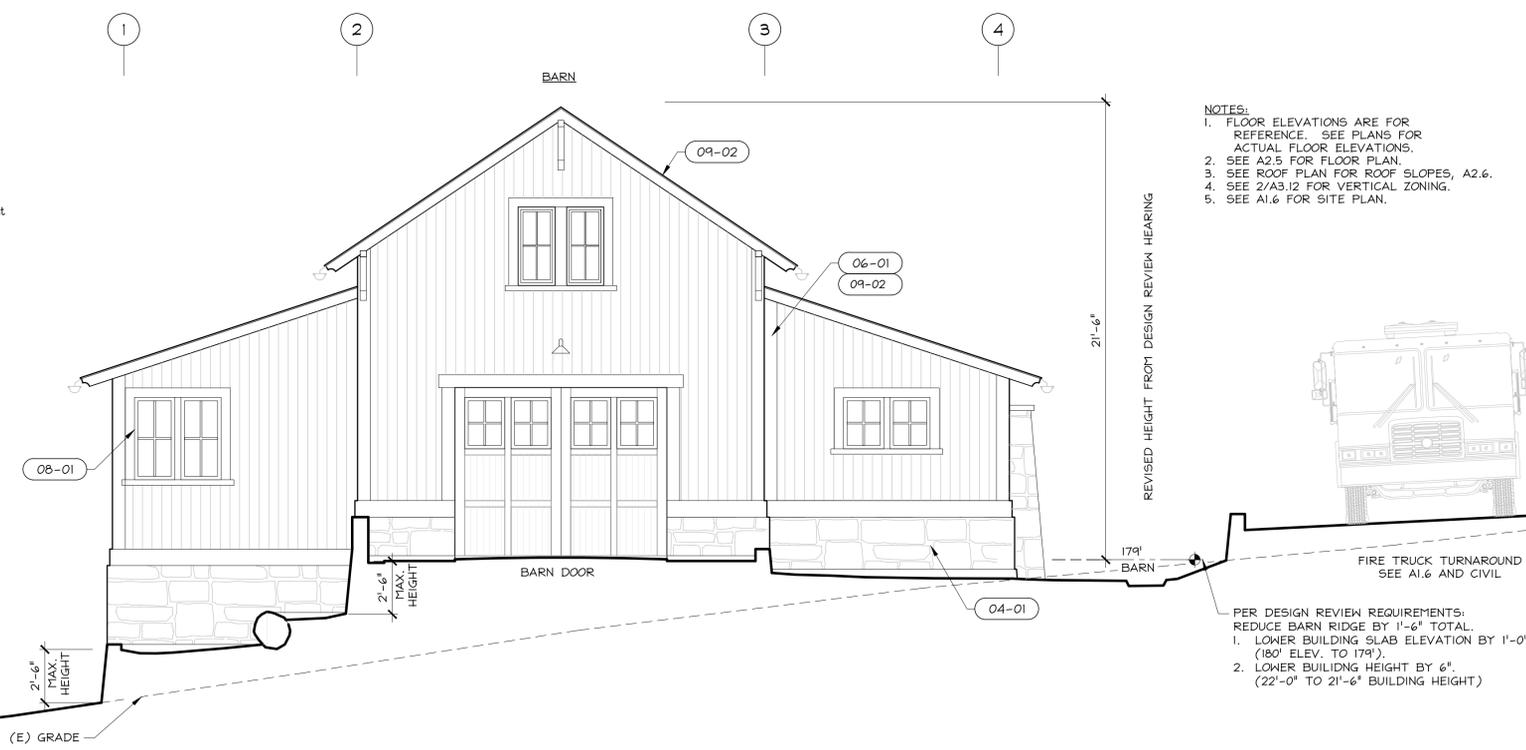


2 SOUTH ELEVATION BARN  
A3.11 1/4" = 1'-0"

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#)       | DESCRIPTION                                |
|-----------------------------------|--|---------------------|--|---------------------------|--|
| 04. MASONRY                       |  | 08. OPENINGS        |  | 23. HVAC                  |  |
| 04-01                             | Stone Veneer w/ C.I.P. conc. structure.        | 08-01               | Wood or fiberglass windows                     | 23-01                     | Exhaust and vent stacks                    |
| 05. METALS                        |  | 09. FINISHES        |  | 23-02                     | P.V. or solar hot water panels             |
| 05-01                             | Steel guardrail                                | 09-01               | Plaster over concrete. Lime plaster. Off-white | 26. LIGHTING              |  |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02               | Dark brown wood stain                          | 26-01                     | Wall Sconce. Hooded down light             |
| 06-01                             | Wood siding. Redwood                           | 09-03               | Paint. Ocean blue                              | 26-02                     | Wall Fixture. Opaque reflector. down light |
| 06-02                             | Wood trim. Redwood                             | 09-04               | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS |  |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white                       | 32-01                     | Exterior paving. See A1.5                  |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     |  | 32-02                     | Landscaping boulder                        |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01               | Gas fireplace chimney                          |                           |  |
| 07-01                             | Composite shingle. Black. Tamko Laminate Slate |                     |  |                           |  |

NOTES:  
 1. SEE ELEVATIONS FOR ITEMS LISTED AND SPECIFIED.  
 2. NOT ALL ITEMS LISTED ARE USED ON THE BUILDING SHOWN. THE LIST SHOWN IS A PROJECT SPECIFIC AND NOT BUILDING SPECIFIC LIST.



1 EAST ELEVATION BARN  
A3.11 1/4" = 1'-0"

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

Consultant

Stamp

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|--------------------|------------|
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| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
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| Coordination       | 07.19.2013 |
| Coordination       | 08.08.2013 |
| Coordination       | 10.07.2013 |
| Coordination       | 10.21.2013 |
| Coordination       | 11.05.2013 |
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| Constraints Map    | 11.25.2013 |
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| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

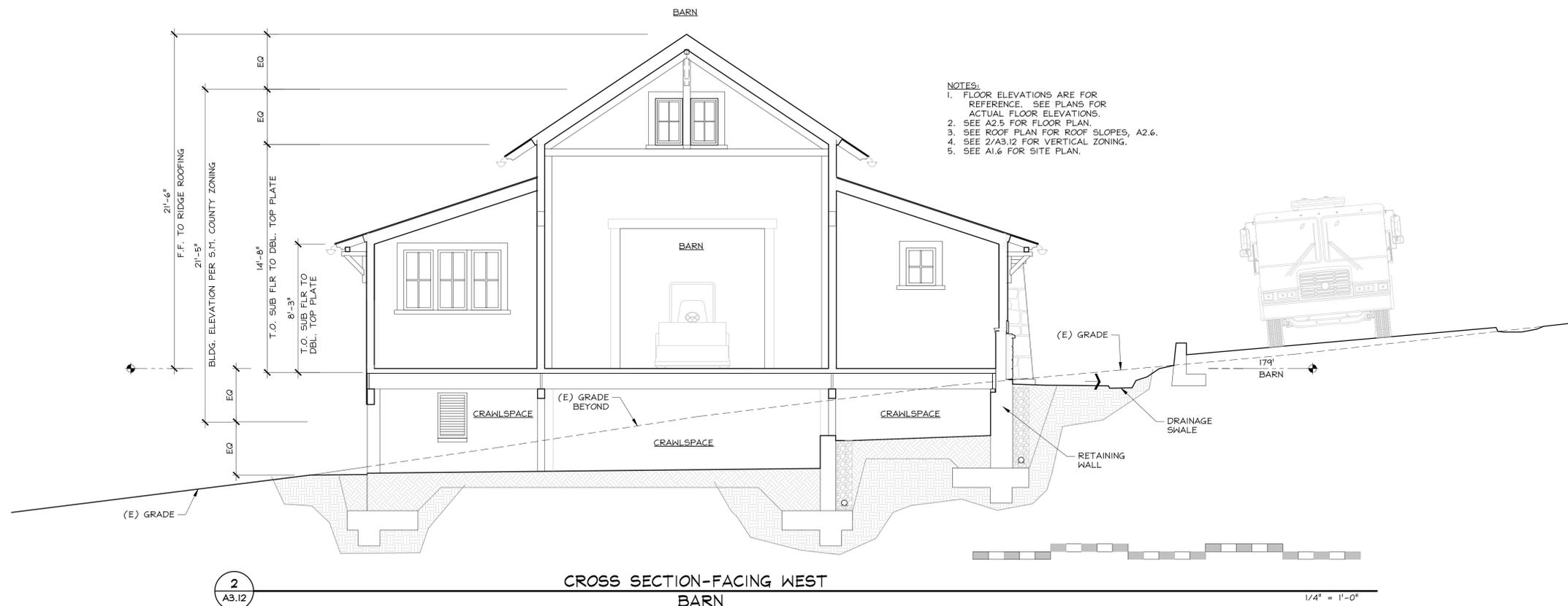
HM,a+e Job Number  
2005,01

Sheet Title

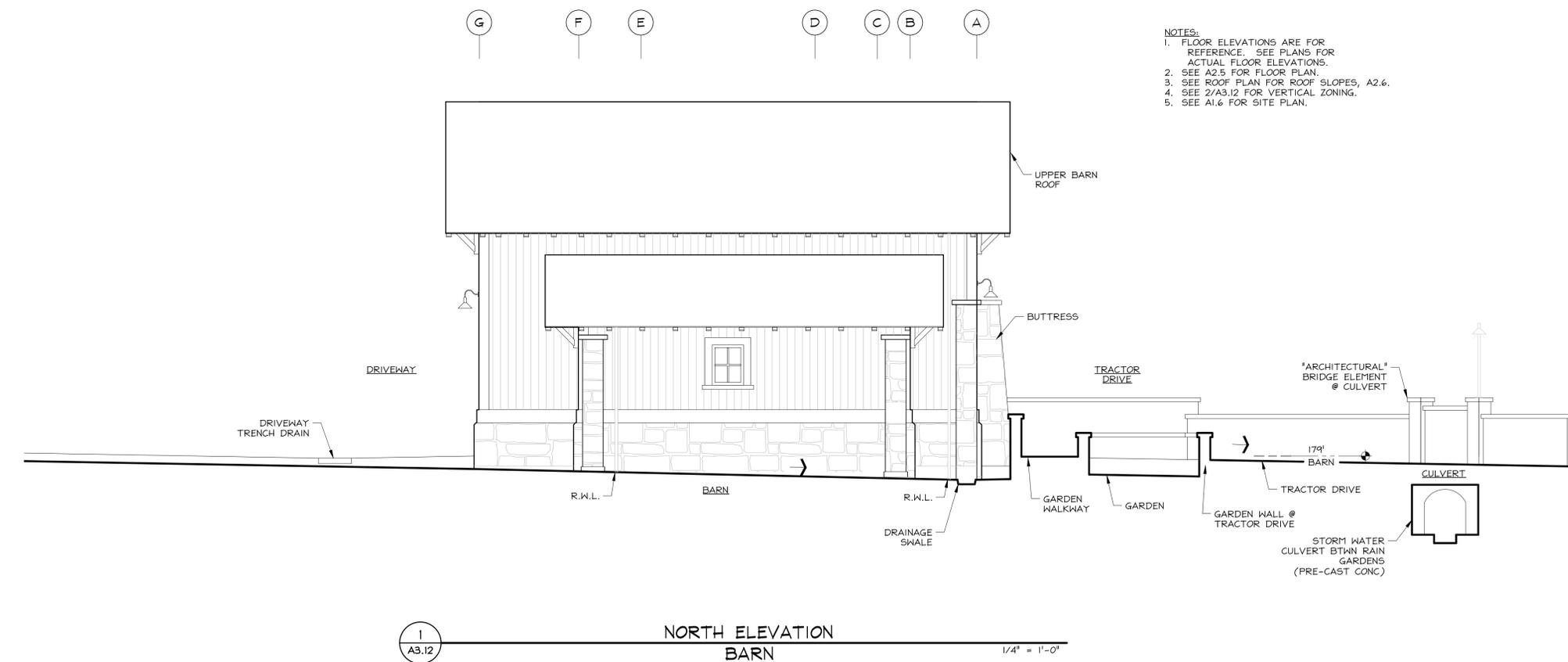
### BARN ELEVATIONS

Sheet Number

# A3.12



- NOTES:
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.
  2. SEE A2.5 FOR FLOOR PLAN.
  3. SEE ROOF PLAN FOR ROOF SLOPES, A2.6.
  4. SEE 2/A3.12 FOR VERTICAL ZONING.
  5. SEE A1.6 FOR SITE PLAN.



- NOTES:
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.
  2. SEE A2.5 FOR FLOOR PLAN.
  3. SEE ROOF PLAN FOR ROOF SLOPES, A2.6.
  4. SEE 2/A3.12 FOR VERTICAL ZONING.
  5. SEE A1.6 FOR SITE PLAN.

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

Consultant

Stamp

NOT FOR CONSTRUCTION

Printing Date

|                    |            |
|--------------------|------------|
| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
| Coordination       | 08.08.2013 |
| Coordination       | 10.07.2013 |
| Coordination       | 10.21.2013 |
| Coordination       | 11.05.2013 |
| Constraints Map    | 11.07.2013 |
| Constraints Map    | 11.25.2013 |
| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |
| Barn Rev.          | 03.14.2019 |
| Barn Rev.          | 04.17.2019 |

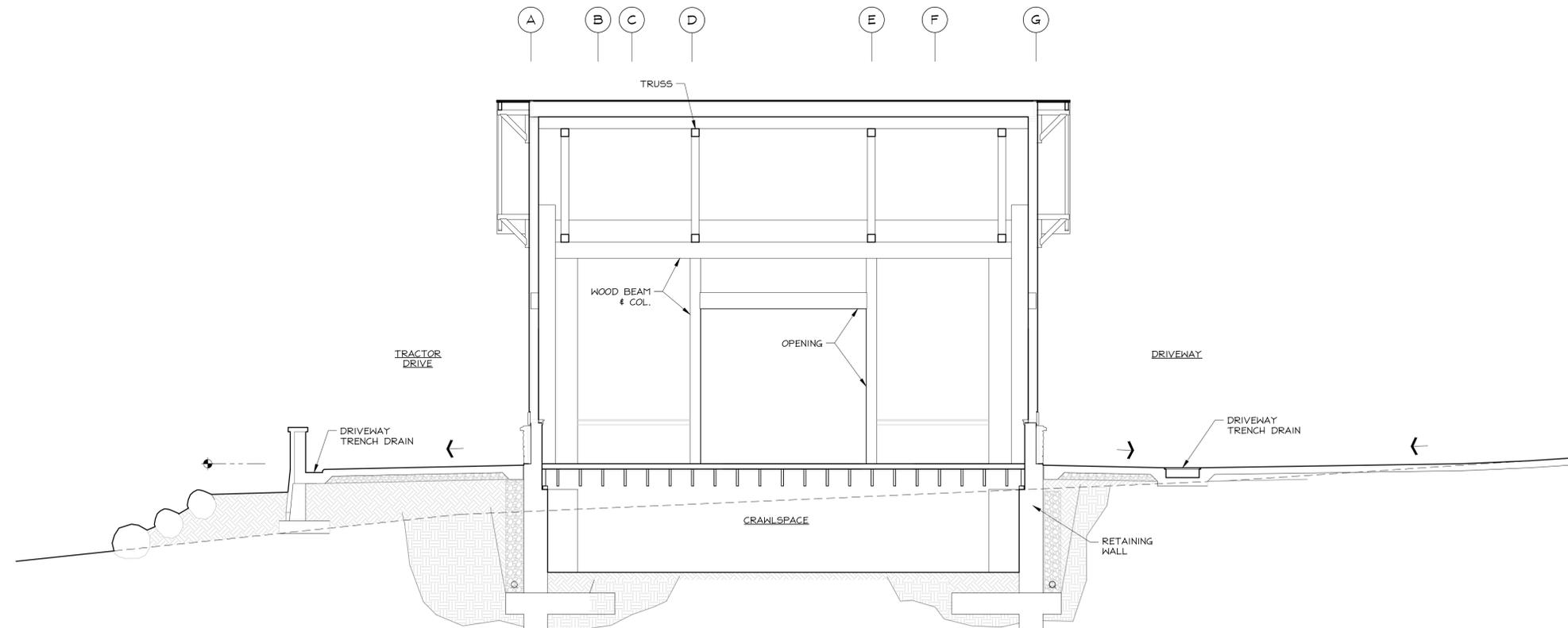
HM,a+e Job Number  
2005,01

Sheet Title

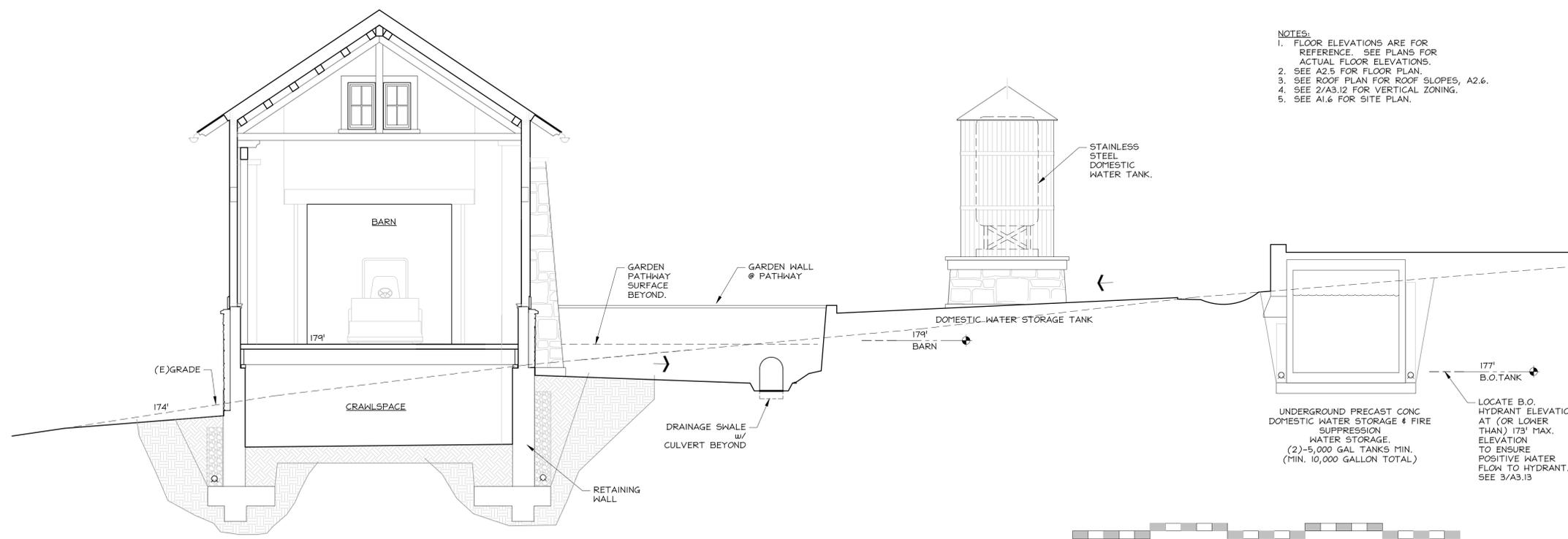
# BARN ELEVATIONS

Sheet Number

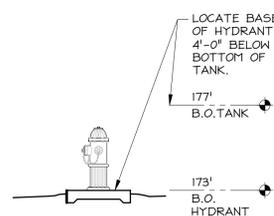
# A3.13



2  
A3.13 TRANSVERSE SECTION-FACING NORTH  
BARN 1/4" = 1'-0"



1  
A3.13 CROSS SECTION-FACING WEST  
BARN 1/4" = 1'-0"



NOTES:  
1. HYDRANT TYPE SHOWN IS SYMBOLIC.  
2. SEE A1.7 FOR ADD'L INFO.

3  
A3.13 HYDRANT 1/4" = 1'-0"

1  
A3.13

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HM,a+e Job Number  
2005,01

Sheet Title

**GARAGE ELEVATIONS**

Sheet Number

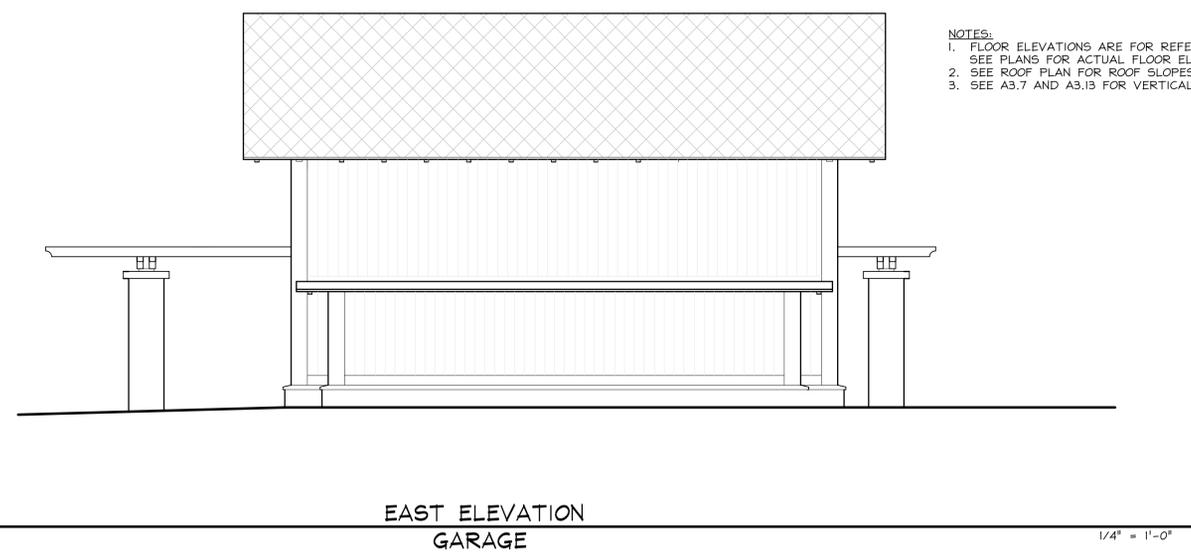
**A3.14**

ELEVATION NOTES

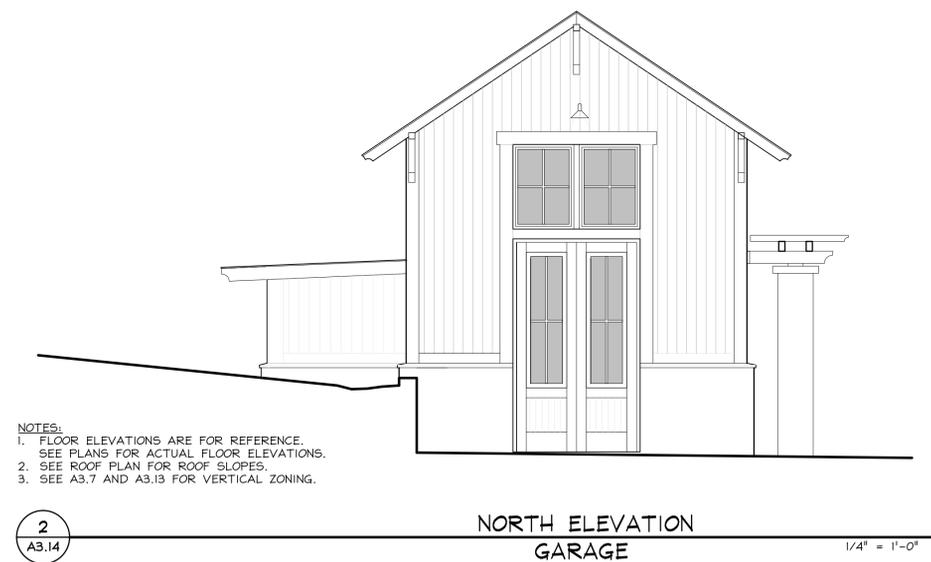
| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#)       | DESCRIPTION                                |
|-----------------------------------|--|---------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS        | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
| 05. METALS                        | Steel guardrail                                | 09. FINISHES        | Plaster over concrete masonry. Lime. Off-white | 26. LIGHTING              | Solar hot water panels                     |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                           |                     | Dark brown wood stain                          |                           | Wall Sconce. Hooded down light             |
|                                   | Wood trim. Redwood                             |                     | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                     | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
|                                   | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     | Cement Stucco. Off-white                       |                           |  |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarite Slate |                     | Gas fireplace chimney                          |                           |  |



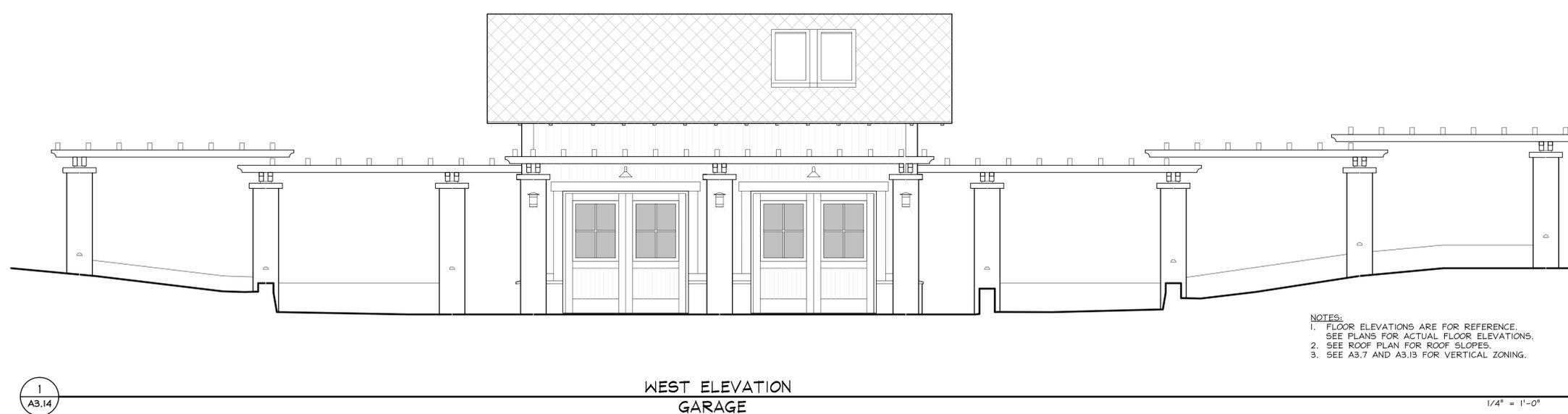
NOTES:  
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2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



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HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE ELEVATIONS**

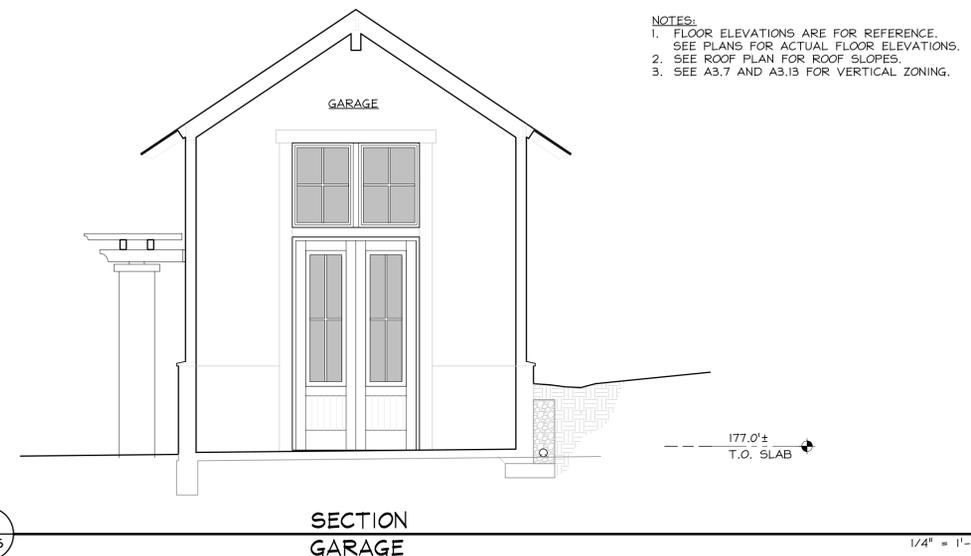
Sheet Number

**A3.15**

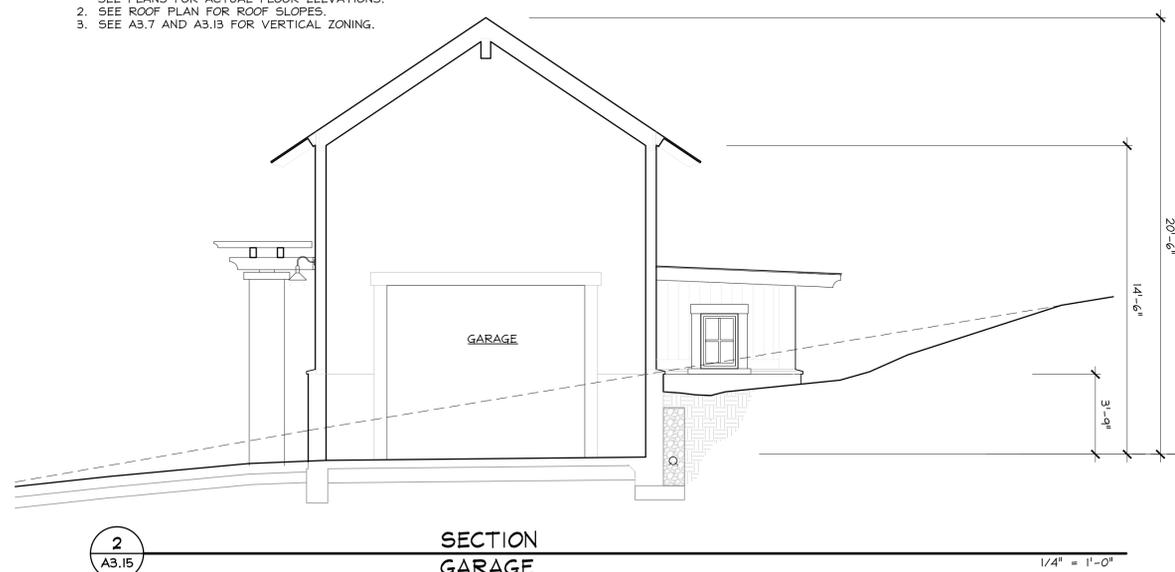
ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
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|                                   | Composite shingle. Black. Tamko Lamarite Slate |                        | Gas fireplace chimney                          |                           |  |

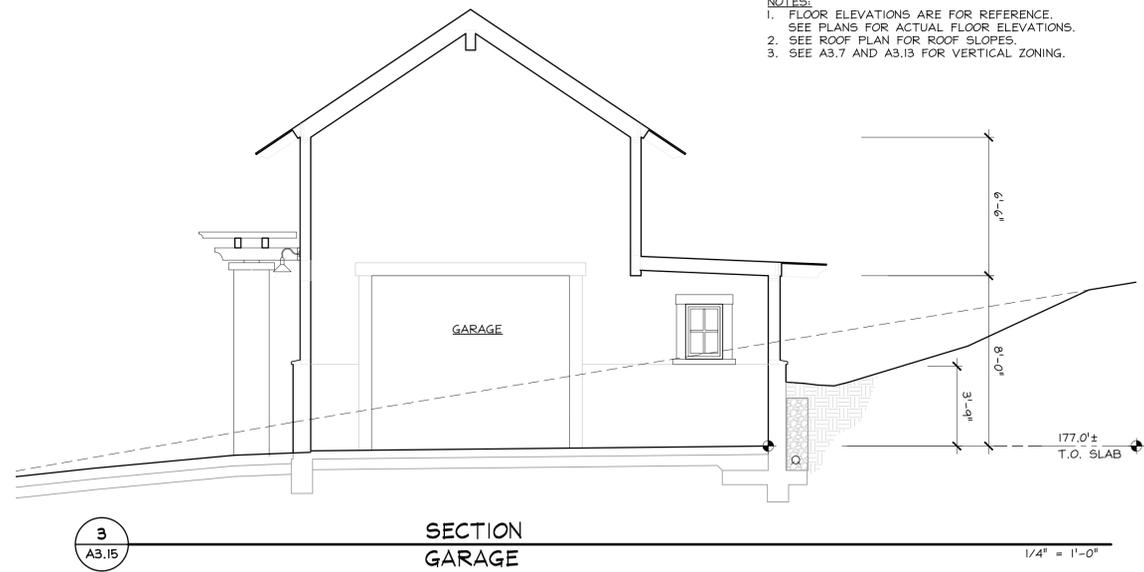
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3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOT USED

1/4" = 1'-0"

1 A3.14



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

**ATTACHMENT D**

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**

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

FILE NO.: PLN2010-00079

OWNER: Sirje Bewely

APPLICANT: Henri Mannik

ASSESSOR'S PARCEL NO.: 036-310-180

LOCATION: 1455 Audubon Avenue, Montara

**PROJECT DESCRIPTION**

Coastal Development Permit, Planned Agricultural Development Permit, Design Review Permit, and a Grading Permit to allow for the construction of a 4,500 sq. ft. single-family residence, a 554 sq. ft. detached garage, and a 1,146 sq. ft. detached accessory building. The project also includes the construction of approximately 645 linear feet of new driveway with three turnarounds and a small bridge to cross an existing culvert. In order to prepare the building sites and construct the driveway, the project involves 3,033 cubic yards of grading.

**FINDINGS AND BASIS FOR A NEGATIVE DECLARATION**

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Mitigation Measure 1:** The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

**Mitigation Measure 2:** To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) shall be implemented. Implementation of these general BMPs, in combination with the species- and habitat-specific measures provided in Mitigation Measures 3 – 10 and 13, will minimize adverse impacts:

- a. Appropriate perimeter erosion and sediment control measures (i.e., silt fencing, straw wattles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.
- b. All access, staging, and work areas shall be delineated with orange construction fencing, or with a similar material and all work activities shall be limited to these areas.
- c. All access, staging, and work areas shall be the minimum size necessary to conduct the work.
- d. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials

occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.

- e. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
- f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
- g. All trucks hauling soil, sand, and other loose materials shall be covered.

**Mitigation Measure 3 (BIO-6):** The California wild strawberry located in the western portion of the project parcel shall be protected by a 50-foot avoidance buffer. Prior to the commencement of any construction related activity the applicant shall install exclusion fencing reflecting this buffer.

- a. A 50-foot avoidance buffer should be maintained around the higher quality western subpopulations.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
- c. A qualified biologist shall develop a mitigation and monitoring plan to be implemented during the start of ground disturbance activities to ensure successful translocation of these plants on site if they are impacted. At a minimum, the mitigation and monitoring plan shall include:
  - (1) Documentation of proposed impacts to the species;
  - (2) Proposed mitigation including some combination of transplantation or re-establishment of impacted populations and/or preservation and management of existing populations;
  - (3) Proposed methods for transplantation, re-establishment, or restoration;
  - (4) A 3-year monitoring program with annual reporting;
  - (5) Performance criteria for transplants or plantings, including (a) survivorship, (b) density, and (c) cover, and performance criteria for invasive plants and other potential threats to the success of the mitigation efforts including, but not limited to, erosion and human disturbance; and
  - (6) An adaptive management plan for addressing any failure to meet performance criteria or to address other unforeseen problems.

**Mitigation Measure 4 (BIO-7):** Impacts to all nesting birds shall be reduced to a less than significant level by implementing the following measures:

- a. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 14).

- b. If work is to be conducted during the nesting season (February 15 – August 31), preconstruction breeding bird surveys shall be conducted no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
- c. If any nests are found, they shall have a suitable buffer established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but are typically at least 25 feet for common passerines, and may be up to 500 feet for California fully-protected species. Buffers shall be maintained until a qualified biologist determines that the nest is no longer active.

**Mitigation Measure 5 (BIO-8):** Impacts to roosting bats can be reduced to a less than significant level by implementing the following measures:

- a. Any mature trees within the Study Area that are proposed for removal shall be removed outside of the maternity roosting season. For this area of California, the maternity roosting season is typically defined as April 1 – August 31.
- b. It is recommended that one week prior to the initiation of activities, a qualified biologist conduct a survey for bat roosts within the Study Area. If a roost is detected during the non-maternity roosting season (September 1 – March 31) then the biologist shall consult with the California Department of Fish and Wildlife (CDFW) before any further activities are initiated. If Project activities are initiated during the maternity roosting season (April 1 – August 31) and a roost is detected, then a 50-foot buffer shall be implemented where no construction activities shall occur, until the biologist has determined that the young have left the roost.
- c. At any time of year, if a large tree (dbh >12 inch) will be removed, it shall be left on the ground for 24 hours before being taken off-site or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

**Mitigation Measure 6 (BIO-10):** Any potential impacts to California red-legged frog (CRLF) can be reduced to a less than significant level by implementing the following measures:

- a. Within 24 hours prior to initial ground disturbance, a pre-construction survey for CRLF shall be conducted by a qualified biologist. If the species is found, the qualified biologist shall record the location, number, and any other relevant information. The biologist shall then contact the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine the next steps including whether or not relocation of the animal is possible.
- b. If the preconstruction survey is completed and no CRLF are observed, then the work area shall be surrounded by a wildlife exclusion fence at least 2 feet tall. Escape funnels shall be installed along all sides of the fence to allow any undetected wildlife within the project footprint to escape. Escape funnels shall be placed no further than 100-feet apart.
- c. Once the wildlife exclusion fence is installed, a qualified biologist shall inspect the fence on a weekly basis to identify any breaches, rips, or access points that might allow wildlife to enter the project footprint. Weekly fence inspections shall continue until the project is complete and the fence is scheduled to be removed.

- d. Plastic monofilament netting (erosion control matting, or wrapping around wattles), or similar material in any form shall not be used on the Project in order to avoid entangling, strangling, or trapping CRLF inside or outside of the wildlife fence.
- e. Construction shall be limited to the dry season (April 15 to October 31) to avoid impacting CRLF when they are most likely to use the Study Area as a migration corridor.
- f. Any pipes or culverts that could provide shelter for CRLF shall be elevated off the ground or have their ends covered to prevent animals from climbing into the open-ended materials.

**Mitigation Measure 7 (BIO-1):** Impacts to coastal terrace prairie shall be reduced to a less than significant level by implementing the following mitigation measure:

- a. A 100-foot buffer shall be placed around this ESHA to protect this community from disturbance incurred from the residential development proposed within the Study Area. This buffer will also give the native grasses the opportunity to reproduce, expanding the overall area of native grassland in the western portion of the site.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 100-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

**Mitigation Measure 8 (BIO-3):** Impacts to Central Coast riparian scrub (California coffeeberry scrub) shall be reduced to a less than significant level by implementing the following mitigation measures:

- a. Maintain a 50-foot no disturbance buffer in order to protect this scrub from adverse or indirect impacts during ground-disturbing activities.
- b. Riparian areas are potentially within the jurisdiction of the CDFW under Section 1602 of the California Fish and Game Code. A Section 1602 Streambed Alteration Agreement would be required if project activities impacted this habitat. The current project plans do not indicate any encroachment into this habitat, but if plans change then a 1602 Agreement will be required.

**Mitigation Measure 9 (BIO-4):** Impacts to Montara Creek can be reduced to a less than significant level by implementing the following mitigation measures:

- a. A minimum 50-foot buffer shall be maintained in order to protect this stream from adverse or indirect impacts during ground-disturbing activities.
- b. BMPs (as described in Mitigation Measure 2) are required to be implemented to ensure protection of the stream during ground disturbing activities.

**Mitigation Measure 10 (BIO-2):** Impacts to seasonal wetland seeps shall be reduced to a less than significant level by implementing the following mitigation measure:

- a. Due to the relatively small size of this wetland, possible man-altered hydrologic contributions, substantial cover of non-native species, and the presence of other on-site ESHA limiting development potential, WRA recommends that the buffer be reduced from

100 feet to 50 feet. The reduced buffer is unlikely to have adverse impacts to this wetland and should sufficiently protect it from indirect impacts.

- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

**Mitigation Measure 11:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

**Mitigation Measure 12:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches one-third the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

**Mitigation Measure 13:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 14 (BIO-5):**

- a. Discharges to receiving waters may occur only during the wet weather season (October 1 – April 30) and must (1) be composed of only stormwater, (2) be free of pollutants, and (3) must not alter natural ocean water quality in the ASBS.
- b. All new point source discharges into the ASBS shall either be retained on-site or shall be treated on-site prior to entering a County storm drain.

- c. Water that comes into contact with architectural copper during installation, cleaning, treating, and washing can be a source of water pollution to the County storm drains and eventually to the ASBS. Therefore, architectural copper BMPs are required to be identified on project plans and implemented during construction and future maintenance.
- d. Discharge to the Montara Water and Sanitary District's sewer system is required, in compliance with Section 3-8.800 of the Montara Water and Sanitary District Code. For properties served by private septic, pool and/or spa discharge shall be dechlorinated and slowly discharged to landscaped areas (determined adequate to support the volume).
- e. Erosion and sediment control plans shall be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
- f. Pursuant to the Water Board's General Exception to the California Ocean Plan with Special Protections (Attachment B, Section A.2.c.1), weekly construction site inspections are required for all construction sites within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit (considered Stormwater Regulated Construction Sites "SWRS").
- g. On-site areas (new or replaced) used for car washing shall drain to adequately-sized vegetative areas or other on-site treatment facilities or occur on permeable surfaces (e.g., gravel, grass) and shall use as little detergents as necessary. Phosphate free or biodegradable soap is highly encouraged. Discharge to the sanitary sewer is prohibited (Montara Water and Sanitary Code).
- h. Landscape irrigation must comply with the County's Water Efficient Landscape Ordinance (WELO), when applicable. The County's adopted WELO applies to new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 sq. ft. for public agency and private development projects or which are developer-installed in single-family and multi-family projects.

**Mitigation Measure 15:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 16:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 17:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 18:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and

integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION: None

INITIAL STUDY

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

REVIEW PERIOD: March 2, 2018 – April 2, 2018

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., April 2, 2018**.

CONTACT PERSON

Angela Chavez  
Project Planner, 650/599-7217  
[achavez@smcgov.org](mailto:achavez@smcgov.org)

  
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Angela Chavez, Project Planner

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County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Bewley Single-Family Residence
2. **County File Number:** PLN 2010-00079
3. **Lead Agency Name and Address:** County of San Mateo Current Planning Section, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Angela Chavez (650) 599-7217
5. **Project Location:** 1455 Audubon Avenue, Montara
6. **Assessor's Parcel Number and Size of Parcel:** 036-310-180, 8.199 Acres
7. **Project Sponsor's Name and Address:** Henri Mannik, 5429 Telegraph Avenue, Oakland, CA 94609
8. **General Plan Designation:** Agriculture/ Rural
9. **Zoning:** Planned Agriculture District/ Coastal Development District (PAD/CD)
10. **Description of the Project:** Coastal Development Permit, Planned Agricultural Development Permit, Design Review Permit, and a Grading Permit to allow for the construction of a 4,500 sq. ft. single-family residence, a 554 sq. ft. detached garage, and an 1,146 sq. ft. detached accessory building. The project also includes the construction of approximately 645 linear feet of new driveway with three turnarounds and a small bridge to cross an existing culvert. In order to prepare the building sites and construct the driveway, the project involves 3,483 cubic yards of grading.
11. **Surrounding Land Uses and Setting:** The project site is located just outside the Urban/Rural boundary amongst large parcels which are mainly developed with residential development. The subject property is bordered by Montara Creek on its southern boundary with riparian vegetation reaching into the western and eastern sides of the parcel. The parcel is undeveloped and has been identified as having environmentally sensitive habitat areas, special status plants, and the potential to support special status species.
12. **Other Public Agencies Whose Approval is Required:** State Water Quality Control Board.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review*

process (see Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality). The County of San Mateo has not received any requested consultations pursuant to Public Resources Code section 21080.1.1.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

|   |                                   |   |                                 |  |                                    |
|---|-----------------------------------|---|---------------------------------|--|------------------------------------|
|   | Aesthetics                        | X | Climate Change                  |  | Population/Housing                 |
|   | Agricultural and Forest Resources |   | Hazards and Hazardous Materials |  | Public Services                    |
| X | Air Quality                       | X | Hydrology/Water Quality         |  | Recreation                         |
| X | Biological Resources              |   | Land Use/Planning               |  | Transportation/Traffic             |
| X | Cultural Resources                |   | Mineral Resources               |  | Utilities/Service Systems          |
| X | Geology/Soils                     | X | 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. <b>AESTHETICS.</b> 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><b>Discussion:</b> The subject parcel is not located within or adjacent to any County or State Scenic Corridor. The proposed development of the parcel will not impact views from any public lands, water bodies, or roads given the distance and topography of the site in relationship to any of these features. The project site does have natural scenic qualities given that it is located in close proximity to the edge of the rural/urban boundary. However, there is existing residential development located throughout the project vicinity. This development varies in both the size of parcel and scope of development depending on which side of the boundary it is located on. The proposed project has been designed to complement the site and has incorporated measures such as burying the water cisterns and concealing fire suppression water tanks. The proposed development is consistent with the design and scale of development present in the surrounding community.</p> <p><b>Source:</b> Project Plans; Project Location.</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                |

**Discussion:** Three less than significant size pine trees are proposed for removal as part of the project. Two of the trees are located adjacent to the proposed residence where other larger trees are to be maintained. The other tree proposed for removal is located adjacent to the driveway and would likely be damaged by driveway construction. Given the large number of remaining trees on the project site, the removal of these trees will not have a significant impact on the visual character of the area. The subject parcel is not located within a state scenic highway, there are no historic buildings, and there are no rock outcroppings present on the site.

**Source:** Project Plans, Project Location.

|  |  |  |   |  |
|--|--|--|---|--|
| 1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? |  |  | X |  |
|--|--|--|---|--|

**Discussion:** The parcel is located at the end of Audubon Street where it slopes from high to low ending at Montara Creek. The surrounding parcels are developed mainly with residential development but horse paddocks and other types of accessory structures are also present in the immediate project vicinity. The project proposes to disturb approximately 1.24 acres of the 8.199 acres that make up the project site. The project also proposes 3,483 cubic yards of earthwork in order to construct the road and construct pads for the proposed structures. While the amount of earthwork proposed is significant, it will be utilized to construct a driveway to provide ingress/egress capable of accommodating emergency vehicles and to minimize the appearance of rain cisterns and fire suppression water tanks. While the proposed structures will be visible from the surrounding area, this is consistent with the existing development in the area. The proposed site is not located on a ridgeline and the proposed grading attempts to mimic the surrounding topography thereby avoiding impacts to the visual quality of the site.

**Source:** Project Location, Project Plans.

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

**Discussion:** The proposed residence and accessory buildings will not utilize materials which will result in glare during the daytime. However, exterior lighting will be a feature of the proposed buildings. The new lighting fixtures will result in a new source of nighttime light. However, the proposed lighting fixtures are designed so that the light emitted is focused, downward facing, and confined to the boundaries of the parcel.

**Source:** Project Plans.

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

**Discussion:** The subject property is not located within a State or County Scenic Corridor. However, at its nearest point the Cabrillo Highway County Scenic Corridor's boundary ends approximately 707 linear feet to the southwest of the project parcel. The project parcel is not visible from the corridor due to the long distances, topography of the area, mature vegetation, and existing development located between the parcel and the corridor.

**Source:** Project Location.

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

**Discussion:** The project parcel is located within a Design Review District. The Coastside Design Review Committee reviewed the project and found it to be consistent with the applicable Design Review requirements. The proposed project does not include any requests for exceptions from any General Plan or Zoning Ordinance provisions.

**Source:** San Mateo County Zoning Regulations; San Mateo County General Plan; Project Location.

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

**Discussion:** The proposed project site has natural scenic qualities. The general project vicinity consists of parcels ranging from just under two acres to approximately nine acres in size. Most are developed with single-family residential development surrounded by pasture, mature trees, and undisturbed natural vegetation. The parcels to the south of the project site, across Montara Creek, are located within the urbanized Moss Beach area and are developed with higher density residential development. The project site is visible from both within the project area and the community of Moss Beach. However, as discussed previously, the project has been designed to complement the project site and has utilized measures such as burying the proposed water cisterns within the footprint of the main house and incorporating the required fire suppression water tanks into the design of the accessory building by screening them below its deck, aiding in minimizing the impact to the scenic qualities of the site.

**Source:** Project Plans; Project Location.

**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><b>Discussion:</b> The subject parcel is located within the Coastal Zone.</p> <p><b>Source:</b> Project Location.</p>   |  |                                     |                                     |                  |
| 2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?  |  |                                     | X                                   |                  |
| <p><b>Discussion:</b> The subject property is zoned Planned Agricultural District (PAD). While the purpose of the PAD Zoning District is to support agricultural activities it does allow for the construction of a single family residence and accessory buildings with the issuance of a PAD permit. The project was reviewed by the County's Agricultural Advisory Committee which determined that the project would not be detrimental to agriculture. The parcel is not covered by an existing Open Space Easement or by a Williamson Act contract. However, at the time of this parcel's creation in 2002, a Master Land Division Plan designated this parcel as an agricultural parcel which was to be covered by an agricultural easement. The agricultural easement was intended to cover the parcel in its entirety with the exception of a proposed house site, driveway, and areas within 50 feet of these areas shown on plans submitted in January 2000. Post approval and at the time of the subdivision recordation, the easement was emitted. Further biological studies of this parcel have identified the presence of both special status plants and sensitive habitats which were not considered in the plans of January 2000. The project as currently proposed includes consideration of these areas. Therefore, as a condition of approval of the required permits, the required easement will be recorded. The proposed development will therefore be consistent with the known current conditions of the parcel and intent of the original easement requirement.</p> <p><b>Source:</b> Project Location; San Mateo County Zoning Regulations; San Mateo County Local Coastal Program; San Mateo County Williamson Act Contract Program.</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><b>Discussion:</b> While the project parcel is zoned for agriculture there are no agricultural activities currently occurring on the parcel. The areas available to agricultural activities are limited due to natural features and conditions present on the parcel. Montara Creek runs along the south western parcel boundary. The parcel slopes downward in this area toward the creek and is dominated by riparian vegetation. A small portion of seasonal wetland exists toward the eastern boundary of the</p>   |  |                                     |                                     |                  |

|  |  |  |  |   |   |
|--|--|--|--|---|---|
| <p>parcel. There are also patches coastal terrace prairie, coastal strawberry, and beach strawberry present on the parcel. The parcel does not meet the definition of forestland.</p> <p><b>Source:</b> Project Location; Project Plans; U.S. Department of Agriculture Forest Service Forest Inventory Analysis 2005.</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 |
| <p><b>Discussion:</b> The subject parcel is located within the Coastal Zone but is not identified as having soils rated good or very good for artichokes or Brussels sprouts. The area is instead mapped as Grazing lands.</p> <p><b>Source:</b> Project Location; San Mateo County General Plan- Productive Soil Resources Map.</p>   |  |  |  |   |   |
| 2.e.   | Result in damage to soil capability or loss of agricultural land?  |  |  | X |   |
| <p><b>Discussion:</b> The project parcel is located within the Planned Agricultural District (PAD) Zoning District. The parcel does not contain prime soils but has been identified as appropriate for grazing operations. However, given the size of the parcel, presence of special status plants, and sensitive habitats on the parcel, the remaining portions of the parcel are not contiguous and are insufficient in size to support grazing operations. While the proposed project will convert lands zoned for agriculture, the physical constraints present on the parcel make its ability to support agricultural activities improbable.</p> <p><b>Source:</b> Project Plans; Project Location; San Mateo County Zoning Regulations.</p> |  |  |  |   |   |
| 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))?<br><br><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i> |  |  |   | X |
| <p><b>Discussion:</b> The proposed project does not include rezoning nor does it conflict with the underlying zoning district as residential development is permissible with the issuance of a PAD permit. Further, the subject property does not qualify as forestland or timberland nor is it zoned as such.</p> <p><b>Source:</b> Project Plans; San Mateo County Zoning Regulations.</p>   |  |  |  |   |   |

|  |  |                                     |                                     |                  |
|--|--|-------------------------------------|-------------------------------------|------------------|
| <p><b>3. AIR QUALITY.</b> 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:</p>  |  |                                     |                                     |                  |
|  | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 3.a. Conflict with or obstruct implementation of the applicable air quality plan?  |  |                                     | X                                   |                  |
| <p><b>Discussion:</b> A temporary increase in the number of vehicles and dust is expected during project construction. However, with implementation of standard construction related best management practices to address dust emissions, along with the requirement that construction vehicles meet California Air Resources Board regulations to reduce air pollution (e.g., limits on idling), there are no expected conflicts with the applicable air quality plan. Operational emissions, which are those emissions occurring after construction and for the life of the development, are not significant enough to conflict with or obstruct implementation of the applicable air quality plan.</p> <p><b>Source:</b> Project Location, Project Plans, Bay Area Air Quality Management District.</p> |  |                                     |                                     |                  |
| 3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?   |  |                                     |                                     | X                |
| <p><b>Discussion:</b> There are no known air quality violations in this area.</p> <p><b>Source:</b> Project Plans, Bay Area Air Quality Management District.</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><b>Discussion:</b> As of December 2012, San Mateo County is a non-attainment area for PM-2.5. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact.</p> <p><b>Source:</b> Bay Area Air Quality Management District.</p>   |  |                                     |                                     |                  |
| 3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?   |  |                                     |                                     | X                |
| <p><b>Discussion:</b> There are no identified sensitive receptors within 1,000 feet of the project site (e.g., schools, day care centers, nursing homes, etc.).</p>  |  |                                     |                                     |                  |

|  |  |   |  |   |
|--|--|---|--|---|
| <b>Source:</b> Project Plans; Project Location.  |  |   |  |   |
| 3.e. Create objectionable odors affecting a significant number of people?  |  |   |  | X |
| <p><b>Discussion:</b> The project does not involve any aspects which would result in objectionable odors. Further, the project area is rural in nature and the adjacent properties are large in size thereby limiting the number of people generally present in the area.</p> <p><b>Source:</b> Project 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><b>Discussion:</b> The project is expected to have temporary impacts associated with the grading activities necessary to cut back the banks and install the temporary roadway to access the project staging area. This work is expected to generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. This temporary increase is not expected to violate existing standards of on-site air quality given required vehicle emission standards required by the State of California for vehicle operations. To mitigate for the temporary increase in dust, Mitigation Measure 1, below, is recommended. Mitigation Measure 13 under Question 7.a (below), is further recommended to minimize particulate matter and greenhouse gasses.</p> <p><b>Mitigation Measure 1:</b> The applicant shall implement the following dust control measures during grading and construction activities:</p> <ol style="list-style-type: none"> <li>Water all active construction and grading areas at least twice daily.</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.</li> <li>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.</li> <li>Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li> </ol> <p><b>Source:</b> Project Plans, Bay Area Air Quality Management, California Environmental Protection Agency Air Resources Board.</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:** Biological assessments were submitted as part of the project application. The most comprehensive report was completed by Geoff Smick, biologist, of WRA Environmental Consultants (WRA, 2017). The original report was completed in July 2013 with updates in October 2015 and December 2017. The second assessment, dated November 30, 2015, was completed by Karen Swaim, wildlife biologist, of Swaim Biological, Inc. (Swaim, 2015). The Swaim assessment focuses specifically on the potential for occurrences of the California red-legged frog and the San Francisco garter snake. While the assessment completed by WRA provides a detailed assessment of the potential for overall resource occurrences on the subject property.

The WRA assessment identified ten potential biological impacts associated with the project. Mitigation Measures were provided for each of the potential impacts reducing them to less than significant. In addition, the assessment provides general avoidance and minimization measures to reduce potential impacts to sensitive communities and special-status species.

The assessment identified five Sensitive Biological Communities which are protected either through local, State, and/or Federal statutes. These areas have been specifically identified as the 0.04-acre portion of the parcel that supports Coastal Terrace Prairie, the 0.01-acre portion of the parcel that supports a season wetland seep, the 0.6-acre portion of the parcel that supports Central Coast Riparian Scrub, Montara Creek which is a Perennial Stream that runs along the southern boundary of the parcel, and that the entire parcel is within the James V. Fitzgerald watershed which is a defined Area of Special Biological Significance.

The WRA assessment notes that 63 special status plant species have the potential to occur within the study area based on its database and literature research. However, site visits determined that the project parcel only has a high potential to support one special status plant species (California wild strawberry- *Fragaria vesca*) and a moderate potential to support nine other special status plant species (Bent-flowered fiddleneck- *Amsinckia lunaris*; Coast rock cress- *Arabis blepharophylla*; Pappose tarplant- *centromadia parryi* ssp. *parryll*; California bottle-brush grass- *Elymus californicus*; Coast iris- *Iris longipetala*; Perennial goldfields- *Lasthenia californica* ssp. *Macrantha*; Marsh microseris- *Microseris paludosa*; Oregon polemonium- *Polemonium carneum*; and San Francisco champion- *Silene verecunda* ssp. *verecunda*). Of these ten special status plants only the California wild strawberry was observed on the project site. The biologist assessment includes a recommendation for a 50-foot avoidance buffer for the strawberry plants located in the western portions of the parcel. Mitigation Measure 3, below, has been added to address this recommendation. Further, the assessment notes that California wild strawberry plants are also present in the eastern portions of the property. The biologist recommends that these plants be relocated.

The other 52 special status plant species which were identified as having the potential to occur were deemed unlikely to occur by the biologist due to hydrologic conditions, soil conditions, lack of

topographic positions necessary to support specific species, lack of associated vegetation communities necessary to support the special status plant(s), that the study area is located outside of the known elevations and/or distribution of the special status plant(s), and/or that the study area contains disturbed abiotic and or biotic conditions which preclude the special status plant.

In regard to special status wildlife species the assessment notes that resource databases identify 67 special status wildlife species have been documented in the general project area. Site visits and further research determined that the project site has a high potential to support two special status wildlife species (White-tailed kite- *Elanus leucurus* and Allen's hummingbird- *Selasphorus sasin*) and a moderate potential for five other special status wildlife species (Hoary bat- *Lasiurus cinereus*; Northern harrier- *Circus cyaneus*; Olive-sided flycatcher- *Contopus cooperi*; Loggerhead shrike- *Lanius ludovicianus*; and the Monarch butterfly- *Sanaus plexippus*) to occur. Mitigation Measures 2 and 4 as detailed below were recommended in order to mitigate potential impacts to these species. The remaining documented species were deemed unlikely to occur on the project site or have no potential to occur due to a lack of suitable habitat.

The California red-legged frog (*Rana draytonii*) and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) are two Federally listed protected species documented to occur in the project vicinity. The Swaim assessment found that no California red-legged frog (CRLF) were observed during site visits but that the project site provides potential upland habitat. The assessment notes that the proposed development is adequately distanced from the aquatic habitats located on the project parcel and general project vicinity to avoid any significant impacts. Further, the assessment includes avoidance and minimization measures which have been included as Mitigation Measure 6 in the event that CRLF are encountered. While generally the San Francisco garter snake (SFGS) are found in conjunction with CRLF, the assessment determined that it was unlikely that SFGS is present on the site. However, the assessment notes that there was an unconfirmed sighting of SFGS on the project site and therefore has included avoidance and minimization measures to avoid any significant impacts should SFGS be encountered. These measures have been included below under Mitigation Measures 2 and 6.

**Mitigation Measure 2:** To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) shall be implemented. Implementation of these general BMPs, in combination with the species- and habitat-specific measures provided in Mitigation Measures 3 – 10 and 13, will minimize adverse impacts:

- a. Appropriate perimeter erosion and sediment control measures (i.e., silt fencing, straw wattles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.
- b. All access, staging, and work areas shall be delineated with orange construction fencing, or with a similar material and all work activities shall be limited to these areas.
- c. All access, staging, and work areas shall be the minimum size necessary to conduct the work.
- d. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.
- e. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.

- f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
- g. All trucks hauling soil, sand, and other loose materials shall be covered.

**Mitigation Measure 3 (BIO-6):** The California wild strawberry located in the western portion of the project parcel shall be protected by a 50-foot avoidance buffer. Prior to the commencement of any construction related activity the applicant shall install exclusion fencing reflecting this buffer.

- a. A 50-foot avoidance buffer should be maintained around the higher quality western subpopulations.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
- c. A qualified biologist shall develop a mitigation and monitoring plan to be implemented during the start of ground disturbance activities to ensure successful translocation of these plants on site if they are impacted. At a minimum, the mitigation and monitoring plan shall include:
  - (1) Documentation of proposed impacts to the species;
  - (2) Proposed mitigation including some combination of transplantation or re-establishment of impacted populations and/or preservation and management of existing populations;
  - (3) Proposed methods for transplantation, re-establishment, or restoration;
  - (4) A 3-year monitoring program with annual reporting;
  - (5) Performance criteria for transplants or plantings, including (a) survivorship, (b) density, and (c) cover, and performance criteria for invasive plants and other potential threats to the success of the mitigation efforts including, but not limited to, erosion and human disturbance; and
  - (6) An adaptive management plan for addressing any failure to meet performance criteria or to address other unforeseen problems.

**Mitigation Measure 4 (BIO-7):** Impacts to all nesting birds shall be reduced to a less than significant level by implementing the following measures:

- a. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 14).
- b. If work is to be conducted during the nesting season (February 15 – August 31), preconstruction breeding bird surveys shall be conducted no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
- c. If any nests are found, they shall have a suitable buffer established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but are typically at least 25 feet for common passerines, and may be up to 500 feet for California fully-protected species. Buffers shall be maintained until a qualified biologist determines that the nest is no longer active.

**Mitigation Measure 5 (BIO-8):** Impacts to roosting bats can be reduced to a less than significant level by implementing the following measures:

- a. Any mature trees within the Study Area that are proposed for removal shall be removed outside of the maternity roosting season. For this area of California, the maternity roosting season is typically defined as April 1 – August 31.

- b. It is recommended that one week prior to the initiation of activities, a qualified biologist conduct a survey for bat roosts within the Study Area. If a roost is detected during the non-maternity roosting season (September 1 – March 31) then the biologist shall consult with the California Department of Fish and Wildlife (CDFW) before any further activities are initiated. If Project activities are initiated during the maternity roosting season (April 1 – August 31) and a roost is detected, then a 50-foot buffer shall be implemented where no construction activities shall occur, until the biologist has determined that the young have left the roost.
- c. At any time of year, if a large tree (dbh >12 inch) will be removed, it shall be left on the ground for 24 hours before being taken off-site or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

**Mitigation Measure 6 (BIO-10):** Any potential impacts to California red-legged frog (CRLF) can be reduced to a less than significant level by implementing the following measures:

- a. Within 24 hours prior to initial ground disturbance, a pre-construction survey for CRLF shall be conducted by a qualified biologist. If the species is found, the qualified biologist shall record the location, number, and any other relevant information. The biologist shall then contact the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine the next steps including whether or not relocation of the animal is possible.
- b. If the preconstruction survey is completed and no CRLF are observed, then the work area shall be surrounded by a wildlife exclusion fence at least 2 feet tall. Escape funnels shall be installed along all sides of the fence to allow any undetected wildlife within the project footprint to escape. Escape funnels shall be placed no further than 100-feet apart.
- c. Once the wildlife exclusion fence is installed, a qualified biologist shall inspect the fence on a weekly basis to identify any breaches, rips, or access points that might allow wildlife to enter the project footprint. Weekly fence inspections shall continue until the project is complete and the fence is scheduled to be removed.
- d. Plastic monofilament netting (erosion control matting, or wrapping around wattles), or similar material in any form shall not be used on the Project in order to avoid entangling, strangling, or trapping CRLF inside or outside of the wildlife fence.
- e. Construction shall be limited to the dry season (April 15 to October 31) to avoid impacting CRLF when they are most likely to use the Study Area as a migration corridor.
- f. Any pipes or culverts that could provide shelter for CRLF shall be elevated off the ground or have their ends covered to prevent animals from climbing into the open-ended materials.

**Source:** SWAIM, 2015; WRA, 2017; Project Location; Project Plans.

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

**Discussion:** The western portion of the property supports a 0.04-acre area of coastal terrace prairie. While not acknowledged by the County’s Local Coastal Program, coastal terrace prairie is made up of native grasses and forbs that are recognized as environmentally sensitive habitat areas by the California Department of Fish and Wildlife and by the California Coastal Commission. While the proposed structures have been proposed to avoid the habitat, construction related activities could result in negative impacts. Therefore, the biologist recommended implementation

of Mitigation Measure 2 along with Mitigation Measure 7 (BIO-1), as detailed below, to reduce potential impacts to a less than significant level.

The project site also supports an areas of dense riparian and coastal scrub habitat which run along the southern parcel boundary adjacent to Montara Creek. The biologist notes that there is approximately a 0.6-acre band of Central Coast riparian scrub composed of arroyo willow vegetation which runs adjacent to the Montara Creek. The San Mateo County Local Coastal Program (LCP) requires that a 50-foot buffer, which extends outward from the edge of the riparian habitat, be established to create a buffer between development and the creek/habitat. The biologist mapped the edge of the habitat and the project has been designed to adhere to the delineated buffer. The biologist assessment notes that while the proposed work area is not adjacent to the stream, indirect impacts due to erosion and impairment of water quality during ground disturbance would be a significant impact. The following mitigation measures have been recommended to ensure compliance with the required buffer.

**Mitigation Measure 7 (BIO-1):** Impacts to coastal terrace prairie shall be reduced to a less than significant level by implementing the following mitigation measure:

- a. A 100-foot buffer shall be placed around this ESHA to protect this community from disturbance incurred from the residential development proposed within the Study Area. This buffer will also give the native grasses the opportunity to reproduce, expanding the overall area of native grassland in the western portion of the site.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 100-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

**Mitigation Measure 8 (BIO-3):** Impacts to Central Coast riparian scrub (California coffeeberry scrub) shall be reduced to a less than significant level by implementing the following mitigation measures:

- a. Maintain a 50-foot no disturbance buffer in order to protect this scrub from adverse or indirect impacts during ground-disturbing activities.
- b. Riparian areas are potentially within the jurisdiction of the CDFW under Section 1602 of the California Fish and Game Code. A Section 1602 Streambed Alteration Agreement would be required if project activities impacted this habitat. The current project plans do not indicate any encroachment into this habitat, but if plans change then a 1602 Agreement will be required.

**Mitigation Measure 9 (BIO-4):** Impacts to Montara Creek can be reduced to a less than significant level by implementing the following mitigation measures:

- a. A minimum 50-foot buffer shall be maintained in order to protect this stream from adverse or indirect impacts during ground-disturbing activities.
- b. BMPs (as described in Mitigation Measure 2) are required to be implemented to ensure protection of the stream during ground disturbing activities.

**Source:** WRA, 2017; San Mateo County Local Coastal Program; Project Location.

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

**Discussion:** The eastern portion of the parcel contains an approximately 0.01-acre seasonal wetland. Per the biologic assessment the proposed project has the potential to damage the resource which meets both the Army Corps of Engineers and Local Coastal Program definition for wetland. In order to avoid potential significant impacts to the wetland area Mitigation Measure 10 has been provided.

**Mitigation Measure 10 (BIO-2):** Impacts to seasonal wetland seeps shall be reduced to a less than significant level by implementing the following mitigation measure:

- a. Due to the relatively small size of this wetland, possible man-altered hydrologic contributions, substantial cover of non-native species, and the presence of other on-site ESHA limiting development potential, WRA recommends that the buffer be reduced from 100 feet to 50 feet. The reduced buffer is unlikely to have adverse impacts to this wetland and should sufficiently protect it from indirect impacts.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

**Source:** Project Location; San Mateo County Local Coastal Program; WRA, 2017.

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| 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 |  |  |
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**Discussion:** As discussed previously the biological assessment notes that the project site has the potential to support several special-status bird species. In addition, other common native birds such as: house finch, yellow-rumped warbler, American crow, etc., are known to occupy the project area and have the potential to nest within the project area. The biologist identified potential impacts to include activities which would result in the removal of active nest structures and/or causing disruption sufficient to cause abandonment of an active nest. These types of activities are violations of the Migratory Bird Treaty Act as well as California Fish and Game Code. However, compliance with Mitigation Measures 2 and 4 as discussed in 4.a., above will reduce potential impacts to a less than significant level.

**Source:** WRA, 2017, Project Location, Project Plans.

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| 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 |
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**Discussion:** Three less than significant size pine trees are proposed for removal as part of the project. A 6" pine tree and a 7" pine tree are located adjacent to the proposed residence where other larger trees are to be maintained. The 9" pine tree proposed for removal is located adjacent to the driveway and would likely be damaged by driveway construction. Trees less than 12" in diameter are not considered significant trees by either the Design Review District Chapter of the County Zoning Regulations or the County's Significant Tree Regulations. Further, compliance with Mitigation Measures 2 and 4 will ensure that impacts to birds that might occupy the tree will be reduced to a less than significant level. Therefore, the removal of the three less than significant size pine trees (while preserving the remainder of the significant trees located on the project parcel) will not result in any significant impacts.

**Source:** Project Plans, Project Location, San Mateo County Zoning Regulations, San Mateo County Ordinance Code Section 12000.

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| 4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan? |  |  |  | X |
|---|--|--|--|---|

**Discussion:** The project area is not covered by a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan.

**Source:** Project Location, San Mateo County General Plan.

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| 4.g. Be located inside or within 200 feet of a marine or wildlife reserve? |  |  |  | X |
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**Discussion:** The project site is not located within 200 feet of a marine or wildlife reserve.

**Source:** Project Location.

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

**Discussion:** The proposed project will not result in the loss of oak woodlands or non-timber woodlands as the area is not located in an area designated as woodlands nor are any trees classified as woodland or other non-timber woodland trees impacted by the project.

**Source:** Project Plans, Project Location.

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|--|--|-------------------------------------|-------------------------------------|------------------|
| <b>5. CULTURAL RESOURCES.</b> 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                |

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| <p><b>Discussion:</b> A referral was sent to California Historical Resources Information System (CHRIS) in 2014. Their response noted that previous studies had been conducted which covered the entirety of the project site. These previous studies determined that the parcel contained no cultural resources. However, the CHRIS response notes that additional studies should be conducted if there were any building or structure present on the property which was 45 years or older. Given that there are no structures present on the property, additional evaluation is not necessary or required.</p> <p><b>Source:</b> Project Location, California Historical Resources Information System.</p>   |  |  |   |  |   |
| 5.b.   | Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5? |  |   |  | X |
| <p><b>Discussion:</b> The CHRIS response also noted that based on previous studies, the project site has a low possibility of containing unrecorded archaeological sites. No further study for archaeological resources was recommended.</p> <p><b>Source:</b> Project Location, California Historical Resources Information System.</p>   |  |  |   |  |   |
| 5.c.   | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                   |  |   |  | X |
| <p><b>Discussion:</b> There are no mapped unique paleontological resources or geological features on the project parcel. The project location consists of Qt (Marine Terrace deposits of the Pleistocene periods) and Kgr (Salinian Complex plutonic (granite) rocks of the Cretaceous period) which is commonly found throughout San Mateo County.</p> <p><b>Source:</b> Project Location, U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.</p>   |  |  |   |  |   |
| 5.d.   | Disturb any human remains, including those interred outside of formal cemeteries?                                      |  | X |  |   |
| <p><b>Discussion:</b> There are no known human remains located on the site and none were identified in previous evaluations of the project area. However, given that the project site is largely undisturbed the following mitigation measure has been included in the event human remains were encountered.</p> <p><b>Mitigation Measure 11:</b> In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.</p> <p><b>Source:</b> Project Location.</p> |  |  |   |  |   |

| 6. <b>GEOLOGY AND SOILS.</b> Would the project:  |  |                                     |                                     |                  |
|--|--|-------------------------------------|-------------------------------------|------------------|
|  | <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:  |  |                                     |                                     |                  |
| 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?<br><br><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>   |  |                                     | X                                   |                  |
| <p><b>Discussion:</b> As is the case for most of San Mateo County the subject parcel is located in an area that is subject to earthquakes. The property is located approximately .73 of a mile east of the Seal Cove fault complex and 6.74 miles west of the San Andreas fault. While the project area is included in the Montara Mountain Quadrangle Map the parcel itself is not located within an area delineated as a special studies zone.</p> <p><b>Source:</b> State of California Department of Conservation, Montara Mountain Quadrangle.</p>  |  |                                     |                                     |                  |
| ii. Strong seismic ground shaking?   |  |                                     | X                                   |                  |
| <p><b>Discussion:</b> The project site is subject to moderate shaking from the Hayward fault, strong to very strong shaking from the San Andreas fault, and violent shaking from the San Gregorio fault. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p><b>Source:</b> San Mateo County Earthquake Shaking Fault Maps (San Gregorio Fault, San Andreas Fault, Hayward Fault); Earth Investigations Consultants , October 30, 2009.</p> |  |                                     |                                     |                  |
| iii. Seismic-related ground failure, including liquefaction and differential settling?   |  |                                     |                                     | X                |
| <p><b>Discussion:</b> The project parcel is located in an area identified as having very low to low probability for earthquake liquefaction.</p> <p><b>Source:</b> United States Geological Survey (USGS)- San Francisco Bay Region Geology and Geologic Hazards, Susceptibility Map of the San Francisco Bay Area;</p>  |  |                                     |                                     |                  |

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| iv. Landslides?  |  |   |  | X |
| <p><b>Discussion:</b> The project parcel is located in an unmapped area for landslides. The parcel has moderate slopes and does not exhibit visible scars of past failures in the project area. The geotechnical report notes that evidence of historic slides are localized and confined to the southern side of Montara Creek, opposite the project site. As mentioned previously, the submitted soils report and geotechnical investigation were evaluated and received conditional approval by the County's Geotechnical Section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer.</p> <p><b>Source:</b> Project Location; California Department of Conservation, CGS Information Warehouse: Landslides; Earth Investigations Consultants, October 30, 2009.</p>  |  |   |  |   |
| v. Coastal cliff/bluff instability or erosion?<br><br><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>   |  |   |  | X |
| <p><b>Discussion:</b> The project parcel is located approximately .35 of a mile inland from the nearest coastal bluff/cliff. While there are bluff failures occurring throughout the mid-coastal area of San Mateo County the project area is not currently at risk due to rate of failure and distance to the bluff.</p> <p><b>Source:</b> Project Location.</p>  |  |   |  |   |
| 6.b. Result in significant soil erosion or the loss of topsoil?  |  | X |  |   |
| <p><b>Discussion:</b> The proposed project includes approximately 1,966 cubic yards of cut and 1,517 cubic yards of fill for a total of 3,483 cubic yards of earthwork. The proposed earthwork involves the creation of the driveway, installation of on-site drainage measures, and preparing the development sites for the proposed structures. The proposed site alterations are clustered along the proposed driveway which leaves the majority of the parcel undisturbed. However, in order to ensure that the proposed modifications do not result in soil erosion during project construction the following mitigation measure is necessary.</p> <p><b>Mitigation Measure 12:</b> Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:</p> <p>a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.</p> |  |   |  |   |

- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches one-third the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

**Source:** Project Plans; Project Location.

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| 6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse? |  |  |  | X |
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| <p><b>Discussion:</b> The project site is not identified as containing a geological unit or soil that is presently unstable or that would become unstable as a result of the project. The project site does not show evidence of previous landslides and is mapped as having a low to very low susceptibility for liquefaction. Therefore, compliance with the recommendations of the Engineering Geologist, Civil Engineer, adherence to the California Building Code, and compliance with the Mitigation Measures will ensure that the proposed site disturbance does not result in soil instability.</p> <p><b>Source:</b> Project Plans, California Department of Conservation Hazard Maps.</p>            |   |  |  |   |   |
| 6.d.   | Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?  |  |  | X |   |
| <p><b>Discussion:</b> The submitted geotechnical report notes that there are highly expansive soils present on the project parcel but states that the proposed project is feasible from a geotechnical perspective. In order to address the presence of expansive soils the report includes specific recommendations for the design of the structures which include the type of foundation and depth of piers to be utilized. These recommendations have been incorporated into the project plans. Therefore, there are no significant impacts associated with the presence of expansive soils.</p> <p><b>Source:</b> Project Plans; Project Location; Earth Investigations Consultants, October 30, 2009.</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? |  |  |   | X |
| <p><b>Discussion:</b> The proposed project includes the installation of a septic system. The San Mateo County Environmental Health Division, which is the agency that regulates septic systems, completed a preliminary review of the project and provided a conditional approval. Further, the geotechnical study determined that the standard operation of a leach field would not create ground instability if installed and maintained correctly.</p> <p><b>Source:</b> Project Plans; Project Location; Earth Investigations Consultants, October 30, 2009.</p>   |   |  |  |   |   |

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|--|--|--|-------------------------------------|-------------------------------------|------------------|
| <b>7. CLIMATE CHANGE.</b> 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                                   |                                     |                  |

**Discussion:** A minor temporary increase in greenhouse gasses during the construction phase may occur. Vehicles are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.

**Mitigation Measure 13:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

**Source:** California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.

|  |  |  |  |   |
|--|--|--|--|---|
| 7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |  |  |  | X |
|--|--|--|--|---|

**Discussion:** The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in 7.a, above is implemented.

**Source:** San Mateo County Energy Efficiency Climate Action Plan.

|   |  |  |  |   |
|---|--|--|--|---|
| 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 |
|---|--|--|--|---|

**Discussion:** Discussion: See discussion under 2.c above.

**Source:** Project Location.

|  |  |  |  |   |
|--|--|--|--|---|
| 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 parcel is located on the east side of Highway 1 (Cabrillo Highway) approximately .35 of a mile (as the crow flies) from the nearest coastal bluff. Given the distance from the ocean and terrain between the project site ocean sea level rise is not expected to impact the project site.

|  |   |  |  |  |   |
|--|---|--|--|--|---|
| <b>Source:</b> Project Location.   |   |  |  |  |   |
| 7.e.   | Expose people or structures to a significant risk of loss, injury or death involving sea level rise?  |  |  |  | X |
| <b>Discussion:</b> See 7.d above.<br><b>Source:</b> Project Location.  |   |  |  |  |   |
| 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 |
| <b>Discussion:</b> The project is not located in such an area. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0117F, effective August 2, 2017.<br><b>Source:</b> Project Location; Federal Emergency Management Agency, Flood Map 06081C0117F. |   |  |  |  |   |
| 7.g.   | Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?  |  |  |  | X |
| <b>Discussion:</b> The project is not in an area defined as such.<br><b>Source:</b> Project Location; Federal Emergency Management Agency Flood Hazard Maps.   |   |  |  |  |   |

|  |  |  |                                     |                                     |                  |
|--|--|--|-------------------------------------|-------------------------------------|------------------|
| <b>8. HAZARDS AND HAZARDOUS MATERIALS.</b> 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                |
| <b>Discussion:</b> No transport of hazardous materials is associated with this project.<br><b>Source:</b> Project Plans. |  |  |                                     |                                     |                  |

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| 8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   |  |  |   | X |
| <p><b>Discussion:</b> The use of hazardous materials is not proposed as part of the project.</p> <p><b>Source:</b> Project Plans.</p>   |  |  |   |   |
| 8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   |  |  |   | X |
| <p><b>Discussion:</b> The emissions of hazardous materials, substances, or waste are not proposed as part of the project. In addition, the project site is not within one-quarter mile of an existing or proposed school.</p> <p><b>Source:</b> Project Plans, Project Location.</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><b>Discussion:</b> The project site is not located in an area identified as a hazardous materials site.</p> <p><b>Source:</b> California Department of Toxic Substances Control.</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><b>Discussion:</b> The project site is located within two miles of the Half Moon Bay Airport and is included in the Half Moon Bay Airport Land Use Compatibility Plan. The project site is included in the "airport influence area" of the Half Moon Bay Airport. The airport influence area (Zone 7) includes all other portions of regular aircraft traffic patterns not covered by the other six zones described in the plan. Based on the plan the airport influence area has been determined to be at low risk for aircraft accidents. Further, the proposed structures do not exceed 39 feet in absolute height, as measured from natural grade, which is approximately 35.82 feet below the Part 77 protrusion threshold for this area.</p> <p><b>Source:</b> City/County Association of Governments of San Mateo County, Half Moon Bay Airspace Management GIS; Half Moon Bay Airport Land Use Compatibility Plan, 2014.</p> |  |  |   |   |
| 8.f. For a project within the vicinity of a private airstrip, result in a safety hazard   |  |  |   | X |

|  |  |  |   |   |
|--|--|--|---|---|
| for people residing or working in the project area?  |  |  |   |   |
| <p><b>Discussion:</b> There are no private airstrips located in the project area.</p> <p><b>Source:</b> Project Location.</p>  |  |  |   |   |
| 8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  |  |  |   | X |
| <p><b>Discussion:</b> The development of this parcel does not involve aspects which would block or re-route any part of an adopted emergency response plan or emergency evacuation plan.</p> <p><b>Source:</b> Project Location; Project Plans.</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><b>Discussion:</b> The subject parcel is not located within a mapped area for wildland fires. However, there is a mapped area within a half mile of the project site which is defined as a State Responsibility area with a high fire risk. A review of the project was completed by Coastside Fire Protection District (Cal-Fire) and was conditionally approved. This conditional approval includes requirements that the applicant provide a driveway with turnarounds capable of accommodating emergency vehicles, the installation of water tanks for fire suppression, a fire hydrant, and that the single-family residence and ancillary structures install fire sprinklers.</p> <p><b>Source:</b> Project Location; Cal-Fire, California Fire Hazard Severity Zone Map.</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><b>Discussion:</b> The project is not located in such an area. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0117F, effective August 2, 2017.</p> <p><b>Source:</b> Project Location; Federal Emergency Management Agency, Flood Map 06081C0117F.</p>  |  |  |   |   |
| 8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?   |  |  |   | X |
| <p><b>Discussion:</b> See 8.i., above.</p> <p><b>Source:</b> Project Location; Federal Emergency Management Agency, Flood Map 06081C0117F.</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><b>Discussion:</b> The project site is not located within a mapped flood area or within the vicinity of a levee or dam inundation area.</p> <p><b>Source:</b> Project Location.</p>                                |  |  |  |   |
| 8.l. Inundation by seiche, tsunami, or mudflow?   |  |  |  | X |
| <p><b>Discussion:</b> The project parcel is not located in a mapped tsunami inundation area. Nor is the project parcel located in an area subject to seiches or mudflows.</p> <p><b>Source:</b> Project Location.</p> |  |  |  |   |

|  |  |                                     |                                     |                  |
|--|--|-------------------------------------|-------------------------------------|------------------|
| <b>9. HYDROLOGY AND WATER QUALITY.</b> 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                                   |                                     |                  |
| <p><b>Discussion:</b> The proposed project does have the potential to result in stormwater discharge. The project site is located in the James V. Fitzgerald Marine Preserve Watershed which is an Area of Special Biological Significance (ASBS). Due to the project location and proposed earthwork the project will be considered a stormwater regulated site and will be subject to compliance with the County's Stormwater Pollution Prevention Program. However, given that there is a moratorium on grading activities in the wet season (October 1 – April 30), the required installation of sediment and erosion control measures, and the installation of the required stormwater/drainage system there are no expected significant impacts. However, the biologist assessment included the following mitigation measure to ensure compliance.</p> <p><b>Mitigation Measure 14 (BIO-5):</b></p> <p>a. Discharges to receiving waters may occur only during the wet weather season (October 1 – April 30) and must (1) be composed of only stormwater, (2) be free of pollutants, and (3) must not alter natural ocean water quality in the ASBS.</p> |  |                                     |                                     |                  |

- b. All new point source discharges into the ASBS shall either be retained on-site or shall be treated on-site prior to entering a County storm drain.
- c. Water that comes into contact with architectural copper during installation, cleaning, treating, and washing can be a source of water pollution to the County storm drains and eventually to the ASBS. Therefore, architectural copper BMPs are required to be identified on project plans and implemented during construction and future maintenance.
- d. Discharge to the Montara Water and Sanitary District's sewer system is required, in compliance with Section 3-8.800 of the Montara Water and Sanitary District Code. For properties served by private septic, pool and/or spa discharge shall be dechlorinated and slowly discharged to landscaped areas (determined adequate to support the volume).
- e. Erosion and sediment control plans shall be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
- f. Pursuant to the Water Board's General Exception to the California Ocean Plan with Special Protections (Attachment B, Section A.2.c.1), weekly construction site inspections are required for all construction sites within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit (considered Stormwater Regulated Construction Sites "SWRS").
- g. On-site areas (new or replaced) used for car washing shall drain to adequately-sized vegetative areas or other on-site treatment facilities or occur on permeable surfaces (e.g., gravel, grass) and shall use as little detergents as necessary. Phosphate free or biodegradable soap is highly encouraged. Discharge to the sanitary sewer is prohibited (Montara Water and Sanitary Code).
- h. Landscape irrigation must comply with the County's Water Efficient Landscape Ordinance (WELO), when applicable. The County's adopted WELO applies to new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 sq. ft. for public agency and private development projects or which are developer-installed in single-family and multi-family projects.

**Source:** Project Plans, San Mateo County Excavation, Grading, Filling, and Clearing Ordinance, San Mateo County Water Pollution Prevention Program.

|  |  |  |   |  |
|--|--|--|---|--|
| <p>9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> |  |  | X |  |
|--|--|--|---|--|

**Discussion:** The project parcel is served by an existing agricultural well which will be converted to domestic service. The existing well has met the County of Environmental Health Division's standards regarding quality and flow. Given that the project seeks to introduce only one single-family residence and is located in an area of very low density of development there is no indication that the introduction of this new use will result in significant groundwater depletion or will interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.

**Source:** Project Plans.

|  |  |  |   |  |
|--|--|--|---|--|
| <p>9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?</p> |  |  | X |  |
|--|--|--|---|--|

**Discussion:** While the proposed project does include a significant amount of grading it also includes measures to ensure that post-development run-off (peak flow) and velocity is less than or equal to pre-development levels in accordance with the San Mateo County Drainage policy. These measures include directing surface run-off to vegetated swales and the creation of rain gardens to collect both existing and potentially new surface stormwater. The project also includes a new culvert at the southern portion of the parcel just west of the proposed residence. The culvert will aid in handling overflow from the swales and velocity by directing the water to additional vegetated swales which include rock check dams and engineered riprap. These measures have preliminarily been reviewed and it has been determined that the project will not significantly alter the existing drainage pattern of the site and will not significantly increase the rate or amount of surface runoff on or off the site. The project does not propose any alteration to the nearby creeks and the areas of the parcel that are to be modified are of a significant distance away from these areas that no impacts are expected.

**Source:** Project Plans, San Mateo County Drainage Policy.

|   |  |  |  |   |
|---|--|--|--|---|
| <p>9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?</p> |  |  |  | X |
|---|--|--|--|---|

**Discussion:** See discussion under 9.c., above.

**Source:** Project Plans, San Mateo County Drainage Policy.

|   |  |  |  |   |
|---|--|--|--|---|
| <p>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?</p> |  |  |  | X |
|---|--|--|--|---|

**Discussion:** See discussion of 9.a. and 9.c., above.

|  |  |  |   |   |
|--|--|--|---|---|
| <b>Source:</b> Project Plans, San Mateo County Drainage Policy.  |  |  |   |   |
| 9.f.   | Significantly degrade surface or ground-water water quality?             |  |   | X |
| <b>Discussion:</b> See discussion under 9.c, above   |  |  |   |   |
| <b>Source:</b> Project Plans, San Mateo County Drainage Policy.  |  |  |   |   |
| 9.g.   | Result in increased impervious surfaces and associated increased runoff? |  | X |   |
| <b>Discussion:</b> Given that the project site is currently undeveloped, the proposed development will result in an increase in impervious surfaces. However, the project is subject to the provisions of the San Mateo County Drainage policies which require that post-development run-off (peak flow) and velocity is less than or equal to pre-development levels. Therefore, while the project will result in increased impervious surfaces it will not result in increased runoff. |  |  |   |   |
| <b>Source:</b> Project Plans, San Mateo County Drainage Policy.  |  |  |   |   |

|  |  |  |                                     |                                     |                  |
|--|--|--|-------------------------------------|-------------------------------------|------------------|
| <b>10. LAND USE AND PLANNING.</b> 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                |
| <b>Discussion:</b> The proposed project does not include any land division or development that would result in the division of an established community. |  |  |                                     |                                     |                  |
| <b>Source:</b> Project Plans.  |  |  |                                     |                                     |                  |
| 10.b.  | Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |  |                                     | X                                   |                  |
| <b>Discussion:</b> As mitigated and conditioned, the project is compliant with applicable land use regulations.  |  |  |                                     |                                     |                  |
| <b>Source:</b> Project Plans; San Mateo County General Plan; San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.                |  |  |                                     |                                     |                  |
| 10.c.  | Conflict with any applicable habitat conservation plan or natural community conservation plan?   |  |                                     |                                     | X                |

|   |  |  |  |  |   |
|---|--|--|--|--|---|
| <p><b>Discussion:</b> There are no habitat conservation plans or natural community conservation plans that cover the project parcel.</p> <p><b>Source:</b> Project Location.</p>  |  |  |  |  |   |
| 10.d.   | Result in the congregating of more than 50 people on a regular basis?  |  |  |  | X |
| <p><b>Discussion:</b> The proposed project does not propose a use that would result in the congregation of more than 50 people on a regular basis.</p> <p><b>Source:</b> Project Plans.</p>   |  |  |  |  |   |
| 10.e.   | Result in the introduction of activities not currently found within the community?   |  |  |  | X |
| <p><b>Discussion:</b> Single family residential development is found within the community and within the immediate proximity of the project parcel.</p> <p><b>Source:</b> Project Location.</p>   |  |  |  |  |   |
| 10.f.   | Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? |  |  |  | X |
| <p><b>Discussion:</b> The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p><b>Source:</b> Project Plans.</p> |  |  |  |  |   |
| 10.g.   | Create a significant new demand for housing?   |  |  |  | X |
| <p><b>Discussion:</b> The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p><b>Source:</b> Project Plans.</p> |  |  |  |  |   |

| <b>11. MINERAL RESOURCES.</b> 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                |
| <p><b>Discussion:</b> There are no known mineral resources identified on the project parcel.</p> <p><b>Source:</b> Project Location, San Mateo County General Plan.</p>   |  |                                     |                                     |                  |
| 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                |
| <p><b>Discussion:</b> There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.</p> <p><b>Source:</b> Project Location; San Mateo County General Plan; San Mateo County Zoning Regulations; San Mateo County Local Coastal Program.</p> |  |                                     |                                     |                  |

| <b>12. NOISE.</b> 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><b>Discussion:</b> During project construction, excessive noise could be generated, particularly during grading and excavation activities. The following Mitigation Measure, as described below, is proposed to reduce the construction noise impact to a less than significant level.</p> <p>Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p><b>Mitigation Measure 15:</b> Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).</p> <p><b>Source:</b> Project Plans, 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><b>Discussion:</b> There are no aspects of the project that would include generation of excessive ground-borne vibration or ground-borne noise levels.</p> <p><b>Source:</b> Project Plans.</p>  |  |  |   |   |
| 12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?   |  |  |   | X |
| <p><b>Discussion:</b> The addition of one single-family residence is not expected to create a significant permanent increase in ambient noise levels in the project vicinity above levels</p> <p><b>Source:</b> Project Plans.</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><b>Discussion:</b> A temporary increase in ambient noise levels during the construction phase of the project is expected. However, adherence to the San Mateo County Noise Ordinance which is included as a Mitigation Measure 15 will ensure that any impacts are minimized. Post construction, the site should not result in any additional significant ambient noise.</p> <p><b>Source:</b> Project Plans, 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><b>Discussion:</b> While the project site is located within the Half Moon Bay Airport Land Use Compatibility Plan area, it is not included in the noise exposure contours delineated in the plan. Further, it is not included in the areas identified as being covered by the traffic pattern area or subject to extremely noise sensitive areas.</p> <p><b>Source:</b> Project Location; City/County Association of Governments of San Mateo County, Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport, September 2014.</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><b>Discussion:</b> The project site is not located within the vicinity of a private airstrip.</p>  |  |  |   |   |

**Source:** Project Location.

| <b>13. POPULATION AND HOUSING.</b> Would the project:  |  |                                     |                                     |                  |
|--|--|-------------------------------------|-------------------------------------|------------------|
|  | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?   |  |                                     |                                     | X                |
| <p><b>Discussion:</b> All of the proposed improvements are completely within the subject parcel's boundaries and are sufficient only to serve the parcel itself. While the proposal does involve the construction of a new single-family residence there are no municipal service extensions associated with the project which could trigger significant population growth in the area.</p> <p><b>Source:</b> Project Plans, Project Location.</p> |  |                                     |                                     |                  |
| 13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?  |  |                                     |                                     | X                |
| <p><b>Discussion:</b> The proposed project will not displace existing housing as the project parcel is currently undeveloped.</p> <p><b>Source:</b> Project Plans; Project Location.</p>   |  |                                     |                                     |                  |

| <b>14. PUBLIC SERVICES.</b> 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 |
| <p><b>Discussion:</b> Given that there is existing residential development in the immediate vicinity of the project parcel and that the proposal includes the construction of only one single-family residence the project is not of sufficient scope to result in significant impacts to public services.</p> <p><b>Source:</b> Project Plans.</p> |  |  |  |   |

|   |  |                                     |                                     |                  |
|---|--|-------------------------------------|-------------------------------------|------------------|
| <b>15. RECREATION.</b> 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                |
| <p><b>Discussion:</b> All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the project results in the additional of one single-family residence any increase in the use of existing neighborhood or regional parks or other recreational facilities would be minor. This increased use will not result in impacts of such a significant level that physical deterioration of any such facility will occur or be accelerated.</p> <p><b>Source:</b> Project Plans.</p> |  |                                     |                                     |                  |
| 15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?   |  |                                     |                                     | X                |
| <p><b>Discussion:</b> No such facilities or activities are proposed as part this project.</p> <p><b>Source:</b> Project Plans.</p>  |  |                                     |                                     |                  |

|   |  |                                     |                                     |                  |
|---|--|-------------------------------------|-------------------------------------|------------------|
| <b>16. TRANSPORTATION/TRAFFIC.</b> 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 |  |                                     |                                     | X                |

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| <p>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?</p>   |  |  |  |   |
| <p><b>Discussion:</b> As discussed previously, the proposed site improvements are to occur completely on the subject privately owned parcel. These improvements will provide compliant emergency access to the proposed development on the site. Further, the project does not involve a level of development that would adversely impact any plan, ordinance or policy which establishes measures of effectiveness for the performance of the circulation system.</p> <p><b>Source:</b> Project Location, Project Plans.</p> |  |  |  |   |
| <p>16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?</p>   |  |  |  | X |
| <p><b>Discussion:</b> No. See discussion under 16.a. above.</p> <p><b>Source:</b> Project Location, Project Plans.</p>  |  |  |  |   |
| <p>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?</p>   |  |  |  | X |
| <p><b>Discussion:</b> No changes in air traffic patterns are proposed as part of this project.</p> <p><b>Source:</b> Project Plans.</p>   |  |  |  |   |
| <p>16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>  |  |  |  | X |
| <p><b>Discussion:</b> The proposed project does not include any changes to design features of the public right-of-way and does not introduce uses that are incompatible with the zoning district.</p> <p><b>Source:</b> Project Plans.</p>  |  |  |  |   |
| <p>16.e. Result in inadequate emergency access?</p>   |  |  |  | X |
| <p><b>Discussion:</b> The proposed project includes driveway construction to provide adequate emergency access. The proposed plans have been reviewed and conditionally approved by both Cal-Fire and the San Mateo County of Public Works for adequate ingress and egress to the parcel.</p>   |  |  |  |   |

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| <b>Source:</b> Project Plans.  |   |  |  |  |   |
| 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 |
| <b>Discussion:</b> No impacts. See discussion under 16.a. above.   |   |  |  |  |   |
| <b>Source:</b> Project Location.   |   |  |  |  |   |
| 16.g.  | Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?   |  |  |  | X |
| <b>Discussion:</b> No. Given that the proposed project does not result in changes outside of the parcel boundaries and the semi-rural nature of the project parcel there is no expectation of increase or change to pedestrian patterns in the area. |   |  |  |  |   |
| <b>Source:</b> Project Plans.  |   |  |  |  |   |
| 16.h.  | Result in inadequate parking capacity?  |  |  |  | X |
| <b>Discussion:</b> The project proposal provides the two required covered off-street parking spaces and given the overall parcel size has sufficient area to accommodate additional vehicles on-site in the case of visitors.                        |   |  |  |  |   |
| <b>Source:</b> Project Plans, San Mateo County Zoning Regulations.   |   |  |  |  |   |

|  |   |  |                                     |                                     |                  |
|--|---|--|-------------------------------------|-------------------------------------|------------------|
| <b>17. TRIBAL CULTURAL RESOURCES.</b> Would the project: |   |  |                                     |                                     |                  |
|  |   | <b>Potentially Significant Impacts</b> | <b>Significant Unless Mitigated</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
| 17.a.  | Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: |  |                                     |                                     |                  |

|  |  |  |  |   |
|--|--|--|--|---|
| i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) |  |  |  | X |
|--|--|--|--|---|

**Discussion:** The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

**Source:** Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.

|  |  |  |  |   |
|--|--|--|--|---|
| ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.) |  |  |  | X |
|--|--|--|--|---|

**Discussion:** While the project parcel is currently undeveloped, it is the last undeveloped parcel in the immediate project vicinity. Previous development in the project vicinity did not encounter any resources which could be considered significant to a California Native American tribe. A Sacred Lands file search of the project vicinity, conducted by the Native American Heritage Council (NAHC), resulted in no found records. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

**Mitigation Measure 16:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 17:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 18:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Source:** Project Plans; Project Location; Native American Heritage Council, California Assembly Bill 52.

| <b>18. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:   |  |                                     |                                     |                  |
|--|--|-------------------------------------|-------------------------------------|------------------|
|  | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   |  |                                     |                                     | X                |
| <p><b>Discussion:</b> While the State Water Resources Control Board does regulate wastewater discharges they do not currently have adopted statewide regulations for on-site wastewater treatment systems (i.e. septic systems). Given the rural nature of the project site, the subject parcel and surrounding community are not served by a municipal wastewater service provider. Currently, on-site wastewater treatment systems are regulated by local agencies, which for this project is the San Mateo County Environmental Health Division. The proposed onsite wastewater treatment system has been reviewed and received conditional approval by the San Mateo County's Environmental Health Division.</p> <p>The property is also served by an existing agricultural well which will be converted for domestic service. The well has been tested by the Environmental Health Division and was found to meet the standards for domestic use. There is no expectation that its use will result in any significant environmental effects.</p> <p><b>Source:</b> Project Plans, Project Location, San Francisco Bay Regional Water Quality Control Board.</p> |  |                                     |                                     |                  |
| 18.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><b>Discussion:</b> The project does require the installation of a new wastewater treatment facility (i.e., on-site septic system) to serve the proposed single-family residence. As stated previously the proposed system has been reviewed and received conditional approval by the County's Environmental Health Division. Based on this there is no indication that the proposed new system will result in any significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>   |  |                                     |                                     |                  |

|   |  |  |   |   |
|---|--|--|---|---|
| 18.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><b>Discussion:</b> In order to comply with San Mateo County's drainage policies onsite stormwater measures must be installed in association with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the San Mateo County Department of Public Works. There is no indication that the installation of these measures will cause any significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p> |  |  |   |   |
| 18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   |  |  | X |   |
| <p><b>Discussion:</b> As mentioned previously, the subject parcel is served by an existing agricultural well which will be converted for domestic service. The well was tested by the Environmental Health Division and was found to be compliant with standards for domestic use. While the well conversion does require expanded entitlements it does not result in any significant impacts to water supplies.</p> <p><b>Source:</b> Project Plans; Project Location.</p>                         |  |  |   |   |
| 18.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 |
| <p><b>Discussion:</b> No impact. The project site is not served by a municipal wastewater treatment provider.</p> <p><b>Source:</b> Project Plans, Project Location</p>   |  |  |   |   |
| 18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?   |  |  |   | X |
| <p><b>Discussion:</b> The property receives municipal trash pick service and there is no indication at this time that the landfill utilized has insufficient capacity to continue to serve it.</p> <p><b>Source:</b> Project Location.</p>  |  |  |   |   |
| 18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?  |  |  |   | X |
| <p><b>Discussion:</b> Given that the project parcel is located adjacent to existing single-family residential development, and the proposed use is consistent with these surrounding uses which are served by a municipal solid waste management company, there is no expectation that the use would result in</p>  |  |  |   |   |

|   |  |  |  |   |
|---|--|--|--|---|
| waste production that would trigger compliance with Federal, State, and/or local statutes and regulations.<br><b>Source:</b> Project Location, Project Plans.   |  |  |  |   |
| 18.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 |
| <b>Discussion:</b> The proposed residential development will be required to comply with all currently applicable efficiency standards (i.e., Title-24, CALGreen, etc.), and is located in an area that could support solar or alternative energy sources (none are proposed at this time).<br><b>Source:</b> Project Plans. |  |  |  |   |
| 18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?  |  |  |  | X |
| <b>Discussion:</b> No. See discussion of utility usage in 17.a.-h., above.<br><b>Source:</b> Project Plans.   |  |  |  |   |

| <b>19. MANDATORY FINDINGS OF SIGNIFICANCE.</b>  |  |                                     |                                     |                  |
|---|--|-------------------------------------|-------------------------------------|------------------|
|   | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?   |  |                                     | X                                   |                  |
| <b>Discussion:</b> The project parcel has been evaluated for special status habitats, plant, and animal species- a biological assessment was conducted and mitigation measures have been provided to ensure that the project does not result in any significant impacts to the identified resources. The proposed project is designed to avoid habitat of fish or other wildlife species, does not threaten to eliminate any plant or animal community, and does not reduce the range of any rare or endangered plant or animal. An archaeological referral was completed and it was determined that previous studies have been completed in the study area and found no cultural, historic, and/or prehistoric |  |                                     |                                     |                  |

|  |  |  |  |   |
|--|--|--|--|---|
| resources were found on the project parcel.<br><b>Source:</b> Project Plans; Project Location; WRA, 2017; CHRIS Referral.  |  |  |  |   |
| 19.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 |
| <b>Discussion:</b> The proposed project is consistent with the type and scale of development in the area. While mitigation measures have been included in the project these are to provide protections to the resources that were found to be present on the property or those that have the potential to occur. There is no expectation that the project either contributes to or creates any cumulative impacts.<br><b>Source:</b> Project Plans, Project Location, WRA, 2017. |  |  |  |   |
| 19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?   |  |  |  | X |
| <b>Discussion:</b> See discussion under 19.a. and 19.b., above.<br><b>Source:</b> Project Plans, Project Location.   |  |  |  |   |

**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   |    | Notice of Intent- General Permit for Stormwater Discharges |
| Regional Water Quality Control Board                             |     | X  |  |
| State Department of Public Health                                |     | X  |  |
| San Francisco Bay Conservation and Development Commission (BCDC) |     | X  |  |
| U.S. Environmental Protection Agency (EPA)                       |     | X  |  |
| County Airport Land Use Commission (ALUC)                        |     | X  |  |
| CalTrans   |     | X  |  |

| AGENCY                                   | YES | NO | TYPE OF APPROVAL         |
|--|-----|----|--------------------------|
| Bay Area Air Quality Management District |     | X  |                          |
| U.S. Fish and Wildlife Service           |     | X  |                          |
| Coastal Commission                       | X   |    | CDP Appeals Jurisdiction |
| City                                     |     | X  |                          |
| Sewer/Water District:                    |     | X  |                          |
| Other:                                   |     |    |                          |

| <b><u>MITIGATION MEASURES</u></b>  |            |           |
|--|------------|-----------|
|  | <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><b><u>Mitigation Measure 1:</u></b> The applicant shall implement the following dust control measures during grading and construction activities:</p> <ol style="list-style-type: none"> <li>Water all active construction and grading areas at least twice daily.</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.</li> <li>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.</li> <li>Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li> </ol> <p><b><u>Mitigation Measure 2:</u></b> To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) shall be implemented. Implementation of these general BMPs, in combination with the species- and habitat-specific measures provided in Mitigation Measures 3 – 10 and 13, will minimize adverse impacts:</p> <ol style="list-style-type: none"> <li>Appropriate perimeter erosion and sediment control measures (i.e., silt fencing, straw wattles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.</li> <li>All access, staging, and work areas shall be delineated with orange construction fencing, or with a similar material and all work activities shall be limited to these areas.</li> <li>All access, staging, and work areas shall be the minimum size necessary to conduct the work.</li> </ol> |            |           |

- d. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.
- e. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
- f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
- g. All trucks hauling soil, sand, and other loose materials shall be covered.

**Mitigation Measure 3 (BIO-6):** The California wild strawberry located in the western portion of the project parcel shall be protected by a 50-foot avoidance buffer. Prior to the commencement of any construction related activity the applicant shall install exclusion fencing reflecting this buffer.

- a. A 50-foot avoidance buffer should be maintained around the higher quality western subpopulations.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).
- c. A qualified biologist shall develop a mitigation and monitoring plan to be implemented during the start of ground disturbance activities to ensure successful translocation of these plants on site if they are impacted. At a minimum, the mitigation and monitoring plan shall include:
  - (1) Documentation of proposed impacts to the species;
  - (2) Proposed mitigation including some combination of transplantation or re-establishment of impacted populations and/or preservation and management of existing populations;
  - (3) Proposed methods for transplantation, re-establishment, or restoration;
  - (4) A 3-year monitoring program with annual reporting;
  - (5) Performance criteria for transplants or plantings, including (a) survivorship, (b) density, and (c) cover, and performance criteria for invasive plants and other potential threats to the success of the mitigation efforts including, but not limited to, erosion and human disturbance; and
  - (6) An adaptive management plan for addressing any failure to meet performance criteria or to address other unforeseen problems.

**Mitigation Measure 4 (BIO-7):** Impacts to all nesting birds shall be reduced to a less than significant level by implementing the following measures:

- a. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 14).
- b. If work is to be conducted during the nesting season (February 15 – August 31), preconstruction breeding bird surveys shall be conducted no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
- c. If any nests are found, they shall have a suitable buffer established for protection of the nest

and young. Buffer distance will vary based on species and conditions at the site, but are typically at least 25 feet for common passerines, and may be up to 500 feet for California fully-protected species. Buffers shall be maintained until a qualified biologist determines that the nest is no longer active.

**Mitigation Measure 5 (BIO-8):** Impacts to roosting bats can be reduced to a less than significant level by implementing the following measures:

- a. Any mature trees within the Study Area that are proposed for removal shall be removed outside of the maternity roosting season. For this area of California, the maternity roosting season is typically defined as April 1 – August 31.
- b. It is recommended that one week prior to the initiation of activities, a qualified biologist conduct a survey for bat roosts within the Study Area. If a roost is detected during the non-maternity roosting season (September 1 – March 31) then the biologist shall consult with the California Department of Fish and Wildlife (CDFW) before any further activities are initiated. If Project activities are initiated during the maternity roosting season (April 1 – August 31) and a roost is detected, then a 50-foot buffer shall be implemented where no construction activities shall occur, until the biologist has determined that the young have left the roost.
- c. At any time of year, if a large tree (dbh >12 inch) will be removed, it shall be left on the ground for 24 hours before being taken off-site or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

**Mitigation Measure 6 (BIO-10):** Any potential impacts to California red-legged frog (CRLF) can be reduced to a less than significant level by implementing the following measures:

- a. Within 24 hours prior to initial ground disturbance, a pre-construction survey for CRLF shall be conducted by a qualified biologist. If the species is found, the qualified biologist shall record the location, number, and any other relevant information. The biologist shall then contact the United States Fish and Wildlife Service and the California Department of Fish and Wildlife to determine the next steps including whether or not relocation of the animal is possible.
- b. If the preconstruction survey is completed and no CRLF are observed, then the work area shall be surrounded by a wildlife exclusion fence at least 2 feet tall. Escape funnels shall be installed along all sides of the fence to allow any undetected wildlife within the project footprint to escape. Escape funnels shall be placed no further than 100-feet apart.
- c. Once the wildlife exclusion fence is installed, a qualified biologist shall inspect the fence on a weekly basis to identify any breaches, rips, or access points that might allow wildlife to enter the project footprint. Weekly fence inspections shall continue until the project is complete and the fence is scheduled to be removed.
- d. Plastic monofilament netting (erosion control matting, or wrapping around wattles), or similar material in any form shall not be used on the Project in order to avoid entangling, strangling, or trapping CRLF inside or outside of the wildlife fence.
- e. Construction shall be limited to the dry season (April 15 to October 31) to avoid impacting CRLF when they are most likely to use the Study Area as a migration corridor.
- f. Any pipes or culverts that could provide shelter for CRLF shall be elevated off the ground or have their ends covered to prevent animals from climbing into the open-ended materials.

**Mitigation Measure 7 (BIO-1):** Impacts to coastal terrace prairie shall be reduced to a less than significant level by implementing the following mitigation measure:

- a. A 100-foot buffer shall be placed around this ESHA to protect this community from disturbance incurred from the residential development proposed within the Study Area. This buffer will also give the native grasses the opportunity to reproduce, expanding the

overall area of native grassland in the western portion of the site.

- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 100-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

**Mitigation Measure 8 (BIO-3):** Impacts to Central Coast riparian scrub (California coffeeberry scrub) shall be reduced to a less than significant level by implementing the following mitigation measures:

- a. Maintain a 50-foot no disturbance buffer in order to protect this scrub from adverse or indirect impacts during ground-disturbing activities.
- b. Riparian areas are potentially within the jurisdiction of the CDFW under Section 1602 of the California Fish and Game Code. A Section 1602 Streambed Alteration Agreement would be required if project activities impacted this habitat. The current project plans do not indicate any encroachment into this habitat, but if plans change then a 1602 Agreement will be required.

**Mitigation Measure 9 (BIO-4):** Impacts to Montara Creek can be reduced to a less than significant level by implementing the following mitigation measures:

- a. A minimum 50-foot buffer shall be maintained in order to protect this stream from adverse or indirect impacts during ground-disturbing activities.
- b. BMPs (as described in Mitigation Measure 2) are required to be implemented to ensure protection of the stream during ground disturbing activities.

**Mitigation Measure 10 (BIO-2):** Impacts to seasonal wetland seeps shall be reduced to a less than significant level by implementing the following mitigation measure:

- a. Due to the relatively small size of this wetland, possible man-altered hydrologic contributions, substantial cover of non-native species, and the presence of other on-site ESHA limiting development potential, WRA recommends that the buffer be reduced from 100 feet to 50 feet. The reduced buffer is unlikely to have adverse impacts to this wetland and should sufficiently protect it from indirect impacts.
- b. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.).

**Mitigation Measure 11:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

**Mitigation Measure 12:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic

substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches one-third the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

**Mitigation Measure 13:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall

be provided for construction workers at all access points.

- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 14 (BIO-5):**

- a. Discharges to receiving waters may occur only during the wet weather season (October 1 – April 30) and must (1) be composed of only stormwater, (2) be free of pollutants, and (3) must not alter natural ocean water quality in the ASBS.
- b. All new point source discharges into the ASBS shall either be retained on-site or shall be treated on-site prior to entering a County storm drain.
- c. Water that comes into contact with architectural copper during installation, cleaning, treating, and washing can be a source of water pollution to the County storm drains and eventually to the ASBS. Therefore, architectural copper BMPs are required to be identified on project plans and implemented during construction and future maintenance.
- d. Discharge to the Montara Water and Sanitary District's sewer system is required, in compliance with Section 3-8.800 of the Montara Water and Sanitary District Code. For properties served by private septic, pool and/or spa discharge shall be dechlorinated and slowly discharged to landscaped areas (determined adequate to support the volume).
- e. Erosion and sediment control plans shall be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
- f. Pursuant to the Water Board's General Exception to the California Ocean Plan with Special Protections (Attachment B, Section A.2.c.1), weekly construction site inspections are required for all construction sites within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit (considered Stormwater Regulated Construction Sites "SWRS").
- g. On-site areas (new or replaced) used for car washing shall drain to adequately-sized vegetative areas or other on-site treatment facilities or occur on permeable surfaces (e.g., gravel, grass) and shall use as little detergents as necessary. Phosphate free or biodegradable soap is highly encouraged. Discharge to the sanitary sewer is prohibited (Montara Water and Sanitary Code).
- h. Landscape irrigation must comply with the County's Water Efficient Landscape Ordinance (WELo), when applicable. The County's adopted WELo applies to new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 sq. ft. for public agency and private development projects or which are developer-installed in single-family and multi-family projects.

**Mitigation Measure 15:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 16:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 17:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 18:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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



(Signature)

March 1, 2018

Date

Planner III

(Title)

AC:pac - ACCCC0049\_WPH.DOCX



**Project Location:**  
 1455 Audubon  
 Ave, Montara  
 APN:036-310-180

0.28 0 0.14 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

1:9,027

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**NOTES**

**GOVERNING CODES:**  
 1. These notes apply to all drawings and govern unless otherwise noted or specified.  
 2. All work shall conform to the 2013 California Building Code, as modified by the local jurisdiction.  
 3. Nothing in the Drawings or in these Specifications is to be construed as requiring or permitting work that is contrary to these rules, regulations and codes.  
 4. All work and materials shall be in full accord with the latest rules and regulations of the Safety Orders of the Division of Industrial Safety, California Labor Code and all applicable federal, state and/or local health regulations.  
 5. Any reference to standards shall comply with requirements of latest revision.  
 6. Construction shall comply with all State of California Title-24 energy code requirements and mandatory measures per Compliance certification herein.

**DRAINING USE:**  
 7. These architectural drawings are copyrighted instruments of service of Henri Mannik, Architecture and Engineering (HM,a+e), for the sole use for this project. If the contract has been terminated with HM,a+e, these Construction Documents in whole or part may not be used for any construction. Use of these drawings are not transferable without a new contract. Reproductions of these drawings in part or whole are not permitted without the permission of HM,a+e.  
 8. The Construction Documents include these Drawings and Notes, Specifications and all revisions, additions and addenda's.  
 9. Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions. Drawings do not illustrate every detail but show only special requirements to assist contractor.  
 10. Do not scale drawings.  
 11. Specifications take precedence over drawings.  
 12. Any existing building or site data is based on observation and/or existing information only. Destructive testing, removal of existing finishes, equipment disassembly, and material testing was not performed for the as-built condition, data, and code analysis.  
 13. The Contractor and Special Inspector shall contact the Architect regarding any questions or interpretation of these specifications and drawings.  
 14. The Contractor shall thoroughly examine the drawings and specifications, and existing site conditions. By entering into the work, the Contractor states that the documents are sufficient to provide a complete installation of pertinent portions of the work. Report any questions or requests for clarification to HM,a+e immediately. If, in the opinion of any contractor, any construction details shown or otherwise specified are in conflict with accepted industry standards for quality construction or might interfere with his full guarantee of the work, he/she is to notify HM,a+e immediately for clarification. No omission or lack of detailed requirements in the drawings or specifications is to be construed as allowing any materials or workmanship below industry standards.  
 15. Confirm with HM,a+e that these contract documents are the most recent issue before layout and construction.  
 16. Verify all existing conditions and proposed dimensions at the job site. Compare architectural drawings with structural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved.  
 17. The Architect and the Architect's consultants have no responsibility for any modification, revisions, or substitutions of the work shown in the Construction Documents unless approved in writing by the Architect.  
 18. HM,a+e CAD files may only be used as backgrounds for shop drawings after HM,a+e receives a signed waiver from each party using the files, addressing the limitations and proper use of these CAD files.

**GEOTECHNICAL REPORT**  
 19. For geotechnical information, see the Geotechnical Investigation Report prepared by Earth Investigations Consultants (650-557-0262) and dated October 30, 2009.  
 20. Follow the recommendations of the report including but not limited to: site preparation, grading, compaction, trenches, foundations, slabs, driveways, drainage, and maintenance.

**BIOLOGICAL MITIGATION MEASURES, PRECONSTRUCTION BIOLOGICAL SURVEY, & AREA OF DISTURBANCE**  
 21. All work shall comply with local, City, County, State, and Federal environmental and biological regulations. The specific regulations listed are for coordination. Other regulations may apply.  
 22. See the Biological Report by W.R.A. Environmental Consultants of San Rafael dated ..... biological information relevant to the project and for information, protection, and procedures on sensitive environmental habitats and conditions.  
 23. See Site Plans and W.R.A.'s Biological Report for identified Environmentally Sensitive Habitat Areas (E.S.H.A.) protected by the CA Coastal Commission's and San Mateo County's Local Coastal Program (L.C.P.).  
 24. See Site Plans for the protected riparian corridor defined by San Mateo County regulations.  
 25. See Site Plans and W.R.A.'s Biological Report for required protection of the James V. Fitzgerald Area of Special Biological Significance (ASBS). Water Board Resolution No. 2012-0012 and San Mateo County's Fitzgerald ASBS Pollution Reduction Program.  
 26. The drawings and reports contain required measures and procedures to protect sensitive environmental areas. Install and maintain measures during construction.  
 27. Prior to the commencement of grading, excavation, vegetation removal, installation of utilities, and the construction of site improvements and structures, a biological survey is required to identify any flora, fauna, or raptor nesting listed in the Biological Report by W.R.A. Environmental Consultants. The contractor shall allow time for the Biological Survey and any potential mitigation measures identified in the report.  
 28. See sheet A1.3 for area to be surveyed for flora, fauna, and raptor nesting. No work, site modifications or disturbances shall occur outside of the Indicated Area of Disturbance. During construction, field stakes shall identify the Area of Disturbance. Replace damaged or missing stakes.  
 29. No work or site modifications temporary or permanent are permitted within the Riparian Setback existing on the site plans.  
 30. Any repair or maintenance of the existing well to ensure domestic capacity and quality shall be approved by the California Conservation Corp (C.C.C.).

**REQUIREMENTS FOR ARCHITECTURAL COPPER**  
 31. Copper from buildings may harm aquatic life. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions typically contain acids. After treatment when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. County prohibits discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.  
 32. The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.  
 33. During installation use the following BMPs. If possible, purchase copper materials that do not have a pre-patina or have been pre-patinated at the factory with acid removed.  
 34. If patination is done on-site, implement one or more of the following BMPs:  
 34.1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm

drain. Block off storm drain inlet if needed.  
 34.2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.  
 34.3. Collect the rinse water in a tank and haul off-site for proper disposal.  
 35. Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff.  
 36. During maintenance of architectural copper implement the following BMPs during routine maintenance activities, such as patinating the roof, re-patinating or re-application of impervious coating.  
 37. Block storm drain inlets as needed to prevent runoff from entering storm drains.  
 38. Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.  
 39. Contractor and owner are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features. Violators of the municipal storm water ordinance may be subject to a fine.  
 40. See San Mateo Countywide Water Pollution Prevention Program for additional requirements or updates to standards. See County information on the James V. Fitzgerald Area of Special Biological Significance. The project is located within the protected watershed.  
 41. See biological report for additional measures. Stricter measures on the biological report govern.

**EROSION CONTROL**  
 42. See Civil drawings for storm water runoff control and construction erosion control.  
 43. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, and petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharge to storm drains and watercourses.  
 44. Store, handle, and dispose of construction materials/wastes properly to prevent contact with storm water.  
 45. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.  
 46. See sheet A1.3 for add'l info.

**SITE GRADING**  
 47. See Civil drawings for information on grading.

**SITE DRAINAGE**  
 48. See Civil drawings for information on site drainage.  
 49. See BUILDING DRAINAGE on A1.2 for additional information.

**LANDSCAPE**  
 50. See Landscape drawings for planting and site improvements.  
 51. Follow State's Model Water Efficient Landscape Ordinance (MWELO).

**TREE REMOVAL**  
 26. See Site plans for trees to be removed. Do not remove trees unless specifically noted on drawings and permitted by the local jurisdiction.  
 28. Trees with a trunk circumference of 55 inches measured 4'-6" above the average surface of the ground have a special county status.

**WELL**  
 30. Repair and upgrade the existing well for domestic capacity and quality. 300' deep with conc lining @ surface.  
 31. See S.M.C Environmental Health Division's "Certification for an Individual Water System" dated Dec 18, 2015.  
 32. Well Testing by HR Henry Plumbing, 650-728-1131.

**RADON**  
 50. Project is in a US EPA Zone 2. Vent crawlspaces and foundation gravel beds to vent and remove Radon from the ground.

**DIMENSIONS**  
 51. Unless specifically noted on the drawings, all wall dimensions are to face of framing or face of structure, unless otherwise shown on masonry walls. See drawings for walls, columns, and other items dimensioned to center lines. Window dimensions are to centerline of window or door unless otherwise noted. Vertical dimensions are to finish floor unless noted otherwise.  
 52. Contractor shall verify and be responsible for all job site measurements and levels pertinent to their work. If they differ from Contract Drawings or reviewed Submittals, discrepancies shall be brought to HM,a+e's attention immediately.  
 53. It is the subcontractor's responsibility to establish sub floor elevations.

**FINISHES:**  
 54. HM,a+e shall observe and advise on work in order to produce harmony of matching finishes, textures, colors, etc. throughout various components of the project.  
 55. All interior wall and ceiling finishes shall comply with CBC Chapter 8.  
 56. Stucco shall be three coat - 7/8" min. thick exterior stucco application per CBC, unless otherwise noted on drawings. See masonry details for additional info.  
 57. Doors and panels of shower shall be finished with stone and adjacent wall openings within 60 inches above a standing surface and drain inlet shall be fully tempered, laminated safety glass or approved plastic and shall comply with CBC.  
 58. Shower area walls shall be finished water resistant board to a height of not less than 70" above drain outlet. See drawings for elevations.

**MATERIALS AND PRODUCTS**  
 59. Unless otherwise shown or noted, follow Manufacturer's recommendations for all products used on this project.  
 60. All materials and equipment are to be installed in strict accordance with the latest edition of manufacturer's written installation instructions and specifications. Generic materials not specified by manufacturer are to be installed in accordance with recommendations of applicable trade associations (For example, Concrete Steel Institute, Gypsum Association, etc.)  
 61. Substitutions may only be considered if submitted in writing. The burden of proof of the proposed substitution is on the contractor.  
 62. Shop drawings, design/build items and product literature shall be submitted and reviewed by the General Contractor and Architect, before fabrication. All submittals shall have a clear 3.5" x 7" space reserved for shop drawing stamps by the General Contractor, Architect, and Engineer. If the submitted sheets do not have sufficient room, a cover sheet with a table of contents and sufficient space for stamps may be submitted. Each shop drawing submitted to HM,a+e shall consist of one reproducible copy on bond, to be marked and returned by the Architect and one copy for each specific reviewer to keep including the architect and each applicable consultant. Additional copies for submission will be returned unmarked. Submit shop drawings well in advance of fabrication; allow at least three weeks for the Architect to review, and additional time for reviews by the consultants and forwarding between the Architect and General Contractor. Allow time for revisions and re-submittal, if required. Shop drawings and submittals shall be dated, and each update shall be identified with a revision number. All items on the shop drawings that vary from the Drawings, alter details, purchase copper materials that do not have a pre-patina or have been pre-patinated at the factory with acid removed.  
 34.1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm

fabrication/installation costs or credits due to such re-detailing may be submitted. The following items shall be submitted:  
 FIRE PROTECTION:  
 64. See sheet A1.7 for additional info.  
 64. The building shall be fully protected with a modified NFPA 13D residential fire sprinkler system as required by the code.  
 65. Discharge sprinkler test water to sanitary sewer or to storm drain to daylight and to well-drained, gently sloped areas, away from the building.  
 66. Provide draft stops and fire blocking as required by CBC.

**BUILDING AND STRUCTURE DRAINAGE:**  
 67. Unless otherwise noted, provide perimeter drains, perforated drain pipe, drain rock, and drainage blanket around entire building foundation and at building and site retaining walls. Extend drains to daylight with a slope of 1/16"-1/8" per foot, unless otherwise noted on the drawings. Drain to daylight and to well-drained, gently sloped areas, or drywells as required. Follow the recommendations and construction documents of the Geo-technical Engineer, Civil Engineer, or requirements of local jurisdiction.  
 68. The Contractor shall provide all temporary erosion controls during the work. See Civil drawings

**INSPECTIONS**  
 1. Provide tests and inspections for all items as required by the 2013 California Building Code and all applicable local ordinances.  
 2. The Owner shall retain an independent testing lab to perform all required testing and inspection.  
 3. The Contractor is responsible for coordinating with the testing lab to schedule all required tests and inspections.  
 4. The following items shall be inspected:  
 4.1. **HYDRANT PRESSURE TEST & FLUSH.** The installing contractor shall pressure test and flush the underground fire hydrant supply pipe as required. The flush and pressure test require verification by County Fire Marshal.  
 4.2. **FIRE SPRINKLER PRESSURE TEST AND FLUSH.** Prior to connecting the underground fire sprinkler supply pipe to the fire sprinkler riser, the pipe shall be pressure tested and flushed by the installing contractor, as required. If the underground piping is not to be connected to the riser immediately, the pipe shall be capped to prevent contamination.  
 5. See consultant drawings for observations not listed.  
 6. Architect does not provide inspection services.

**ARCHITECTURAL OBSERVATIONS**  
 1. The following completed items will be observed by the Architect on site. For all layouts, allow time and labor for reasonable modifications at no expense to owner. Observation is for review of intent and not a detailed inspection or observation of all items. The following is not a list of separate site visits. Multiple items will be observed per visit, and the contractor shall allow time in the construction schedule for the Architect to see multiple items per trip when reasonably possible. The Contractor shall notify the Architect at least five working days prior to concealing any architectural items. The Architect will then determine if a site visit is appropriate. Notification shall include the following items:  
 1. Items marked for removal  
 2. Items marked for demolition  
 3. Items marked for reuse  
 4. Demolition  
 5. Site layout  
 6. Paving material  
 7. Roadwork  
 8. Site utility location and layout  
 9. Septic layout and installation  
 10. Site drainage  
 11. Site underground drainage cleanouts  
 12. Site equipment and electrical  
 13. Site fire protection systems  
 14. Site walls, fences, and structures  
 15. Site finishes  
 16. Foundation layout  
 17. Foundation waterproofing  
 18. Foundation drainage and any concealed drainage  
 19. Foundation insulation  
 20. Concrete formwork  
 21. Wall layout  
 22. Partitions  
 23. Furring  
 24. Blocking and supports within walls  
 25. Wall, floor, ceiling, and roof penetrations  
 26. Chases, soffits, and raceways  
 27. Stair layout  
 28. All Guardrail and handrail layout  
 29. Doors  
 30. Windows and skylights  
 31. Weather barriers  
 32. Building eave Board  
 33. Rain screens  
 34. Flashing and seals  
 35. Deck waterproofing  
 36. Roofing  
 37. Siding and stucco  
 38. Veneers  
 39. Rainwater leader location  
 40. Gutters  
 41. Insulation  
 42. Plumbing sound attenuation  
 43. Cabinet layout  
 44. Equipment layout  
 45. Electric outlet, switch, and lighting layout  
 46. Lighting units prior to installation  
 47. Smoke and CO2 Alarms  
 48. Sprinklers  
 49. Plumbing fixture locations  
 50. Plumbing clean-outs  
 51. Grab bars  
 52. HVAC and ducts/piping  
 53. Gypsum Wall Board and GNB Finish  
 54. Fire Rated Wall Board  
 55. 1-Hour Fire Assemblies  
 56. Fire blocking and barriers  
 57. Substrate installation  
 58. Finishes  
 59. Paneling  
 60. Tiling  
 61. Flooring pattern and joint layout  
 62. Flooring  
 63. Trim  
 64. Painting  
 65. Stains and sealers  
 66. Furnishings  
 67. Final Cleaning

**SUSTAINABLE MEASURES:**  
 90. Contractor shall minimize construction waste. Salvage and recycle all construction and demolition materials.  
 91. Use Material with recycled content  
 92. Use Green Point or LEED for Homes. Follow measures and requirements specified in the Construction Documents to meet the requirements.  
 93. Use FSC Certified wood for framing where noted.  
 94. Provide cement replacement with slag or fly ash where noted.  
 95. Use low VOC interior paints and interior finishes.  
 96. Use materials with a 000 mile radius.  
 97. Provide \_\_\_ air changes per hour. See mech drawings.

**ARCHITECTURAL SUBMITTALS**

**WATER SYSTEM PLAN SUBMITTAL** Remains breathable. A plan showing all components of the fire protection water system (including but not limited to the Building Inspection Section of San Mateo County or City of Half Moon Bay for review and approval by the Coastside Fire Protection District and shall include the following:  
 1. Size, location and type of all water supply tanks showing vent and outlet locations and sizes.  
 2. A complete description and diagram showing the water piping layout. Include water source (e.g., supply lines, wells, springs, community water system tap.)  
 3. Size, type, location and depth of cover for all piping including domestic/fire sprinkler supply and hydrant supply.  
 4. Size, type and location of all control valves, fittings, required pumps (with specifications), electrical service, and all structures.  
 5. Size, type, location and capability of fire hydrants.  
 6. Elevation of water tank, hydrant and sprinklered buildings.  
 7. REFERENCE: NFPA 1142, CFC Section 508, 4 Appendix B, BS, CA Code of Regulations, Title 14 Section 1275.00-1275.20, CFPD Ordinance 2004-01, Coastside Fire Protection District document "FFE-005, 01/10/09 Rev."

**MOCK-UPS**  
 72. The Contractor shall provide mock-ups where noted in the Construction Documents.  
 73. The mock-ups shall consist of actual materials, colors, techniques, methods and assemblies used in the project. The level of skill in the mock-up shall match the level of skill used in actual construction.  
 74. The mock-up shall be an example of all similar work in the project. Do not proceed with any work represented by the mockup until the mock-up has been approved by the Architect.  
 75. At the start of the work, the contractor shall provide to the architect a schedule for mock-up submittals.  
 76. Submit actual mock-ups well in advance of fabrication; allow at least one week for initial architectural review after notification that the mock-up is complete and accessible. Provide additional time for revisions and re-submittals, if required.  
 77. Re-detailing due to review of the mockup shall be expected. This re-detailing up to 10% of total effort of the work represented by the mockup shall be included at no cost to the Owner. Added fabrication/installation costs or credits due to such re-detailing may be submitted.  
 78. Unless a specific mock-up size is noted, provide adequate size and scale to judge the nature of materials, material patterns, variations in material, relationships of parts, and the mock-up in context. The contractor shall submit the proper size mock-up for approval by the Architect before fabrication of the mock-up.  
 79. Mock-ups shall remain accessible and protected during construction until the completion of all work which is represented by the mock-up. Provide on site a designated and identified location for mock-up storage. Do not destroy or alter mock-ups without the approval of the architect unless otherwise directed. At the completion of the work, if requested, provide the mock-up to the Architect.  
 80. The following items shall be mocked up:  
 Item Description  
 1. Garden Walls Dry stack sample of stone  
 2. Paving Material Sample of any movable paving  
 3. Tree Location Review trees while in pots  
 4. Masonry Finish  
 5. Stucco Finish  
 6. Floor Finishes  
 7. Trim Stair/Paint

**JOB SITE:**  
 81. At all times, the Contractor shall be solely and completely responsible for the conditions of the job site. The responsibility includes the safety of people, property, and all necessary independent reviews of these conditions. The Architect's and the Architect's Consultant's job site visits are not intended to include review of the adequacy of the Contractor's safety measures. The Contractor shall take all precautions necessary to protect workers, and public from injury; protect from damage all existing utility lines, structures, and property, on and adjacent to the project site; and keep the job site and adjoining premises free from accumulations of waste and dangerous materials resulting from the work. The Contractor shall not bury or burn rubbish on Owner's premises. Shoring and bracing of the soil, the existing structure, and the new structures shall be the responsibility of the contractor and the contractor's consulting structural engineer.  
 82. The Architect is not responsible for means and methods.  
 83. Contractors shall supervise and direct the pertinent work, inspect all work in progress and materials as they arrive for compliance with the Contract Documents, and reject defective work or materials immediately upon performance or delivery; The contractor shall deliver, store, and handle all materials and products in a manner which will prevent their damage and deterioration, and the contractor shall make all repairs or replacements necessary at no additional cost to the Owner in the event of damage.  
 84. Prior to commencement of any portion of work, the Contractor shall carefully inspect and verify that work is complete to the point where new work may properly commence and all areas of discrepancy have been fully resolved. In event of failure to do so, the subcontractor shall be responsible for correction of any errors at no expense to the Owner.  
 85. It is the Contractor's responsibility to maintain a complete and organized set of construction documents pertinent to their work at the project site at all times when work is in progress. At the end of the project, provide to the client an As-Built set of drawings showing the actual built project including any revisions, alterations, modifications, and substitutions.  
 86. Contractor shall survey the existing building to locate all existing floor elevations, face of framing, column centerlines, and interior and exterior face of wall, in order to locate new alignments, centerlines, face of framing, face of finishes, and clearances.  
 87. Remove all abandoned plumbing, electrical, and mechanical items and equipment.  
 88. The contractor shall protect any occupied areas against dust and fumes during construction. The site shall be left broom clean and tidy at the end of each day.  
 89. The contractor shall remove and dispose of any hazardous materials generated during the work. Follow standards, codes, and regulations on the safe handling, removal, and disposal of these hazardous materials.

**GENERAL NOTES ON ZONING DATA**  
 1. SEE A1.3 FOR ADD'L INFO

**HOUSE FLOOR AREA**

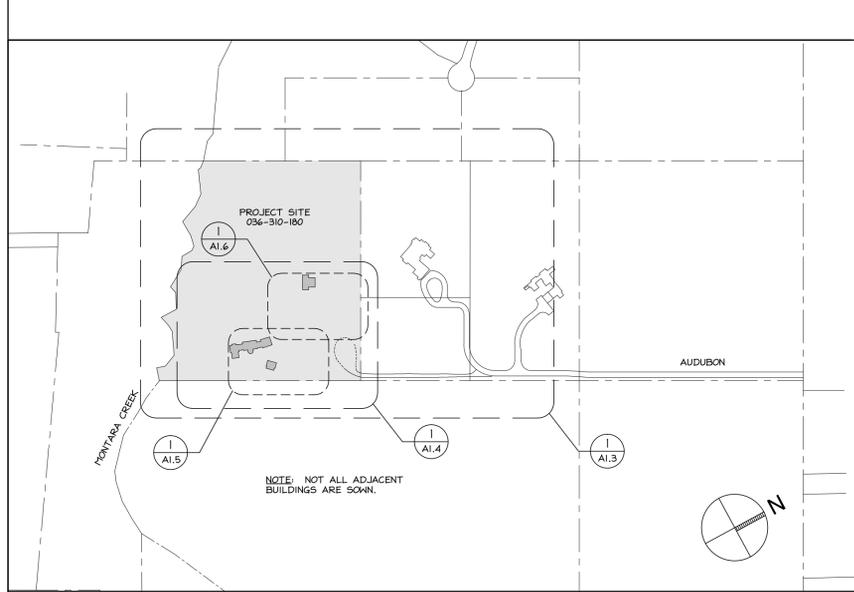
|                                  |            |
|----------------------------------|------------|
| UPPER LEVEL                      | 1,580 S.F. |
| MAIN LEVEL                       | 2,920 S.F. |
| TOTAL OF HABITABLE AREA          | 4,500 S.F. |
| HOUSE FOOTPRINT                  | 2,920 S.F. |
| BARN FLOOR AREA                  |            |
| STUDIO/BARN FLOOR AREA/FOOTPRINT | 1,146 S.F. |
| GARAGE FLOOR AREA                | 554 S.F.   |
| TOTAL FLOOR AREA                 | 6,200 S.F. |

**PLANNING ITEM**

| REQUIRED   | PROPOSED                    |
|--|-----------------------------|
| SEE A1.3 FOR ADD'L INFO  |                             |
| LOT SIZE   | 357,148 S.F.<br>8.199 ACRES |
| LOT WIDTH  | 910 Ft.                     |
| FRONT YARD   | 50 Ft. 254 Ft.              |
| REAR YARD  | Varies. Riparian 200 Ft.    |
| RIGHT SIDE (WEST)  | 20 Ft. 566 Ft.              |
| LEFT SIDE (EAST)   | 20 Ft. 62 Ft.               |
| COMBINED SIDE YARD   | 40 Ft. 628 Ft.              |
| BUILDING HEIGHT (SEE A3.7 FOR DETAILED INFO) (HEIGHT DETERMINED PER SAN MATEO COUNTY DOCUMENT, "Maximum Building Heights in Unincorporated San Mateo County", Dated 12/5/01) | 28'-0" 2-Levels             |
| LOT COVERAGE   | 1.29 %                      |
| F.A.R.   | 1.26 %<br>1.74 %            |
| COVERED PARKING SPACES   | 3                           |
| IMPERVIOUS SURFACES: HOUSE, STUDIO, GARAGE   | 3,788 S.F.                  |
| HOUSE ROOF AREA  | 1,553 S.F.                  |
| BARN ROOF AREA   | 772 S.F.                    |
| GARAGE ROOF AREA   | 678 S.F.                    |
| HOUSE SIDEWALKS, PATIOS, PATH  | 1,387 S.F.                  |
| BARN SIDEWALKS, PATIOS, PATH DRIVEWAY  | 10,855 S.F.                 |
| TOTAL  | 19,033 S.F.                 |
| IMPERVIOUS PAVED AREA AS % OF LOT  | 5.33 %                      |
| GRADING. SEE C3.0 (CU.YD.)   |                             |

**CUT** -2250 + -416 = -2,666 CUT  
**FILL** (+)2000 + (+)590 = (+)2,590 FILL  
**TOTAL** -250 + (+)174 = (-)76 CUT  
**SITE** BLDG TOTAL (CU.YD.)  
**CUT** FILL

**PROJECT KEY**



**ZONING DATA**

Project  
**BEWLEY RESIDENCE**  
 Audubon Ave.  
 Montara, CA 94037  
 A.P.N. 036-310-180

Architect  
**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering  
 5429 Telegraph Ave.  
 Oakland, CA 94609  
 510 652 1511 p

Consultant

Stamp

Printing Date

Planning Permit 03.18.2010  
 Coordination 09.12.2011  
 Planning 09.13.2011  
 Coordination 10.05.2011  
 Coordination 10.11.2011  
 Coordination 07.19.2013  
 Coordination 08.08.2013  
 Coordination 10.07.2013  
 Coordination 10.21.2013  
 Coordination 11.05.2013  
 Constraints Map 11.07.2013  
 Constraints Map 11.25.2013  
 Coordination 03.19.2014  
 D.R.Pre-app conf. 03.26.2014  
 Design Review 08.12.2014  
 Story Pole 11.14.2014  
 D.R. coord 06.08.2015  
 Design Review 07.10.2015  
 Story Pole 10.23.2015  
 Site Drainage Rev. 04.10.2016  
 Foundation Rev. 05.20.2016  
 Contractor Set 06.29.2016  
 Coordination 09.13.2016  
 Civil Rev. 09.22.2016  
 Planning 10.18.2016  
 Title 24 11.03.2016  
 Coordination 12.05.2016  
 Planning 10.06.2017

HM,a+e Job Number  
 2005,01

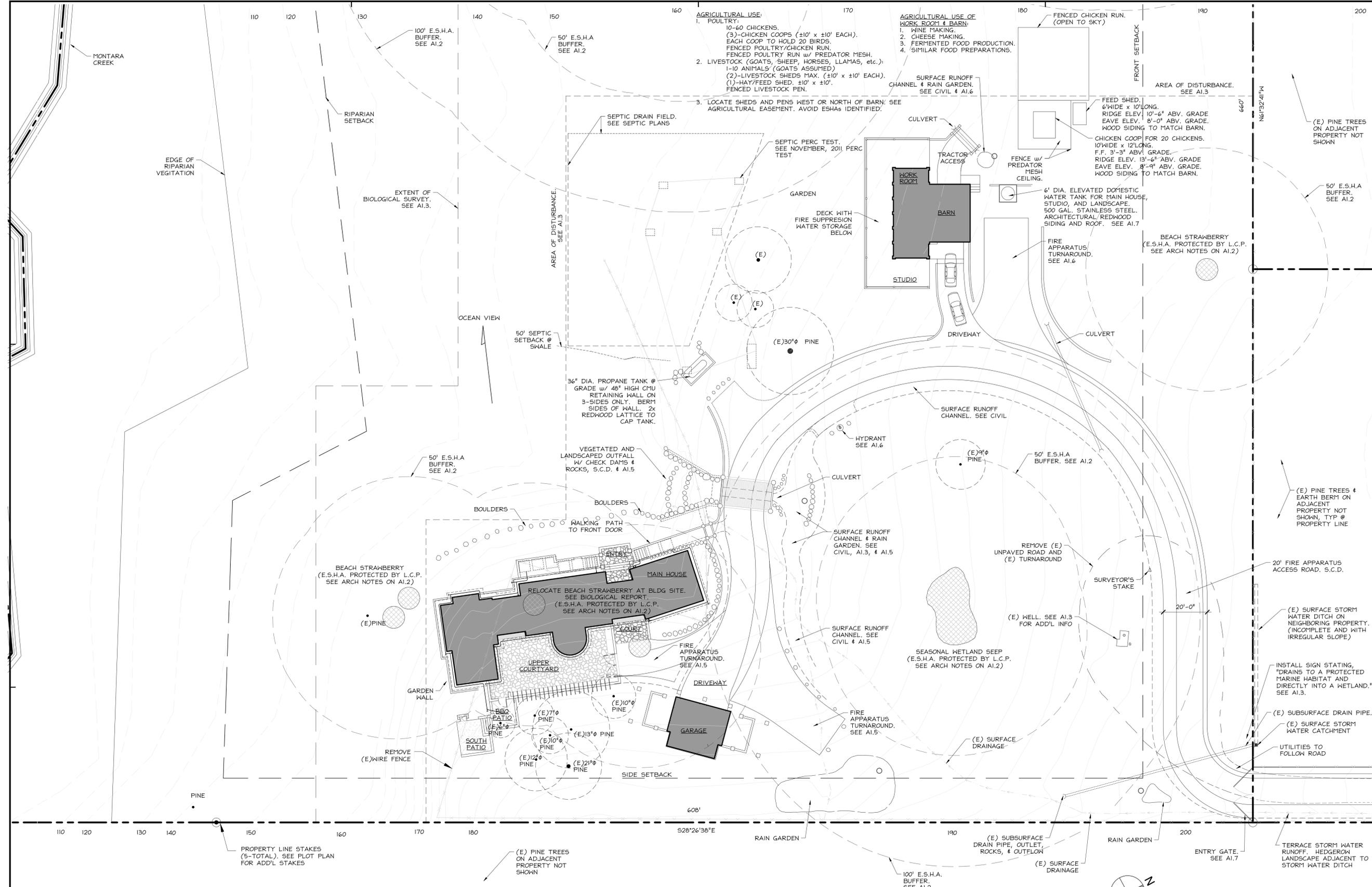
Sheet Title  
**PROJECT DATA**

Sheet Number

NOT FOR CONSTRUCTION

**A1.2**





**SITE PLAN**

- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL".
  - SEE A1.3 AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

Project  
**BEWLEY RESIDENCE**  
 Audubon Ave.  
 Montara, CA 94037  
 A.P.N. 036-310-180

Architect  
**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510.652.1511 p  
 510.601.7196 f

Consultant

Stamp

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|--------------------|------------|
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| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
| Coordination       | 08.08.2013 |
| Coordination       | 10.07.2013 |
| Coordination       | 10.21.2013 |
| Coordination       | 11.05.2013 |
| Constraints Map    | 11.07.2013 |
| Constraints Map    | 11.25.2013 |
| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |

HM,a+e Job Number  
 2005,01

Sheet Title  
**SITE PLAN**

Sheet Number  
**A1.4**

0501-A1-A1-4.dwg Plot Date: 10.28.2016

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

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| Planning          | 09.13.2011 |
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| Coordination      | 10.11.2011 |
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| Constraints Map   | 11.07.2013 |
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| Coordination      | 03.19.2014 |
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| Design Review     | 08.12.2014 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

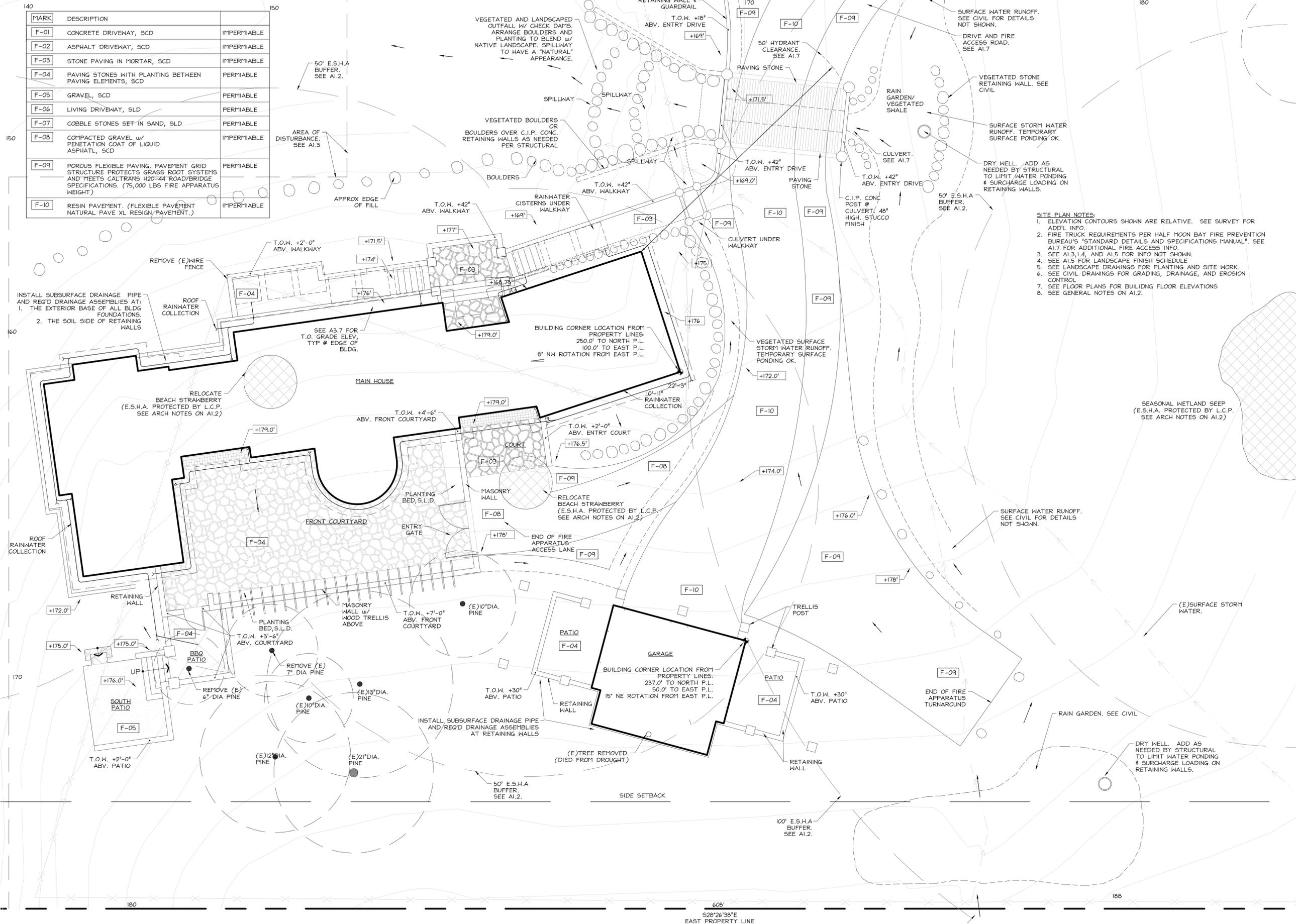
HM,a+e Job Number  
2005,01

## BUILDING SITE PLAN

Sheet Number

# A1.5

| MARK | DESCRIPTION   |             |
|------|---|-------------|
| F-01 | CONCRETE DRIVEWAY, SCD  | IMPERMIABLE |
| F-02 | ASPHALT DRIVEWAY, SCD   | IMPERMIABLE |
| F-03 | STONE PAVING IN MORTAR, SCD   | IMPERMIABLE |
| F-04 | PAVING STONES WITH PLANTING BETWEEN PAVING ELEMENTS, SCD  | PERMIABLE   |
| F-05 | GRAVEL, SCD   | PERMIABLE   |
| F-06 | LIVING DRIVEWAY, SLD  | PERMIABLE   |
| F-07 | COBBLE STONES SET IN SAND, SLD  | PERMIABLE   |
| F-08 | COMPACTED GRAVEL w/ PENETRATION COAT OF LIQUID ASPHALT, SCD   | IMPERMIABLE |
| F-09 | POROUS FLEXIBLE PAVING. PAVEMENT GRID STRUCTURE PROTECTS GRASS ROOT SYSTEMS AND MEETS CALTRANS H20-44 ROAD/BIDGE SPECIFICATIONS. (75,000 LBS FIRE APPARATUS WEIGHT) | PERMIABLE   |
| F-10 | RESIN PAVEMENT. (FLEXIBLE PAVEMENT NATURAL PAVE XL RESIN PAVEMENT.)   | IMPERMIABLE |



- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL". SEE A1.7 FOR ADDITIONAL FIRE ACCESS INFO.
  - SEE A1.3, 1.4, AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

### MAIN BUILDING SITE PLAN

1/8" = 1'-0"



1  
A1.5

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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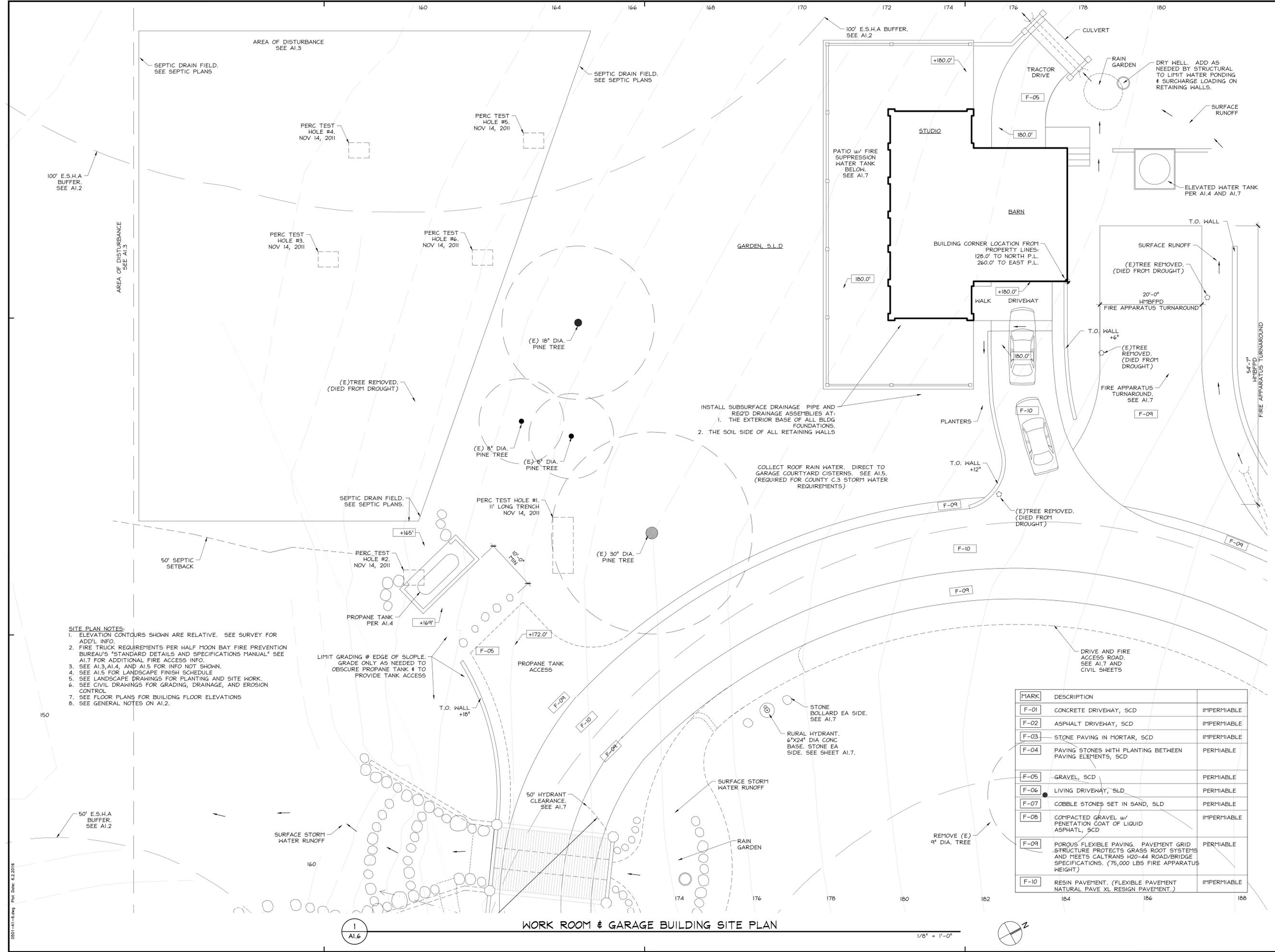
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| Planning          | 09.13.2011 |
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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

HM,a+e Job Number  
2005,01

## BUILDING SITE PLAN

Sheet Number

# A1.6



- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL" SEE A1.7 FOR ADDITIONAL FIRE ACCESS INFO.
  - SEE A1.3, A1.4, AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

- INSTALL SUBSURFACE DRAINAGE PIPE AND REQ'D DRAINAGE ASSEMBLIES AT:
- THE EXTERIOR BASE OF ALL BLDG FOUNDATIONS.
  - THE SOIL SIDE OF ALL RETAINING WALLS

COLLECT ROOF RAIN WATER, DIRECT TO GARAGE COURTYARD CISTERNS. SEE A1.5. (REQUIRED FOR COUNTY C.3 STORM WATER REQUIREMENTS)

| MARK | DESCRIPTION   |             |
|------|---|-------------|
| F-01 | CONCRETE DRIVEWAY, SCD  | IMPERMIABLE |
| F-02 | ASPHALT DRIVEWAY, SCD   | IMPERMIABLE |
| F-03 | STONE PAVING IN MORTAR, SCD   | IMPERMIABLE |
| F-04 | PAVING STONES WITH PLANTING BETWEEN PAVING ELEMENTS, SCD  | PERMIABLE   |
| F-05 | GRAVEL, SCD   | PERMIABLE   |
| F-06 | LIVING DRIVEWAY, SLD  | PERMIABLE   |
| F-07 | COBBLE STONES SET IN SAND, SLD  | PERMIABLE   |
| F-08 | COMPACTED GRAVEL w/ PENETRATION COAT OF LIQUID ASPHALT, SCD   | IMPERMIABLE |
| F-09 | POROUS FLEXIBLE PAVING. PAVEMENT GRID STRUCTURE PROTECTS GRASS ROOT SYSTEMS AND MEETS CALTRANS H20-44 ROAD/BIDGE SPECIFICATIONS. (75,000 LBS FIRE APPARATUS WEIGHT) | PERMIABLE   |
| F-10 | RESIN PAVEMENT. (FLEXIBLE PAVEMENT NATURAL PAVE XL RESIN PAVEMENT.)   | IMPERMIABLE |

### WORK ROOM & GARAGE BUILDING SITE PLAN

1/8" = 1'-0"



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architect and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
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| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## FIRE ACCESS & SITE DETAILS

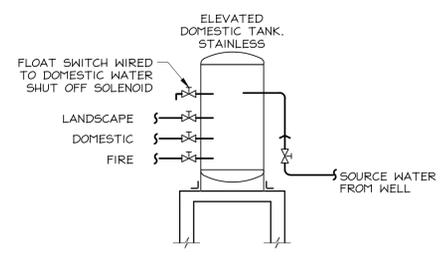
Sheet Number

# A1.7

### WATER TANKS:

SEE A2.5, A1.4

- NOTES:**
- A SCREENED VENT 1.5 TIMES THE DIAMETER OF THE OUTLET IS REQUIRED. (e.g. 4" OUTLET=6" VENT).
  - WATER TANK(S) SUPPLYING HYDRANTS SHALL BE LOCATED AT AN ELEVATION WHICH PROVIDES ADEQUATE POSITIVE PRESSURE.
  - WATER TANKS SHALL BE INTERCONNECTED BY USING A MINIMUM PIPE SIZE OF 4 INCH. INTERCONNECTION PIPING AND VALVES MUST BE OF A MATERIAL NOT DAMAGED BY UV EXPOSURE. THE CROSS CONNECTION SHALL ALSO HAVE AN APPROPRIATELY SIZED CONTROL VALVE LOCATED AT EACH TANK.
  - LANDSCAPING WATER SUPPLY SHALL NOT BE STORED IN TANKS PROVIDING WATER FOR FIRE HYDRANTS. THE LANDSCAPING WATER IS IN ADDITION TO THAT REQUIRED FOR FIRE PROTECTION AND A AUTOMATIC ACTIVATED SOLENOID VALVE SHALL BE REQUIRED TO AVOID PRESSURE LOSS IN FIRE PROTECTION WATER SUPPLY DUE TO LARGE DEMAND FROM THE SAME WATER SUPPLY (LANDSCAPING OR AGRICULTURAL IRRIGATION).
  - WATER TANKS USED FOR FIRE PROTECTION SHALL REMAIN FULL AT ALL TIMES, AND SHALL BE FILLED AUTOMATICALLY FROM A RELIABLE WATER SOURCE (e.g. WELL, YEAR ROUND SPRING OR CREEK).
  - WHERE WATER TANKS PROVIDE BOTH DOMESTIC AND FIRE PROTECTION SUPPLY, THE WATER TANK SHALL BE FITTED WITH A FLOAT SWITCH WIRED TO THE DOMESTIC WATER SHUT OFF SOLENOID.
  - CONTROL VALVES SHALL BE PROVIDED FOR ALL HYDRANT INSTALLATIONS AND BE LOCATED AT THE TANK OR IN A LOCATION APPROVED BY THE FIRE MARSHALL.
  - ALL ABOVE GROUND FIRE SPRINKLER OR FIRE HYDRANT WATER PIPING SHALL BE METALLIC.
  - LABEL ALL TANKS, PIPES, & VALVES FOR FUNCTION: "FIRE", "DOMESTIC", OR "LANDSCAPE."
  - SEE WATER SYSTEM PLAN FOR DETAILED DESIGN OF FIRE PROTECTION SYSTEM. THE DETAIL SHOWN IS A SCHEMATIC DRAWING FOR PLANNING APPROVAL. IF THESE DETAILS CONFLICT WITH THE WATER SYSTEM PLAN, THE WATER SYSTEM PLAN SHALL GOVERN.
  - DOMESTIC & FIRE WATER SUPPLY SHALL NOT BE IN SEPARATE TANKS.
  - WATER SUPPLY SHALL BE IN MINIMUM TWO TANKS. ALL FITTINGS SHALL OPERATE IN A MANNER ALLOWING ONE TANK TO REMAIN OPERATING WHILE THE OTHER TANK IS REPAIRED.
  - WATER TANKS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
  - DOMESTIC WATER SHALL BE STORED IN STAINLESS STEEL.



### RURAL HYDRANTS:

SEE A1.5

- NOTES:**
- HYDRANTS SHALL BE LOCATED NO CLOSER THAN 50' TO ANY BUILDING, NO FURTHER AWAY THAN 150' OF THE PROTECTED STRUCTURE, AND BE LOCATED ON THE FIRE DEPARTMENT ACCESS SIDE OF THE BUILDING.
  - HYDRANT SUPPLY PIPE SHALL BE LISTED AND APPROVED FOR FIRE PROTECTION SERVICE FOR UNDERGROUND PIPE, SUCH AS AWWA C900.
  - PIPES SUPPLYING RURAL HYDRANTS SHALL HAVE A MINIMUM DIAMETER OF NO LESS THAN 4" STANDARD.
  - RURAL HYDRANTS SHALL HAVE AT LEAST ONE 4" OUTLET WITH "NATIONAL HOSE" THREAD STANDARD AND SHALL HAVE A REMOVABLE METALLIC CAP.
  - THE HYDRANT RISER AND ELBOW SHALL BE STEEL. ALL ABOVE GROUND PIPING USED FOR FIRE HYDRANT WATER SUPPLY SHALL BE METALLIC.
  - HYDRANTS SHALL HAVE A CONCRETE PAD. SEE DETAIL.
  - ALL HYDRANTS SHALL BE POSITIVE PRESSURE AND MEET THE REQUIRED FIRE FLOW ON DEMAND. (HYDRANTS REQUIRING PRIMING, SHALL NOT BE CONSIDERED AS A PRIMARY WATER SOURCE).
  - CONCRETE THRUST BLOCKS (WHEN REQUIRED) SHALL BE SIZED IN ACCORDANCE WITH NATIONAL STANDARDS AND SHALL BE PROVIDED AT ALL CHANGES IN PIPE DIRECTION. SEE DETAIL.
  - ALL HYDRANTS SHALL HAVE A 3" DIAMETER MINIMUM PHYSICAL CLEARANCE FROM RETAINING WALLS GUARDPOSTS, ROCKS etc..
  - FLAMMABLE VEGETATION SHALL BE CLEARED FOR A MINIMUM 8' RADIUS AROUND ALL HYDRANTS REGARDLESS OF TYPE.
  - PERMANENT GUARD POSTS OR BOLLARDS SHALL BE INSTALLED TO PROTECT EXPOSED FIRE HYDRANTS FROM VEHICULAR DAMAGE.
  - HYDRANTS SHALL NOT BE OBSTRUCTED BY PARKING OR IN ANY OTHER MANNER. "NO PARKING" SIGNS MAY BE REQUIRED.
  - HYDRANT LOCATION SHALL BE IDENTIFIED BY THE INSTALLATION OF BLUE REFLECTIVE MARKERS.
  - RURAL HYDRANTS SHALL HAVE A PERMANENT SIGN AFFIXED, RED IN COLOR WITH WHITE 1" INCH LETTERS STATING "WET DRAFT HYDRANT \_\_\_\_GALLONS", WITH THE GALLONS OF WATER AVAILABLE TO THE HYDRANT PROVIDED, SHALL BE PAINTED RED AND HAVE A MINIMUM 2" BLUE REFLECTIVE BAND AROUND THE TOP OF THE PIPE JUST BELOW THE VALVE.

### CULVERT:

SEE GARAGE COURTYARD ON A1.5

- NOTES:**
- WHEN A CULVERT IS USED AS A PART OF EMERGENCY ACCESS, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH AASHTO HB-17. THE CULVERT SHALL BE DESIGNED FOR A LIVE LOAD SUFFICIENT TO CARRY THE IMPOSED LOADS OF FIRE APPARATUS AS STATED HEREIN.
  - WEIGHT: EVERY PRIVATE CULVERT (BRIDGE) HEREAFTER CONSTRUCTED OR RE-CONSTRUCTED DUE TO DAMAGE, DETERIORATION, OR OBSOLESCENCE SHALL BE DESIGNED TO SUPPORT AN IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. VEHICLE LOADS SHALL BE POSTED AND DATED AT BOTH ENTRANCES TO BRIDGES. (HS20-44 HIGHWAY LOADING)
  - WIDTH: ALL CULVERTS (BRIDGES) MUST BE A MINIMUM OF 20 FEET CLEAR WIDTH. ONE-WAY CULVERTS (BRIDGES), AND CULVERTS (BRIDGES) WITH LESS THAN 20' OF CLEAR WIDTH, REQUIRE A TURNOUT AT BOTH ENDS TO THE BRIDGE.

### GATES:

SEE A1.3

- NOTES:**
- GATES SHALL BE A MINIMUM OF 2 FEET WIDER THAN THE ROADWAY THEY SERVE.
  - OVERHEAD GATE STRUCTURES SHALL HAVE A MINIMUM OF 13 1/2 FEET OF VERTICAL CLEARANCE.
  - LOCKED GATES SHALL BE PROVIDED WITH A KNOX BOX OR KNOX PADLOCK FOR THE FIRE DEPARTMENT ACCESS.
  - ELECTRIC GATES SHALL BE PROVIDED WITH A KNOX GATE SWITCH AND AUTOMATICALLY OPEN DURING POWER FAILURES UNLESS EQUIPPED WITH MANUAL OVERRIDE CAPABILITY (WHEN AUTHORIZED BY COASTSIDE FIRE DIST.).
  - GATES PROVIDING FIRE ACCESS TO A DRIVEWAY OR OTHER ROADWAY SHALL BE LOCATED AT LEAST 35 FEET FROM THE PRIMARY ROAD OR STREET AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ADJOINING ROADWAY.
  - CONTACT COASTSIDE FIRE DISTRICT FOR KNOX BOX APPLICATION.

### EMERGENCY ACCESS ROADS

SEE A1.4, A1.6, AND CIVIL DRAWINGS

- NOTES:**
- EMERGENCY ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED MINIMUM WIDTH OF 20'-0".
  - WHERE HYDRANTS ARE LOCATED, THE ROAD SHALL BE A MINIMUM OF 26 FEET WIDE FOR A LENGTH OF 20 FEET ON EACH SIDE OF THE HYDRANT (40 FEET TOTAL LENGTH).
  - EMERGENCY ACCESS ROADS SHALL HAVE 13'-6" FEET OF VERTICAL CLEARANCE.
  - EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS AND SHALL HAVE A MINIMUM OF 2" ASPHALT SURFACE PROVIDING ALL-WEATHER DRIVING CAPABILITIES. SEE CIVIL DETAILS.
  - GRADES OF LESS THAN 15% SHALL BE SURFACED WITH A MINIMUM CLASS 2 AGGREGATE BASE WITH 95% COMPACTION AND AN ASPHALT SURFACE. U.O.N.
  - GRADES OF 15% TO 20% SHALL REQUIRE A NON-SKID ASPHALT OR CONCRETE SURFACE, OR EQUIVALENT, U.O.N.
  - WATER TANKS USED FOR FIRE PROTECTION SHALL REMAIN FULL AT ALL TIMES, AND SHALL BE FILLED AUTOMATICALLY FROM A RELIABLE WATER SOURCE (e.g. WELL, YEAR ROUND SPRING OR CREEK).
  - THE CENTERLINE TURNING RADIUS FOR EMERGENCY APPARATUS ACCESS ROADS SHALL BE 35 FEET.
  - DEAD-END EMERGENCY ACCESS EXCEEDING 150 FT SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS MEETING CALIFORNIA FIRE CODE APPENDIX D.
  - TURNAROUNDS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE NO GREATER THAN EIGHT PERCENT (8%). THE LONGITUDINAL SLOPE IS DEFINED AS THE SLOPE CORRESPONDING TO THE LONG AXIS OF A VEHICLE AS IT TRAVELS INTO, OUT OF, AND THROUGH A TURNAROUND. THIS SLOPE SHALL BE MAINTAINED BEGINNING AT AND ENDING AT THE POINT OF TANGENCY OF THE EDGE OF THE PAVEMENT CURVES FOR THE TURNAROUND.
  - THE CROSS SLOPE PERPENDICULAR TO THE LONGITUDINAL SLOPE SHALL NOT EXCEED FIVE PERCENT (5%).
  - ROAD GRADES SHALL NOT EXCEED 20%.
  - GRADES 15% TO 20% SHALL BE LIMITED TO 150 FT. IN LENGTH.
  - 20-26 FEET ROAD WIDTH-NO PARKING ON EITHER SIDE OF THE ROADWAY.
  - 26-35 FEET ROAD WIDTH-PARKING IS ALLOWED ON ONLY ONE SIDE OF ROADWAY.
  - 36 FEET ROAD WIDTH-PARKING IS NOT RESTRICTED.
  - POLES, FENCES, STONES, OR VISIBLE MARKERS SHALL INDICATE THE EDGE OF FIRE LANES.
  - PROVIDE ALLOWANCE FOR ALL SIGNS AND MARKERS.

### BRIDGE:

NO BRIDGES USED. CULVERTS ONLY USED.

- NOTES:**
- BRIDGES SHALL MEET ALL CULVERT REQUIREMENTS.
  - CERTIFICATION: EVERY PRIVATE BRIDGE PROVIDING FIRE APPARATUS ACCESS HEREAFTER CONSTRUCTED OR RE-CONSTRUCTED SHALL BE ENGINEERED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER AND APPROVED BY THE FIRE MARSHALL. CERTIFICATION THAT THE BRIDGE COMPLIES WITH STRUCTURAL DESIGN STANDARDS MUST BE PROVIDED TO THE FIRE CHIEF.
  - RE-CERTIFICATION: EVERY PRIVATE BRIDGE SHALL BE RE-CERTIFIED EVERY TEN (10) YEARS OR WHENEVER DEEMED NECESSARY BY THE FIRE MARSHALL.

### BUILDING FIRE PROTECTION:

SEE PLANS AND DETAILS

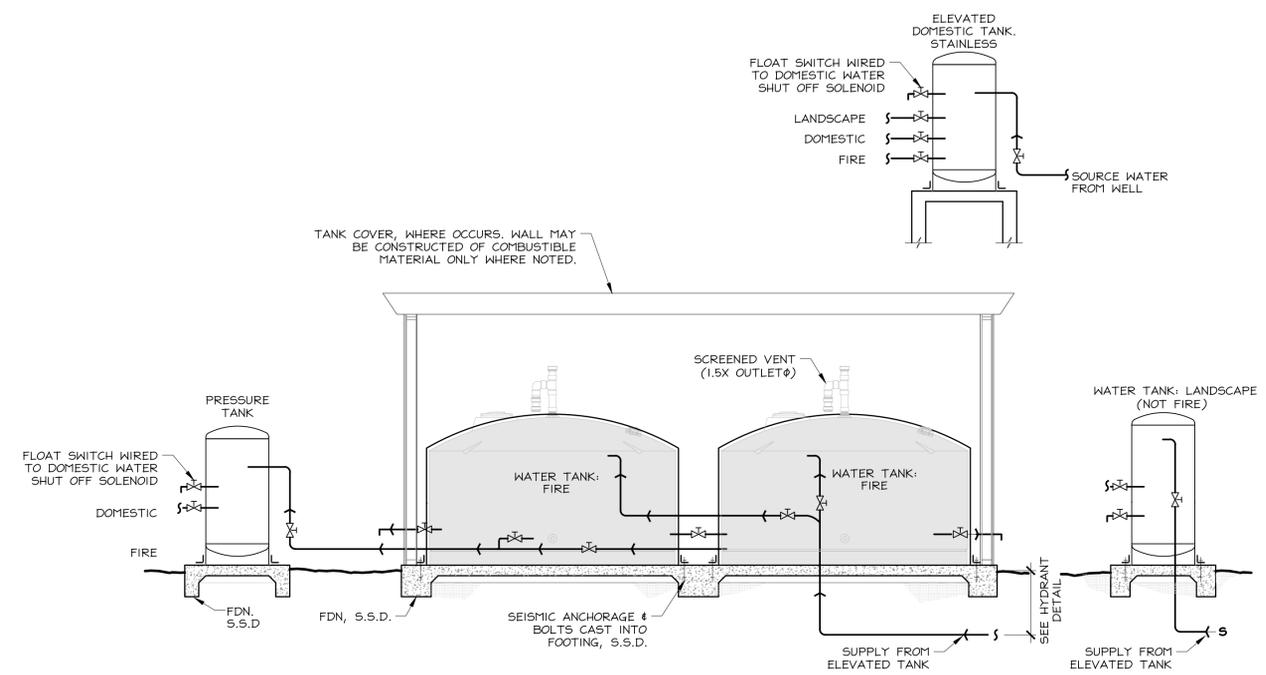
- NOTES:**
- THE BUILDING SHALL BE FULLY PROTECTED WITH A MODIFIED NFPA 13D RESIDENTIAL RISK SPRINKLER SYSTEM AS REQUIRED BY THE CODE.
  - PROVIDE DRAFT STOPS AND FIRE BLOCKING AS REQUIRED BY CBC.
  - SMOKE AND CARBON MONOXIDE ALARMS SHOWN ARE CONNECTED TO THE BUILDING'S ELECTRICAL SYSTEM. ALARMS SHALL HAVE BATTERY BACKUP.
  - PROVIDE SMOKE ALARMS IN EACH BEDROOM. NOTIFY ARCH IF ANY BEDROOMS DO NOT HAVE AN ALARM.
  - INTERCONNECT SMOKE ALARMS IN NEW CONSTRUCTION AND IN REMODELS. WITH REMODELS, INTERCONNECTION TO EXISTING BEDROOM ALARMS IS NOT REQUIRED IF FINISHES NEED TO BE REMOVED, U.O.N.
  - FIRE BLOCKS SHALL BE 2X NOMINAL LUMBER, 3/4" PLYWOOD, 5/8" GYPSUM WALL BOARD. BATT INSULATION OR MINERAL WOOL INSULATION MAY BE USED AS NOTED.
  - FIRE BLOCK ALL STUD BAYS AND VERTICAL WALL CAVITIES WITHIN STRUCTURAL WALLS, PARTITION WALLS, STAIR STRINGERS, AND FURRED WALLS. PROVIDE BLOCKING AT THE FLOOR AND CEILING.
  - FIRE BLOCK IF WALLS EXCEED 10' IN HEIGHT, ADD BLOCKING AT 10' O.C.
  - VERTICAL BLOCK AT 10' O.C. HORIZONTAL
  - FIRE BLOCK AT ALL INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL CAVITIES SUCH AS, CRAWL SPACE TO WALL, WALL TO CEILING, SOFFITS AND DROPPED CEILINGS.
  - FIRE BLOCK AT VENT, PIPE, DUCT, CHIMNEY, AND FIREPLACE OPENINGS.
  - FIRE BLOCK AT CONCEALED OPENINGS BETWEEN FLOORS.
  - PROVIDE DRAFTSTOPS AT ALL OPEN CONCEALED SPACES OR CAVITIES BETWEEN USABLE STACKED HABITABLE SPACES. IN THESE AREAS SUCH AS, OPEN WEB FLOOR JOIST OR TRUSSES, INSTALL DRAFTSTOPS AT THE FOLLOWING CONDITIONS:
    - AREAS GREATER THAN 1000 SQUARE FEET
    - AT EACH JOIST 30'O.C., AT EDGES OF KITCHEN
    - AT GARAGE WALLS
    - AT UTILITY ROOMS WITH EQUIPMENT USING COMBUSTIBLE FUELS.
    - PROVIDE DRAFTSTOPS IN SOFFIT AREAS GREATER THAN 500 SQUARE FEET.
  - DRAFTSTOPS SHALL BE 2X LUMBER, SHEET METAL, 3/4" PLYWOOD, OR 5/8" GYPSUM WALL BOARD.

### WATER TANK CAPACITIES:

SEE A2.5 FOR LOCATION. SEE A3.11, A3.12, A3.13. SEE A1.4

- NOTES:**
- 10,000 GALLONS FOR FIRE SUPPRESSION.
    - 4 - 2,500 GALLON TANKS. PLASTIC, ABV GRADE, "TUNA CAN". LOCATED UNDER STUDIO DECK. GRID 1-4/ LINES-B,D,F,H
  - 2,000 GALLONS FOR SPRINKLER
    - 2 - 1,000 GALLON TANKS. PLASTIC, ABV GRADE, "TUNA CAN". LOCATED UNDER STUDIO DECK. GRID LINE-L, APPROX
  - 500 GALLONS FOR DOMESTIC AND LANDSCAPE.
    - ELEVATED TANK NORTH OF BARN, GRID LINE-D STAINLESS STEEL (300 GALLONS FOR DOMESTIC PER DAY PER PLANING PERMIT)

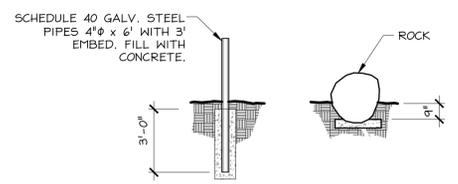
TANK COVER, WHERE OCCURS, WALL MAY BE CONSTRUCTED OF COMBUSTIBLE MATERIAL ONLY WHERE NOTED.



### WATER TANKS SCHEMATIC

1/4" = 1'-0"

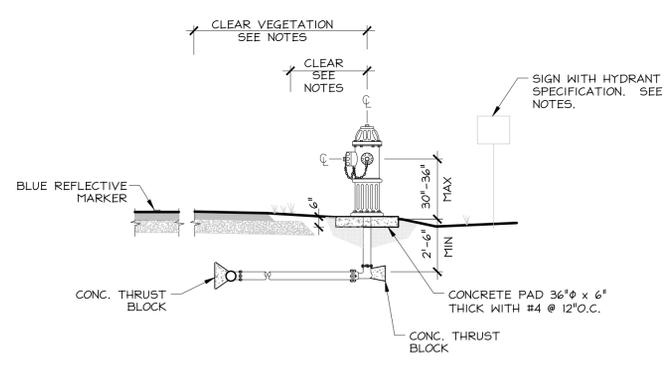
3  
A1.7



### GUARD POSTS

1/4" = 1'-0"

2  
A1.7



### FIRE HYDRANT

1/4" = 1'-0"

1  
A1.7

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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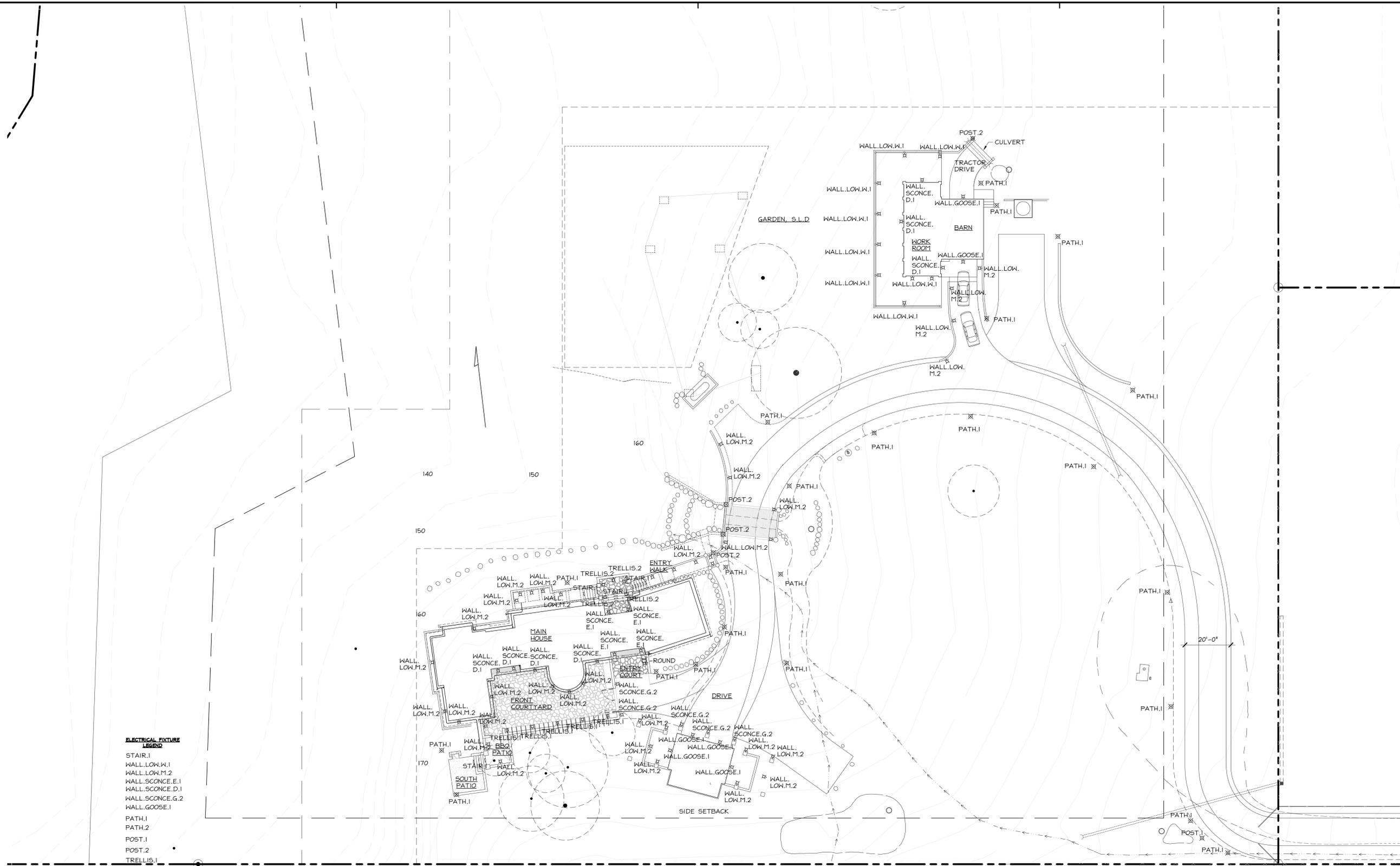
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|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

HM,a+e Job Number  
2005,01

### SHEET TITLE LIGHTING SITE PLAN

Sheet Number

# E1.4



#### ELECTRICAL FIXTURE LEGEND

- STAIR.1
- WALL.LOW.W.1
- WALL.LOW.M.2
- WALL.SCONCE.E.1
- WALL.SCONCE.D.1
- WALL.SCONCE.G.2
- WALL.GOOSE.1
- PATH.1
- PATH.2
- POST.1
- POST.2
- TRELLIS.1

#### NOTES:

1. SEE COUNTY DESIGN REVIEW SUBMITTAL FOR LIGHTING SCHEDULE AND DETAILS ON SELECTED EXTERIOR LIGHT FIXTURES.

#### ELECTRICAL LEGEND

- ⊗ LANDSCAPE LIGHT FIXTURE
- ⊗ WALL SCONCE
- ⊗ STEP LIGHT

1  
E1.4

### SITE LANDSCAPE LIGHTING PLAN DARKSKY COMPLIANCE

1" = 20'-0"

#### SITE PLAN NOTES:

1. SEE A1.3, A1.4, A1.5, AND A1.6 FOR INFO NOT SHOWN.
2. SEE PROJECT MANUAL FOR LIGHTING FIXTURE SCHEDULE.
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
4. SEE BUILDING ELEVATIONS IN A3 SERIES FOR ADDITIONAL LIGHT FIXTURES ATTACHED TO THE BUILDING THAT ARE NOT SHOWN ON ELECTRICAL SITE PLAN.
5. SEE SHEET A1.2 AND NOTE SECTION, "BIOLOGICAL MITIGATION" FOR REQUIREMENTS ON ARCHITECTURAL COPPER AND BMPs REGARDING COPPER FINISHES.
6. NO FACTORY PATINA OR ON SITE PATINA ON COPPER. (SEE A1.2 FOR INFO. ON ACID WASH AND REQ'D BMPs) ALLOW COPPER TO PATINA NATURALLY.
7. SEE S.M. COUNTY ZONING REGULATIONS FOR LIGHTING REQUIREMENTS. SECTION: 6565.20(F).4



### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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| Design Review     | 7.10.2015 |
| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

Sheet Title  
**OVERALL LAYOUT SHEET**  
Sheet Number

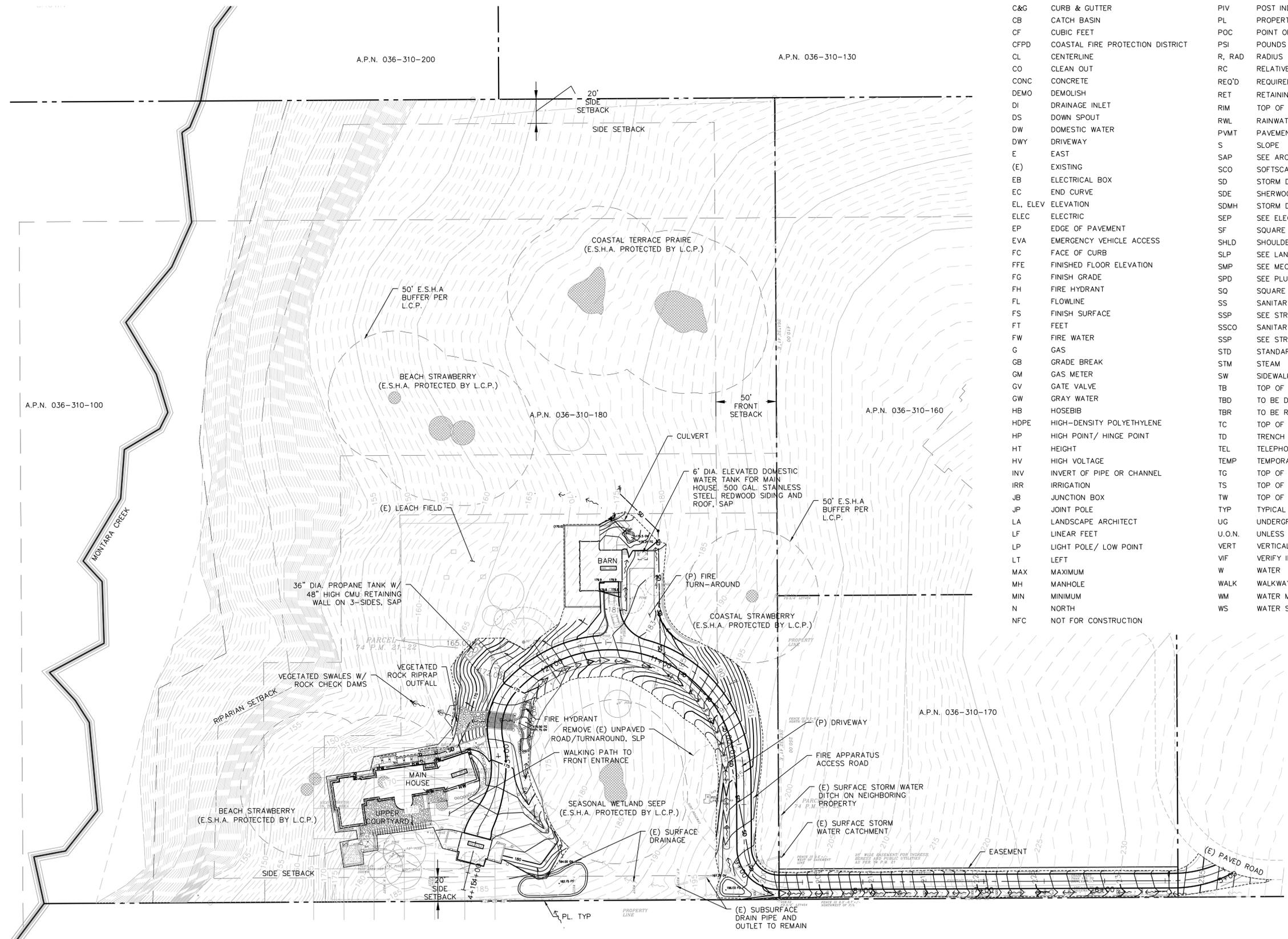
# C0.0

### SHEET INDEX

|      |                            |
|------|----------------------------|
| C0.0 | LAYOUT PLAN                |
| C2.0 | PLAN & PROFILE ACCESS ROAD |
| C2.1 | PLAN & PROFILE DRIVEWAY    |
| C3.0 | GRADING & DRAINAGE PLAN    |
| C4.0 | DETAILS                    |
| C5.0 | EROSION CONTROL            |
| C5.1 | EROSION CONTROL DETAILS    |

### ABBREVIATIONS

|          |                                  |        |                               |
|----------|----------------------------------|--------|-------------------------------|
| AB       | AGGREGATE BASE                   | NIC    | NOT IN CONTRACT               |
| ABD      | ABANDONED                        | NTS    | NOT TO SCALE                  |
| AC       | ASPHALT CONCRETE                 | OC     | ON CENTER                     |
| AD       | AREA DRAIN                       | (P)    | PROPOSED                      |
| ADA      | AMERICANS WITH DISABILITIES ACT  | PA     | PLANTED AREA                  |
| BS       | BOTTOM OF STEP                   | PEL    | PEDESTRIAN                    |
| BW       | BOTTOM OF WALL / BACK OF WALK    | PG&E   | PACIFIC GAS & ELECTRIC        |
| C&G      | CURB & GUTTER                    | PIV    | POST INDICATOR VALVE          |
| CB       | CATCH BASIN                      | PL     | PROPERTY LINE                 |
| CF       | CUBIC FEET                       | POC    | POINT OF CONNECTION           |
| CFPD     | COASTAL FIRE PROTECTION DISTRICT | PSI    | POUNDS PER SQUARE INCH        |
| CL       | CENTERLINE                       | R, RAD | RADIUS                        |
| CO       | CLEAN OUT                        | RC     | RELATIVE COMPACTION           |
| CONC     | CONCRETE                         | REQ'D  | REQUIRED                      |
| DEMO     | DEMOLISH                         | RET    | RETAINING                     |
| DI       | DRAINAGE INLET                   | RIM    | TOP OF STRUCTURE GRATE/ COVER |
| DS       | DOWN SPOUT                       | RWL    | RAINWATER LEADER              |
| DW       | DOMESTIC WATER                   | PVMT   | PAVEMENT                      |
| DWY      | DRIVEWAY                         | S      | SLOPE                         |
| E        | EAST                             | SAP    | SEE ARCHITECTURAL PLANS       |
| (E)      | EXISTING                         | SCO    | SOFTSCAPE CLEANOUT            |
| EB       | ELECTRICAL BOX                   | SD     | STORM DRAIN                   |
| EC       | END CURVE                        | SDE    | SHERWOOD DESIGN ENGINEERS     |
| EL, ELEV | ELEVATION                        | SDMH   | STORM DRAIN MANHOLE           |
| ELEC     | ELECTRIC                         | SEP    | SEE ELECTRICAL PLANS          |
| EP       | EDGE OF PAVEMENT                 | SF     | SQUARE FEET                   |
| EVA      | EMERGENCY VEHICLE ACCESS         | SHLD   | SHOULDER                      |
| FC       | FACE OF CURB                     | SLP    | SEE LANDSCAPE PLANS           |
| FFE      | FINISHED FLOOR ELEVATION         | SMP    | SEE MECHANICAL PLANS          |
| FG       | FINISH GRADE                     | SPD    | SEE PLUMBING DRAWINGS         |
| FH       | FIRE HYDRANT                     | SQ     | SQUARE                        |
| FL       | FLOWLINE                         | SS     | SANITARY SEWER                |
| FS       | FINISH SURFACE                   | SSP    | SEE STRUCTURAL PLANS          |
| FT       | FEET                             | SSCO   | SANITARY SEWER CLEAN OUT      |
| FW       | FIRE WATER                       | SSP    | SEE STRUCTURAL PLANS          |
| G        | GAS                              | STD    | STANDARD                      |
| GB       | GRADE BREAK                      | STM    | STEAM                         |
| GM       | GAS METER                        | SW     | SIDEWALK                      |
| GV       | GATE VALVE                       | TB     | TOP OF BANK                   |
| GW       | GRAY WATER                       | TBD    | TO BE DETERMINED              |
| HB       | HOSEBIB                          | TBR    | TO BE REMOVED                 |
| HDPE     | HIGH-DENSITY POLYETHYLENE        | TC     | TOP OF CURB                   |
| HP       | HIGH POINT/ HINGE POINT          | TD     | TRENCH DRAIN                  |
| HT       | HEIGHT                           | TEL    | TELEPHONE                     |
| HV       | HIGH VOLTAGE                     | TEMP   | TEMPORARY                     |
| INV      | INVERT OF PIPE OR CHANNEL        | TG     | TOP OF GRATE                  |
| IRR      | IRRIGATION                       | TS     | TOP OF STEP                   |
| JB       | JUNCTION BOX                     | TW     | TOP OF WALL                   |
| JP       | JOINT POLE                       | TYP    | TYPICAL                       |
| LA       | LANDSCAPE ARCHITECT              | UG     | UNDERGROUND                   |
| LF       | LINEAR FEET                      | U.O.N. | UNLESS OTHERWISE NOTED        |
| LP       | LIGHT POLE/ LOW POINT            | VERT   | VERTICAL                      |
| LT       | LEFT                             | VIF    | VERIFY IN FIELD               |
| MAX      | MAXIMUM                          | W      | WATER                         |
| MH       | MANHOLE                          | WALK   | WALKWAY/SIDEWALK              |
| MIN      | MINIMUM                          | WM     | WATER METER                   |
| N        | NORTH                            | WS     | WATER SURFACE                 |
| NFC      | NOT FOR CONSTRUCTION             |        |                               |



PRELIMINARY - NFC

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### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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2005,01

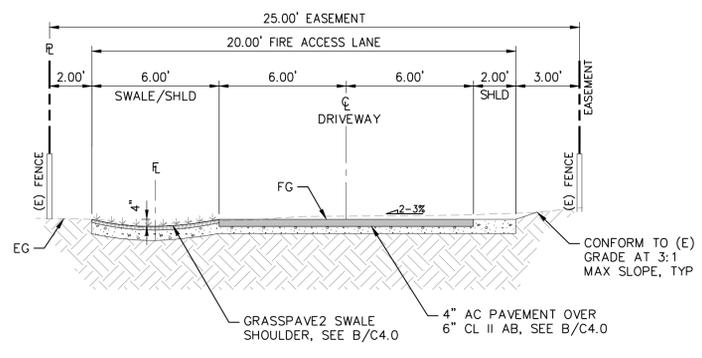
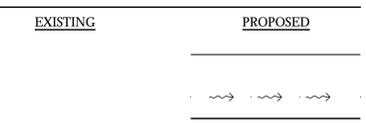
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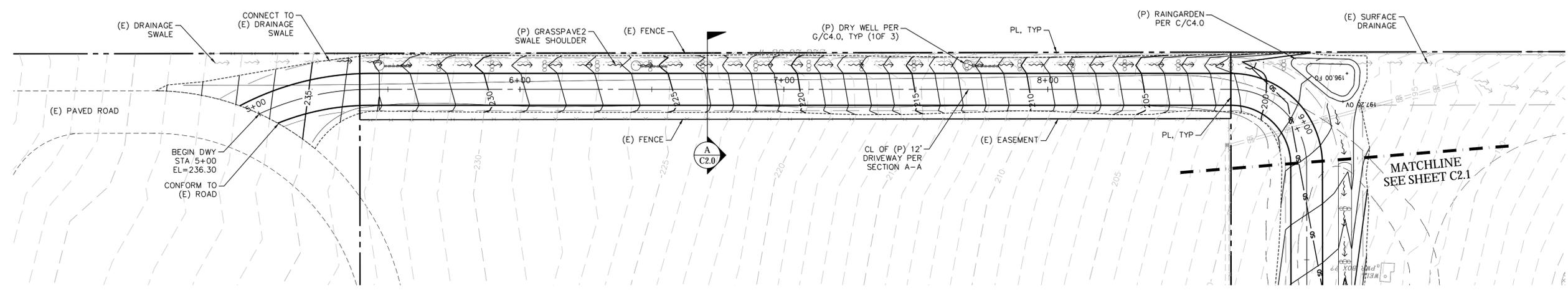
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### LEGEND

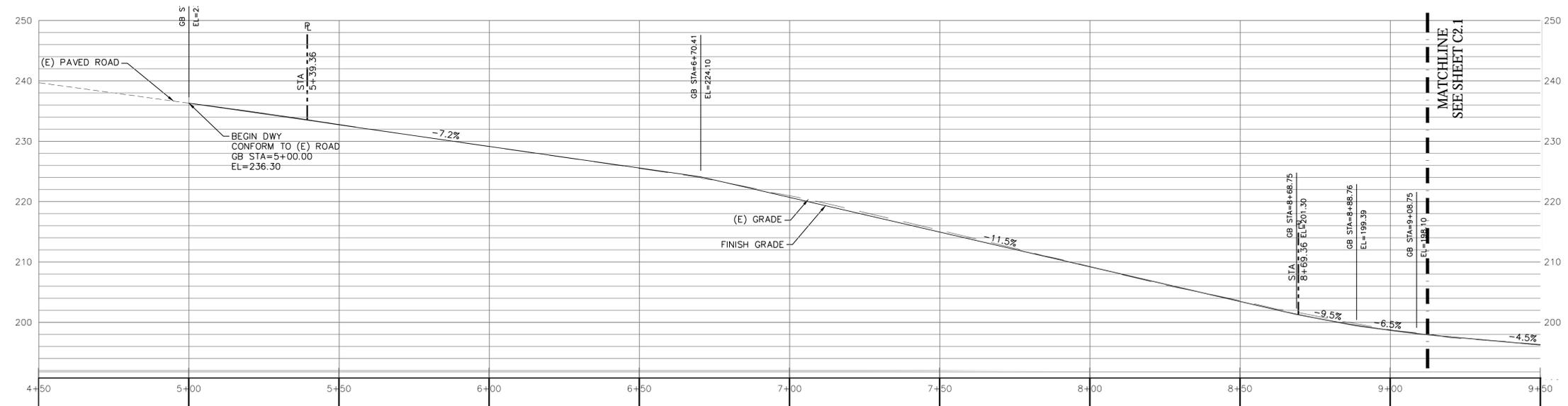
PROPOSED CURB AND GUTTER  
EDGE OF PAVEMENT ONSITE  
PROPOSED FLOW LINE  
RIGHT OF WAY



**A SECTION A-A**  
SCALE: NTS



**PLAN VIEW**  
Scale: 1"=20'



**PROFILE**  
HORIZ: 1"=20'  
VERT: 1"=20'

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PRELIMINARY - NFC

### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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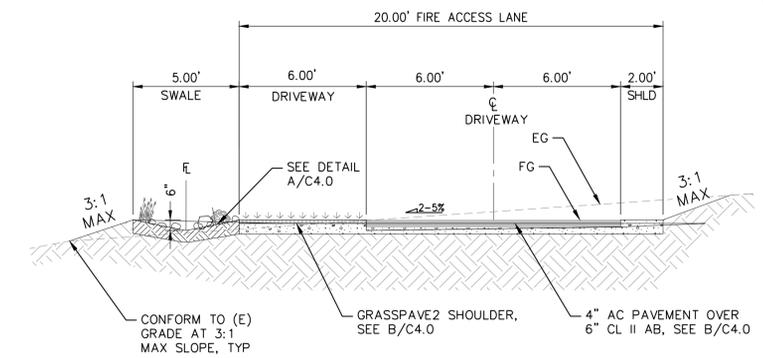
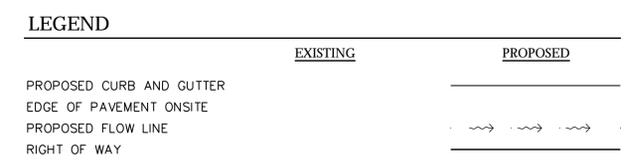
HM,a+e Job Number  
2005,01

### DRIVEWAY PLAN & PROFILE

Sheet Number

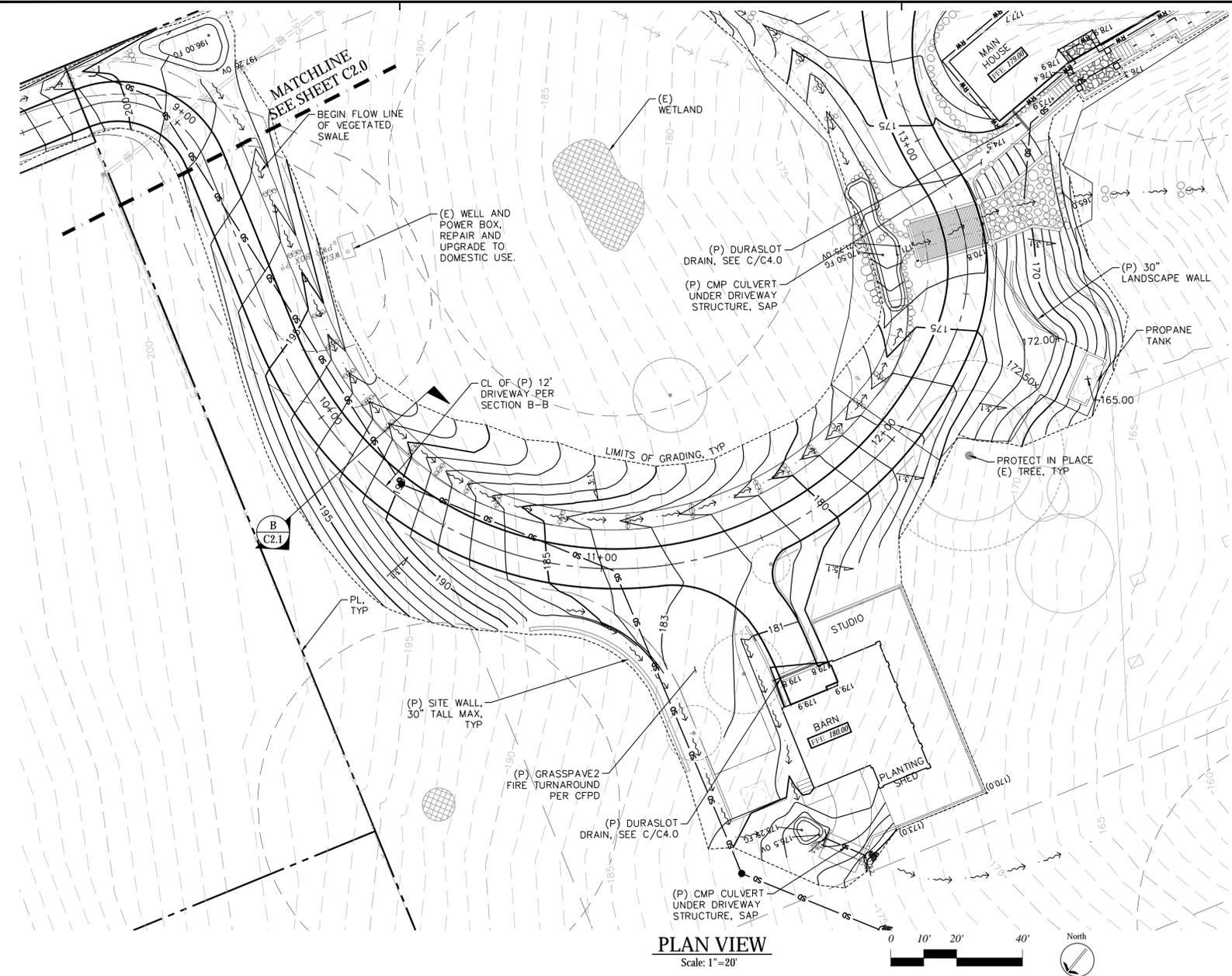
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PRELIMINARY - NFC

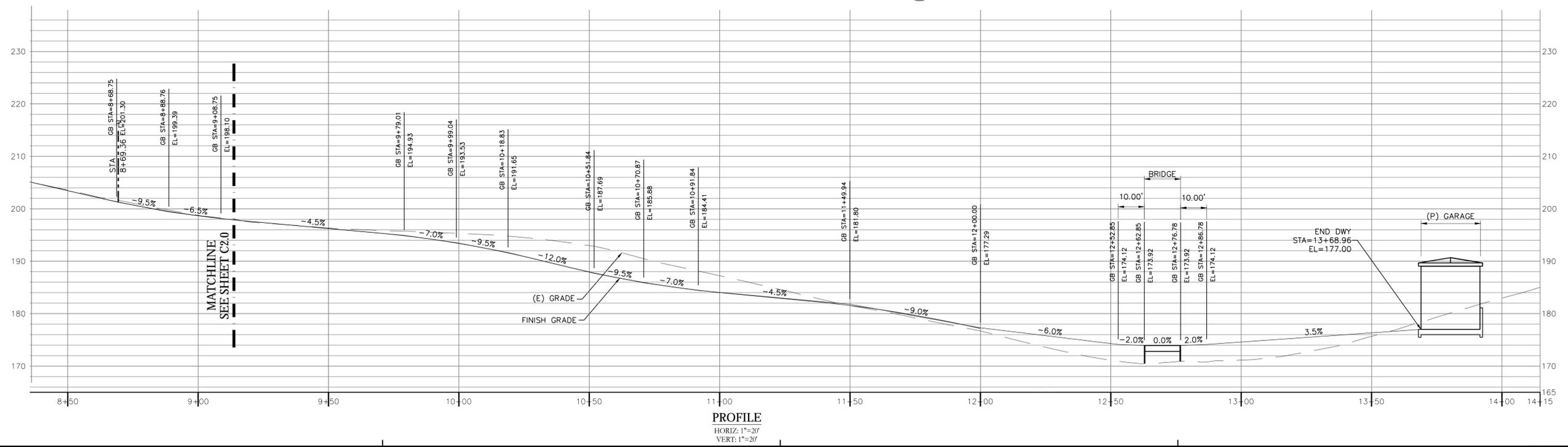


**B SECTION B-B**

SCALE: NTS



**PLAN VIEW**  
Scale: 1"=20'



**PROFILE**  
HORIZ: 1"=20'  
VERT: 1"=20'

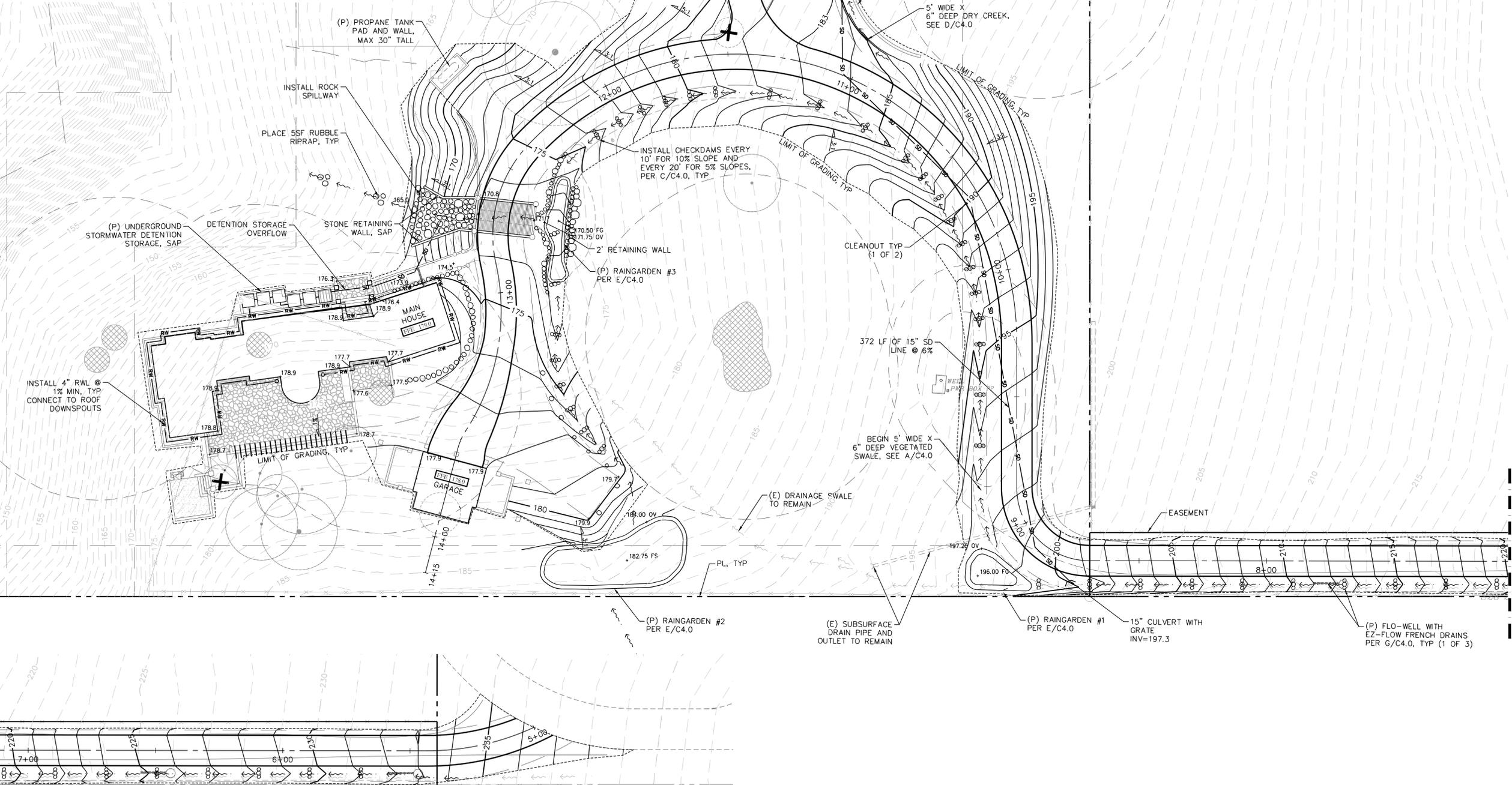
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**EARTHWORK ANALYSIS**

| PROJECT AREA | CUT ANALYSIS (CUBIC YARDS) | FILL ANALYSIS (CUBIC YARDS) |
|--------------|----------------------------|-----------------------------|
| SITE         | 2,250                      | 2,000                       |
| PROJECT NET  | 250 ± CU YDS (EXPORT)*     |                             |

\*SITE GRADING TO BE ADJUSTED ON-SITE SO THAT NO IMPORT OR EXPORT IS REQUIRED

**NOTE**  
 SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.



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MATCHLINE SEE ABOVE

PRELIMINARY - NFC

MATCHLINE SEE BELOW

**GRADING AND DRAINAGE PLAN**  
 SCALE: 1"=20'



Project  
**BEWLEY RESIDENCE**  
 1435 Audubon Ave.  
 Montara, CA 94037  
 APN: 036-310-180

Architect  
**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510 652 1511 p  
 510 601 7196 f

Consultant  
  
**SHERWOOD DESIGN ENGINEERS**  
 58 Maiden Lane, Third Floor  
 San Francisco, CA 94108  
 www.sherwoodengineers.com

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 2005,01

Sheet Title  
**GRADING & DRAINAGE PLAN**

Sheet Number

**C3.0**

### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
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510 601 7196 f

Consultant

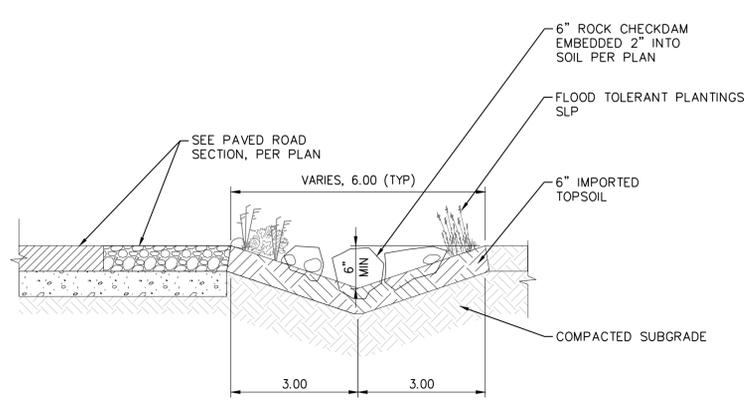


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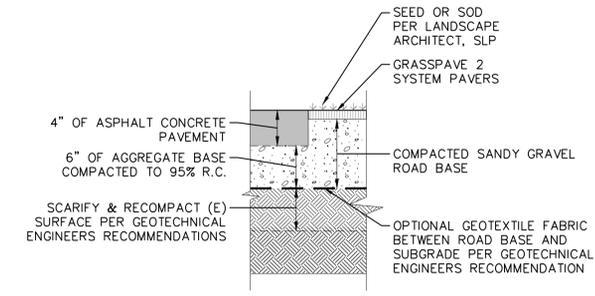
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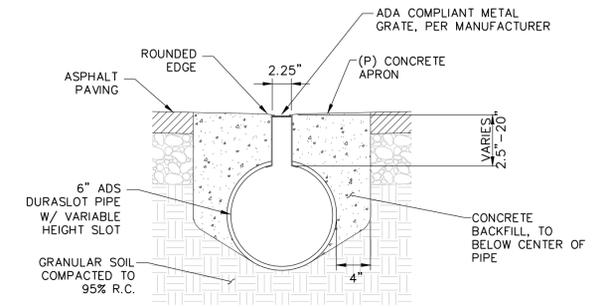
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**A SWALE**  
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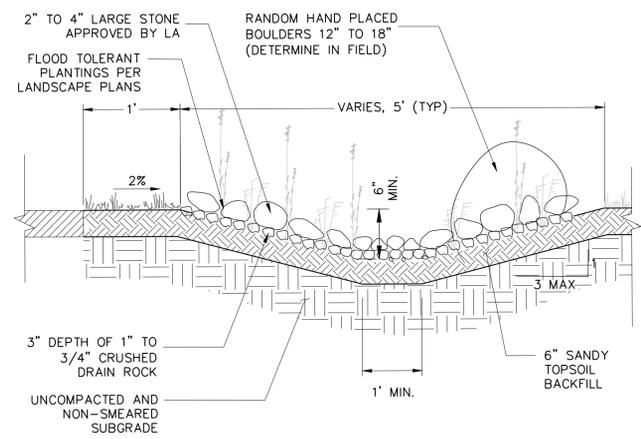


**B PAVEMENT SECTION**  
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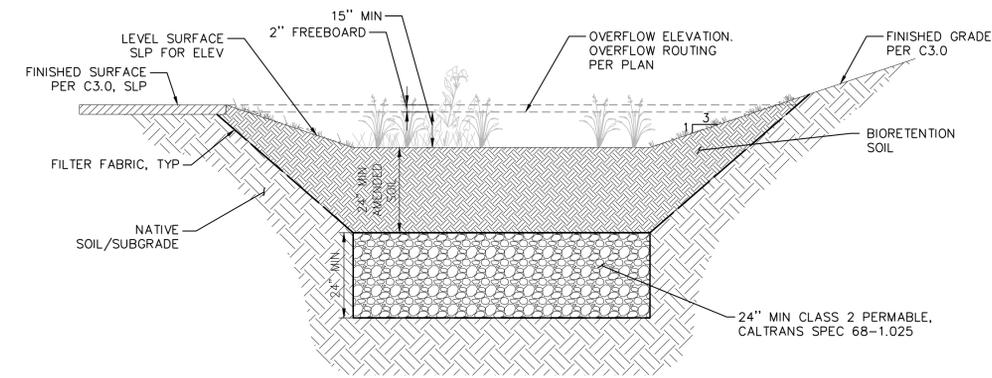


**C DURASLOT DRAIN DETAIL**  
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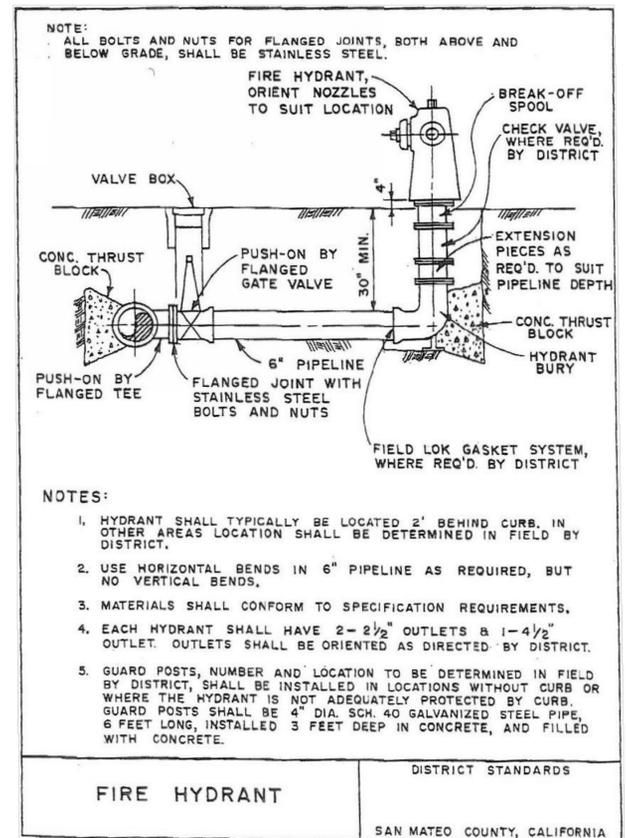
- NOTE:
1. RIP AND RECOMPACT 6" OF SUBGRADE
  2. AS NECESSARY, PLACE LAYER OF MIRAFI HP270 GEOTEXTILE FABRIC PER GEOTECHNICAL RECOMMENDATIONS



**D DRY CREEK**  
SCALE: NTS



**E RAIN GARDEN**  
SCALE: NTS



**F FIRE HYDRANT**  
SCALE: NTS



**G FLOW WELL AND EZ FLOW EXTENSION**  
SCALE: NTS

PRELIMINARY - NFC

### DETAILS

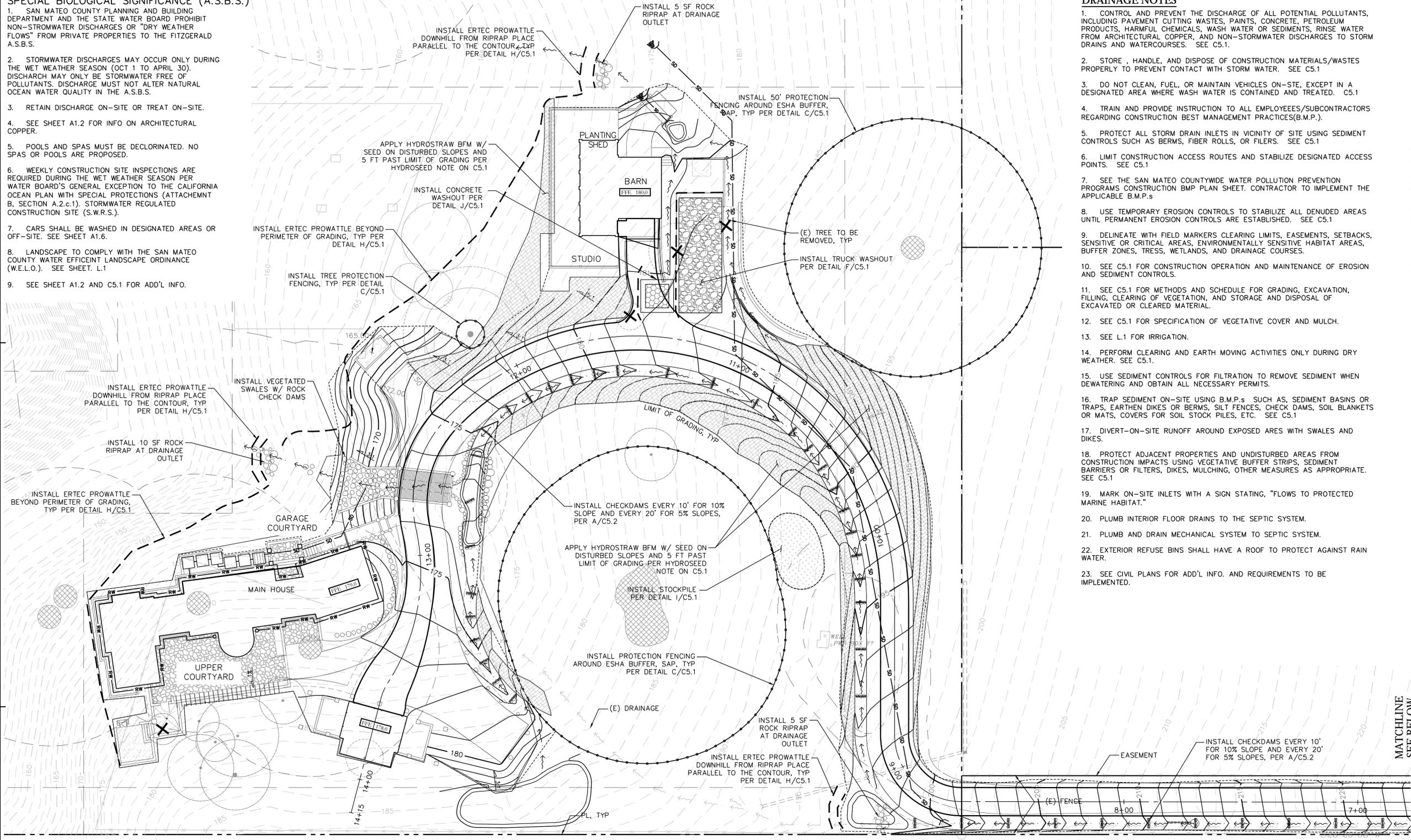
Sheet Number

# C4.0

P:\2009\09-230-Bewley-Residence\04\_Design\01\_DPD\C4.0 Details.dwg C4.0 Details Chris Bewley 2/22/2017 10:07:09 AM AKCCH full bleed D (24.00 x 36.00 Inches).1:1

SAN MATEO COUNTY, FITZGERALD AREA of SPECIAL BIOLOGICAL SIGNIFICANCE (A.S.B.S.)

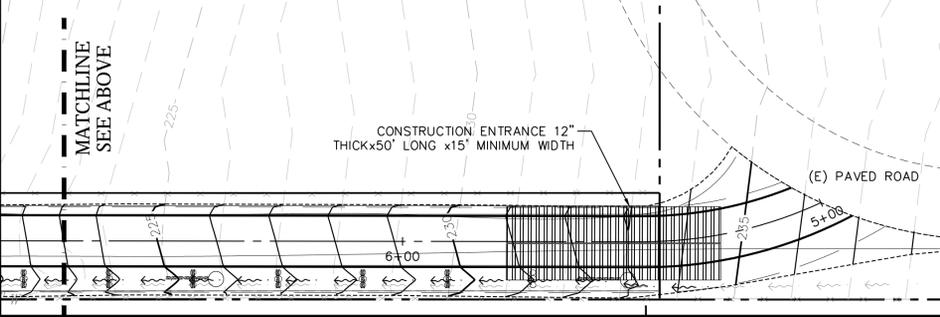
- SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT AND THE STATE WATER BOARD PROHIBIT NON-STORMWATER DISCHARGES OR "DRY WEATHER FLOWS" FROM PRIVATE PROPERTIES TO THE FITZGERALD A.S.B.S.
- STORMWATER DISCHARGES MAY OCCUR ONLY DURING THE WET WEATHER SEASON (OCT 1 TO APRIL 30). DISCHARGE MAY ONLY BE STORMWATER FREE OF POLLUTANTS. DISCHARGE MUST NOT ALTER NATURAL OCEAN WATER QUALITY IN THE A.S.B.S.
- RETAIN DISCHARGE ON-SITE OR TREAT ON-SITE.
- SEE SHEET A1.2 FOR INFO ON ARCHITECTURAL COPPER.
- POOLS AND SPAS MUST BE DECLORINATED. NO SPAS OR POOLS ARE PROPOSED.
- WEEKLY CONSTRUCTION SITE INSPECTIONS ARE REQUIRED DURING THE WET WEATHER SEASON PER WATER BOARD'S GENERAL EXCEPTION TO THE CALIFORNIA OCEAN PLAN WITH SPECIAL PROTECTIONS (ATTACHEMNT B, SECTION A.2.c.1). STORMWATER REGULATED CONSTRUCTION SITE (S.W.R.S.).
- CARS SHALL BE WASHED IN DESIGNATED AREAS OR OFF-SITE. SEE SHEET A1.6.
- LANDSCAPE TO COMPLY WITH THE SAN MATEO COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.). SEE SHEET. L1
- SEE SHEET A1.2 AND C5.1 FOR ADD'L INFO.



DRAINAGE NOTES

- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, HARMFUL CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES. SEE C5.1.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORM WATER. SEE C5.1.
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED. C5.1
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS REGARDING CONSTRUCTION BEST MANAGEMENT PRACTICES(B.M.P.).
- PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS. SEE C5.1
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS. SEE C5.1
- SEE THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAMS CONSTRUCTION BMP PLAN SHEET. CONTRACTOR TO IMPLEMENT THE APPLICABLE B.M.P.s
- USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDEED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED. SEE C5.1
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, ENVIRONMENTALLY SENSITIVE HABITAT AREAS, BUFFER ZONES, TRESS, WETLANDS, AND DRAINAGE COURSES.
- SEE C5.1 FOR CONSTRUCTION OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS.
- SEE C5.1 FOR METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION, AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL.
- SEE C5.1 FOR SPECIFICATION OF VEGETATIVE COVER AND MULCH.
- SEE L.1 FOR IRRIGATION.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. SEE C5.1.
- USE SEDIMENT CONTROLS FOR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
- TRAP SEDIMENT ON-SITE USING B.M.P.s SUCH AS, SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC. SEE C5.1
- DIVERT-ON-SITE RUNOFF AROUND EXPOSED AREAS WITH SWALES AND DIKES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OTHER MEASURES AS APPROPRIATE. SEE C5.1
- MARK ON-SITE INLETS WITH A SIGN STATING, "FLOWS TO PROTECTED MARINE HABITAT."
- PLUMB INTERIOR FLOOR DRAINS TO THE SEPTIC SYSTEM.
- PLUMB AND DRAIN MECHANICAL SYSTEM TO SEPTIC SYSTEM.
- EXTERIOR REFUSE BINS SHALL HAVE A ROOF TO PROTECT AGAINST RAIN WATER.
- SEE CIVIL PLANS FOR ADD'L INFO. AND REQUIREMENTS TO BE IMPLEMENTED.

P:\2009\09-230-Bewley-Residence\04-Design\01-DD-C5.0 EROSION CONTROL.dwg, C5.0 EROSION CONTROL, C5.0 EROSION CONTROL, 2/2/2017, 10:07:26 AM, ARCHITECT full bleed D (24.00 x 36.00 inches), 1:1



EROSION CONTROL PLAN  
SCALE: 1"=20'



PRELIMINARY - NFC

Project

**BEWLEY RESIDENCE**

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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Printing Date

|                   |           |
|-------------------|-----------|
| Coordination      | 1.28.2009 |
| Site Coordination | 2.20.2009 |
| Structural Review | 2.26.2009 |
| Coordination      | 3.02.2009 |
| Coordination      | 8.03.2009 |
| Coordination      | 9.25.2009 |
| Planning Permit   | 4.14.2014 |
| Design Review     | 7.10.2015 |
| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

Sheet Title  
**EROSION CONTROL PLAN**  
Sheet Number

**C5.0**



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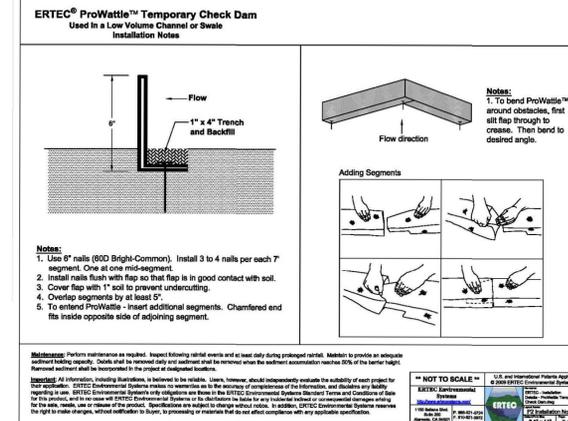
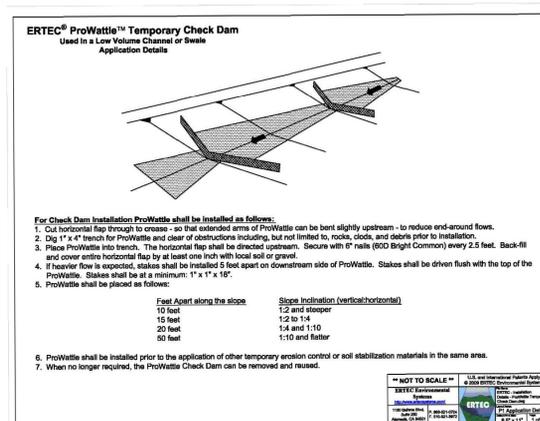
HM,a+e Job Number  
2005,01

Sheet Title  
**EROSION CONTROL DETAILS**

Sheet Number

**C5.2**

PRELIMINARY - NFC



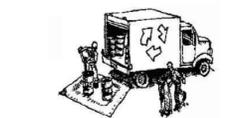
**ERTEC PROWATTLE TEMPORARY CHECK DAM & INSTALLATION**  
SCALE: NTS



**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**



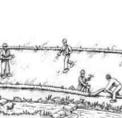
- Non-Hazardous Materials**
  - Items and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
  - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
  - Label all hazardous materials 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, gypsum board, pipes, etc.)
  - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Construction Entrances and Perimeter**
  - Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off-site.
  - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

**Equipment Management & Spill Control**



- Maintenance and Parking**
  - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
  - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or deep cloth bag 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 soap, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
  - Keep spill cleanup materials (e.g., rags, absorbents and oil filter) available at the construction site at all times.
  - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly.
  - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
  - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
  - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
  - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center; (800) 852-7550 (24 hours).

**Earthmoving**



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter socks, silt fences, sediment basins, gravel bags, boms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.
- Contaminated Soils**
  - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
    - Unusual soil conditions, discoloration, or odor.
    - Abandoned underground tanks.
    - Abandoned wells.
    - Buried barrels, ditches, or trash.

**Paving/Asphalt Work**



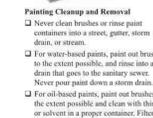
- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from entering stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.
- Sewerage & Asphalt/Concrete Removal**
  - Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
  - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (retichecker is sooner).
  - If excess slurry enters a catch basin, clean it up immediately.

**Concrete, Grout & Mortar Application**



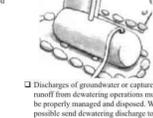
- Place concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

**Painting & Paint Removal**



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

**Dewatering**



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

**CONSTRUCTION BMP PLAN SHEET**  
SCALE: NTS

**NOTES**

- CONTRACTOR REQUIRED TO IMPLEMENT ALL APPLICABLE BMPs ON THIS PLAN SHEET.

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PLANT LIST

| TREES:             |                    |         |  |                                   |             |                  |                |               |       |
|--------------------|--------------------|---------|--|-----------------------------------|-------------|------------------|----------------|---------------|-------|
| Key                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| T1                 | 8                  | 15 Gal. | Cupressus macrocarpa   | Monterey Cypress                  | Fast        | 40' ht. X 40'    | Evergreen      | X             | X     |
| T2                 | 4                  | 15 Gal. | Cupressus macrocarpa 'citriodora'                                | Lemon Yellow Cypress              | Slow        | 20' ht. x 8'     | Evergreen      | X             | X     |
| T3                 | 5                  | 15 Gal. | Quercus agrifolia  | Coast Live Oak                    | Moderate    | 50' ht. X 50'    | Evergreen      | X             | X     |
| SHRUBS:            |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| S1                 | 36                 | 1 Gal.  | Artemisia californica 'Montara'                                  | California Sagebrush var. Montara | Moderate    | 3' ht. x 3'      | Evergreen      | X             | X     |
| S2                 | 20                 | 1 Gal.  | Baccharis pilularis 'Pidgeon Point'                              | Dwarf Coyote Brush Pidgeon Point  | Moderate    | 1' ht. x 6'      | Evergreen      | X             | X     |
| S3                 | 12                 | 5 Gal.  | Carpenteria californica 'Elizabeth'                              | Bush Anemone                      | Moderate    | 5' ht. x 5'      | Evergreen      | X             | X     |
| S4                 | 13                 | 1 Gal.  | Ceanothus 'Concha'   | Ceanothus                         | Moderate    | 6' ht. x 6'      | Evergreen      | X             | X     |
| S5                 | 12                 | 1 Gal.  | Erigeron glaucus   | Beach Aster / Seaside Daisy       | Moderate    | 1' ht. x 3'      | Evergreen      | X             | X     |
| S6                 | 37                 | 1 Gal.  | Mimulus aurantiacus  | Monkey Flower                     | Moderate    | 4' ht. x 4 ft.   | Deciduous      | X             |       |
| S7                 | 16                 | 5 Gal.  | Myrica californica   | Pacific Wax Myrtle                | Moderate    | 20' ht. x 10 ft. | Evergreen      | X             | X     |
| S8                 | 21                 | 5 Gal.  | Rhamnus californica 'Mound San Bruno'                            | Coffeeferry                       | Moderate    | 5' ht. x 5 ft.   | Evergreen      | X             | X     |
| S9                 | 33                 | 1 Gal.  | Rhamnus californica 'Sea View'                                   | Coffeeferry                       | Moderate    | 1' ht. x 6 ft.   | Evergreen      | X             | X     |
| S10                | 18                 | 1 Gal.  | Zauschneria (Epilobium) californica 'Mexican California Fuchsia' | Mexican California Fuchsia        | Moderate    | 2' ht. x 2 ft.   | Evergreen      | X             | X     |
| PERENNIALS:        |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| P1                 | 40                 | 1 Gal.  | Achillea millefolium californica                                 | Common Western                    | Moderate    | 2' ht. X 2'      | Evrgrm/Decid   | X             | X     |
| P2                 | 40                 | 1 Gal.  | Isis douglasiana   | Douglas Iris                      | Fast        | 18" ht. x 2'     | Evergreen      | X             | X     |
| P3                 | 40                 | 1 Gal.  | Sisyrinchium bellum 'Californian Skies'                          | Blue-Eyed Grass                   | Moderate    | 1' ht. x 1 ft.   | Perennial      | X             | X     |
| P4                 | 40                 | 1 Gal.  | Sisyrinchium californicum  | Yellow-Eyed grass                 | Moderate    | 1' ht. x 1 ft.   | Perennial      | X             | X     |
| GRASSES: Hydroseed |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | CA Native     | Coast |
| G1                 | 11,000             | SF      | Darthonia californica  | California Oatgrass               | Moderate    | 2' ht. x 3'      | Evergreen      | X             | X     |
| G2 G3              | 50/50 Mix = 12,000 | SF      |  |                                   |             |                  |                |               |       |
| G2                 | 6,000              | SF      | Festuca californica  | California Fescue                 | Moderate    | 2' ht. x 3'      | Evergreen      | X             | X     |
| G3                 | 6,000              | SF      | Stipa (Nassella) pulchra   | Purple Needle Grass               | Moderate    | 2' ht. x 3'      | Evergreen/Per. | X             | X     |
| GROUNDCOVERS:      |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | CA Native     | Coast |
| GC1                | 160                | 4"      | Fragaria chiloensis  | Beach Strawberry                  | Moderate    | 4" ht. x 1ft.    | Perennial      | X             | X     |

NOTES:

GENERAL:

- THIS PLAN IS FOR LANDSCAPE WORK ONLY. IT IS GENERALLY SCHEMATIC AND INDICATIVE OF THE WORK TO BE PERFORMED. PLANS ARE NOT FULLY DETAILED OR SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL MATERIALS, AND EQUIPMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ON SITE CONDITIONS; PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, STRUCTURES. REVIEW ANY DISCREPANCIES WITH ARCHITECT/OWNER.
- ALL WORK AND MATERIALS SHALL MEET OR EXCEED ALL APPLICABLE BUILDING CODES AS PER THE CURRENT UNIFORM BUILDING CODE OR EXISTING STATE AND LOCAL REGULATIONS.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- THE OWNER OR THEIR REPRESENTATIVE SHALL APPROVE MATERIALS SUBSTITUTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL APPLICABLE FEES.
- CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, AND SUPPLIES TO PERFORM ALL OPERATIONS IN CONNECTION WITH AND REASONABLY INCIDENTAL TO THE COMPLETE INSTALLATION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVING UNDER HARDSURFACE AREAS ETC.
- DO NOT WILLFULLY INSTALL ANY SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS THE FIELD CONDITIONS WILL NOT ALLOW FOR DESIGN INTENT. NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF SUCH DEVIATIONS.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED SHOULD NOTIFICATION NOT HAVE BEEN PROVIDED AND APPROVED BY THE ARCHITECT, OWNER OR THEIR REPRESENTATIVE.
- DURING CONSTRUCTION THE SITE WILL BE NEATLY KEPT AS PRACTICAL TO NOT DISTURB NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER.
- CONTRACTOR SHALL REMOVE ANY FALL EXCESS MATERIALS, OR DEBRIS FROM THE SITE.

1  
LI

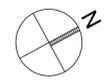
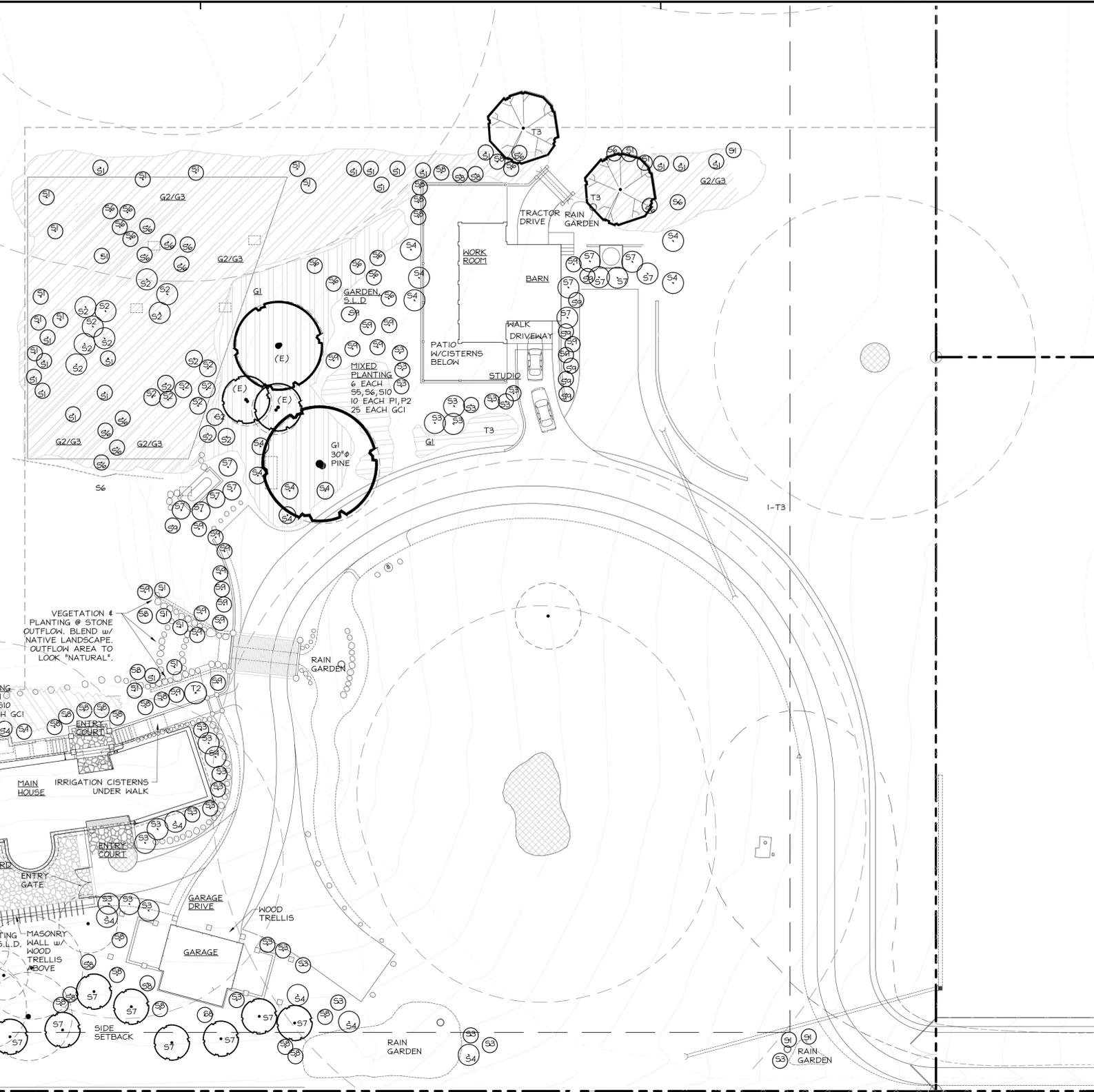
LANDSCAPE PLAN

1" = 20'-0"

- NOTES:  
 1. PLANTING AREA 28,000 SQ.FT.  
 2. IRRIGATE WITH RAINWATER.  
 3. IRRIGATE WITH GRAY WATER.

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080-L1.dwg Plot Date: 6.22.2016



Project

BEWLEY RESIDENCE

Audubon Ave.  
 Montara, CA 94037  
 A.P.N. 036-310-180

Architect

HM,a+e

Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510 652 1511 p  
 510 601 7196 f

Consultant

Blue Sky  
 DESIGNS, INC.

CUSTOM LANDSCAPE ENVIRONMENTS  
 Landscape Contractor's License #C27-436094  
 General Contractor's License #B-436094  
 Landscape Architect's License #LA-4205  
 495 Purisimo Way, Half Moon Bay, CA 94019  
 (650) 726-5990 FAX (650) 726-2353

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

HM,a+e Job Number  
 2005,01

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number

**L1**

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

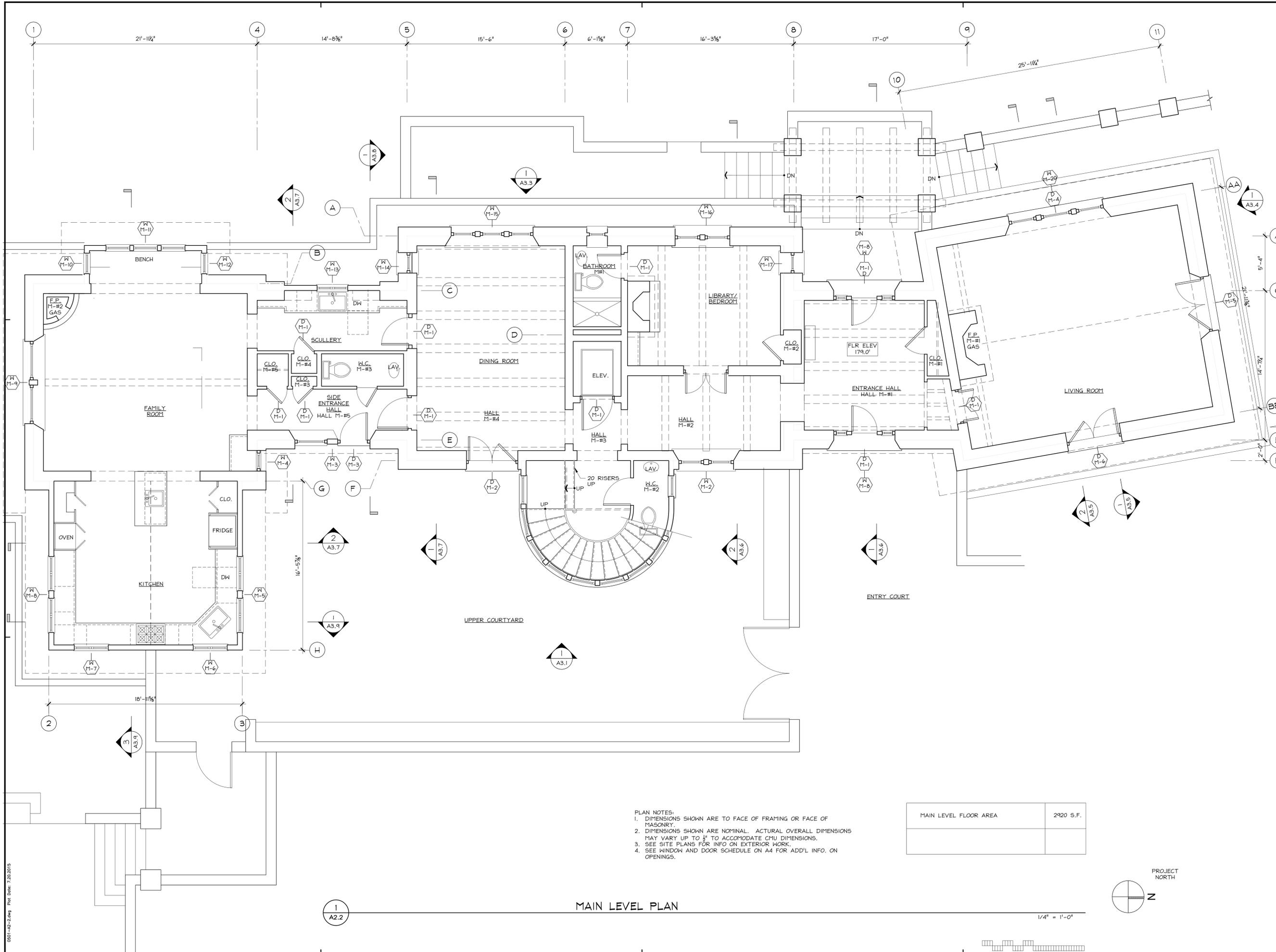
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| Coordination      | 09.12.2011 |
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| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
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| Constraints Map   | 11.25.2013 |
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## Sheet Title MAIN LEVEL PLAN

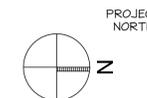
Sheet Number

# A2.2



- PLAN NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF MASONRY.
  2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.
  3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.
  4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                       |           |
|-----------------------|-----------|
| MAIN LEVEL FLOOR AREA | 2920 S.F. |
|                       |           |



MAIN LEVEL PLAN

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

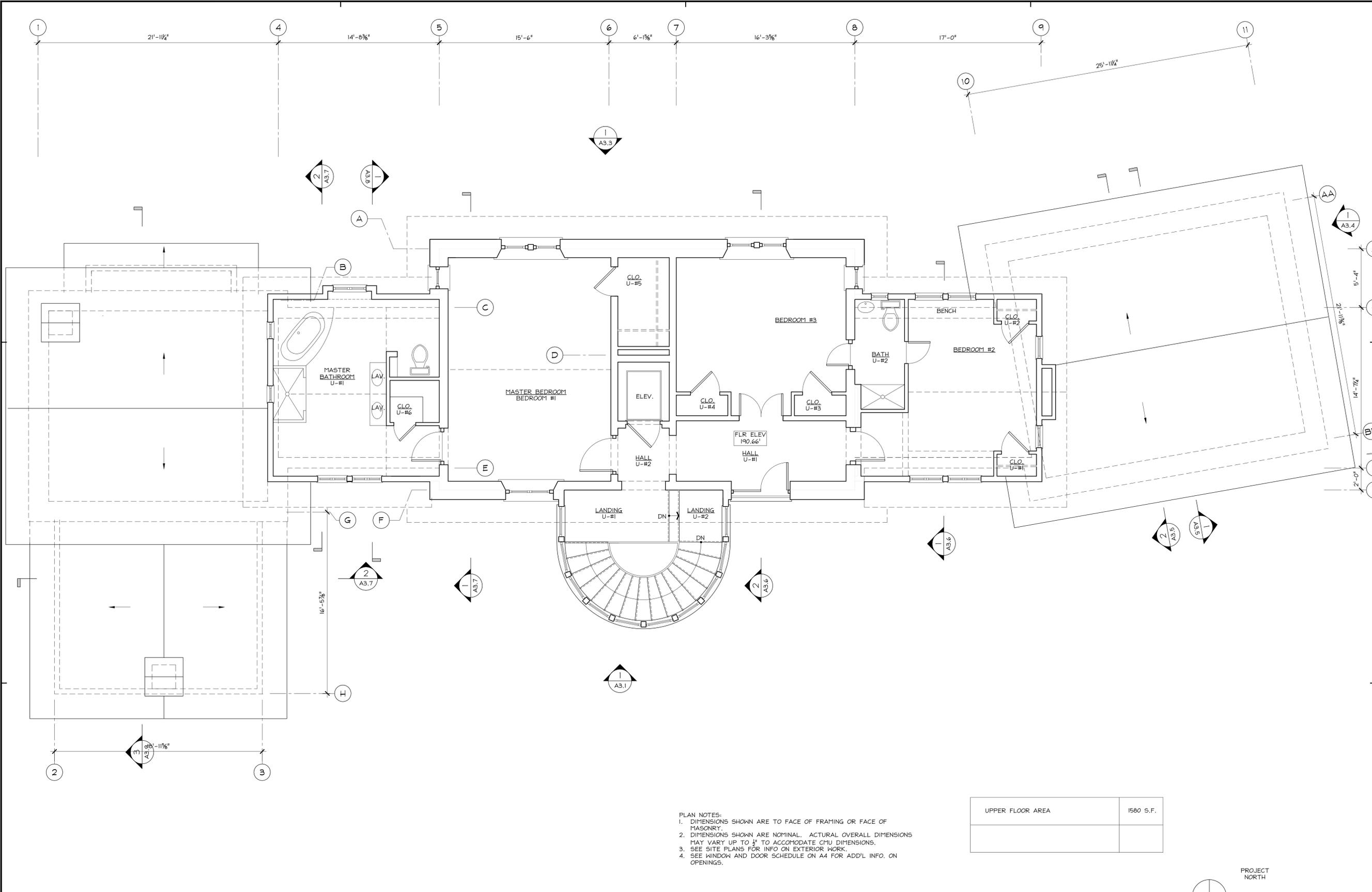
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### UPPER LEVEL PLAN

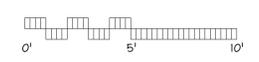
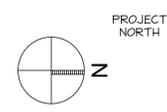
Sheet Number

# A2.3



- PLAN NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF MASONRY.
  2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.
  3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.
  4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                  |           |
|------------------|-----------|
| UPPER FLOOR AREA | 1580 S.F. |
|                  |           |



## UPPER LEVEL PLAN

1/4" = 1'-0"

Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

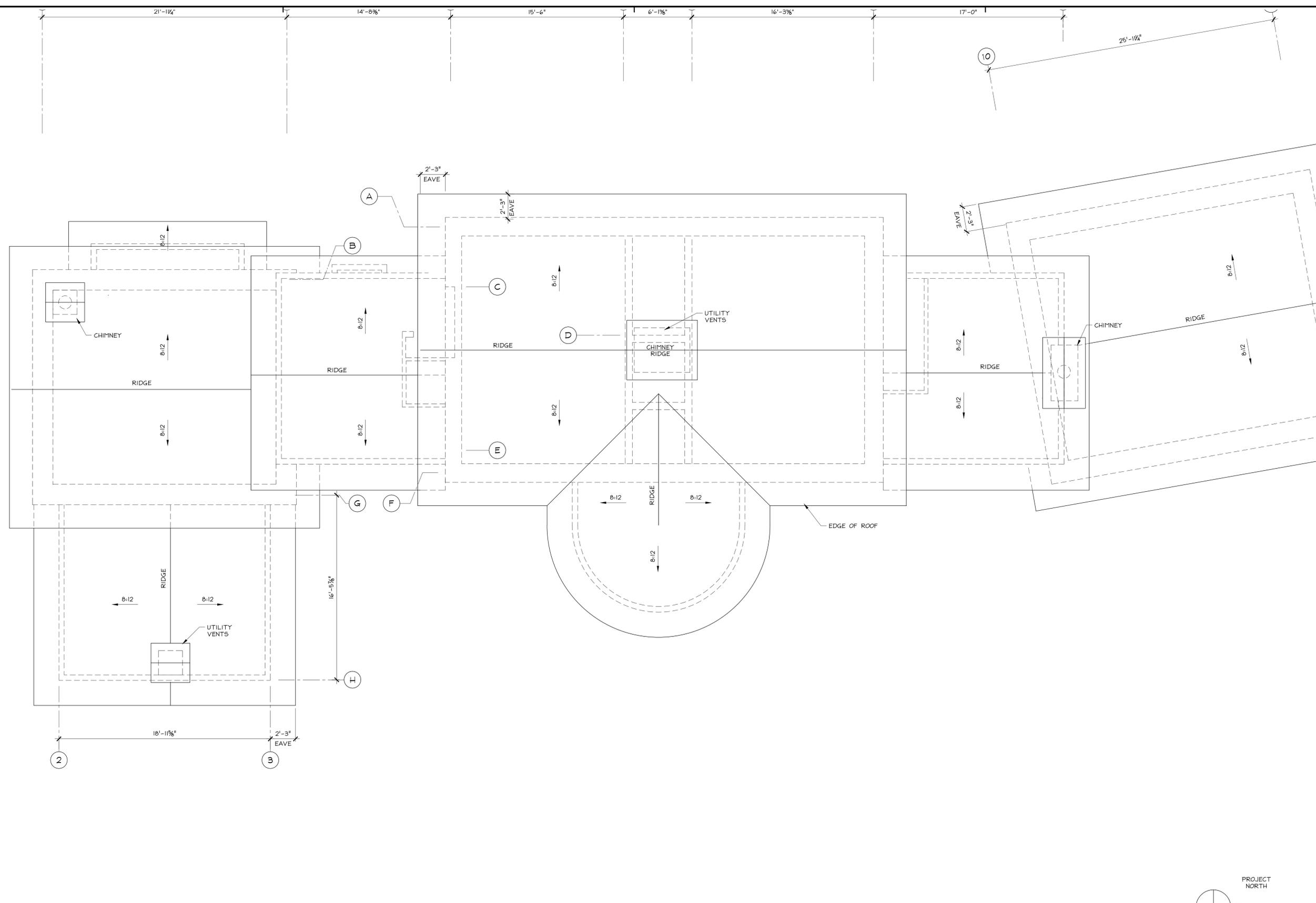
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title ROOF PLAN

Sheet Number

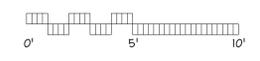
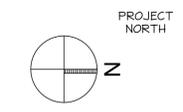
# A2.4



1  
A2.4

### ROOF PLAN

1/4" = 1'-0"



0501-A2-A2-4.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

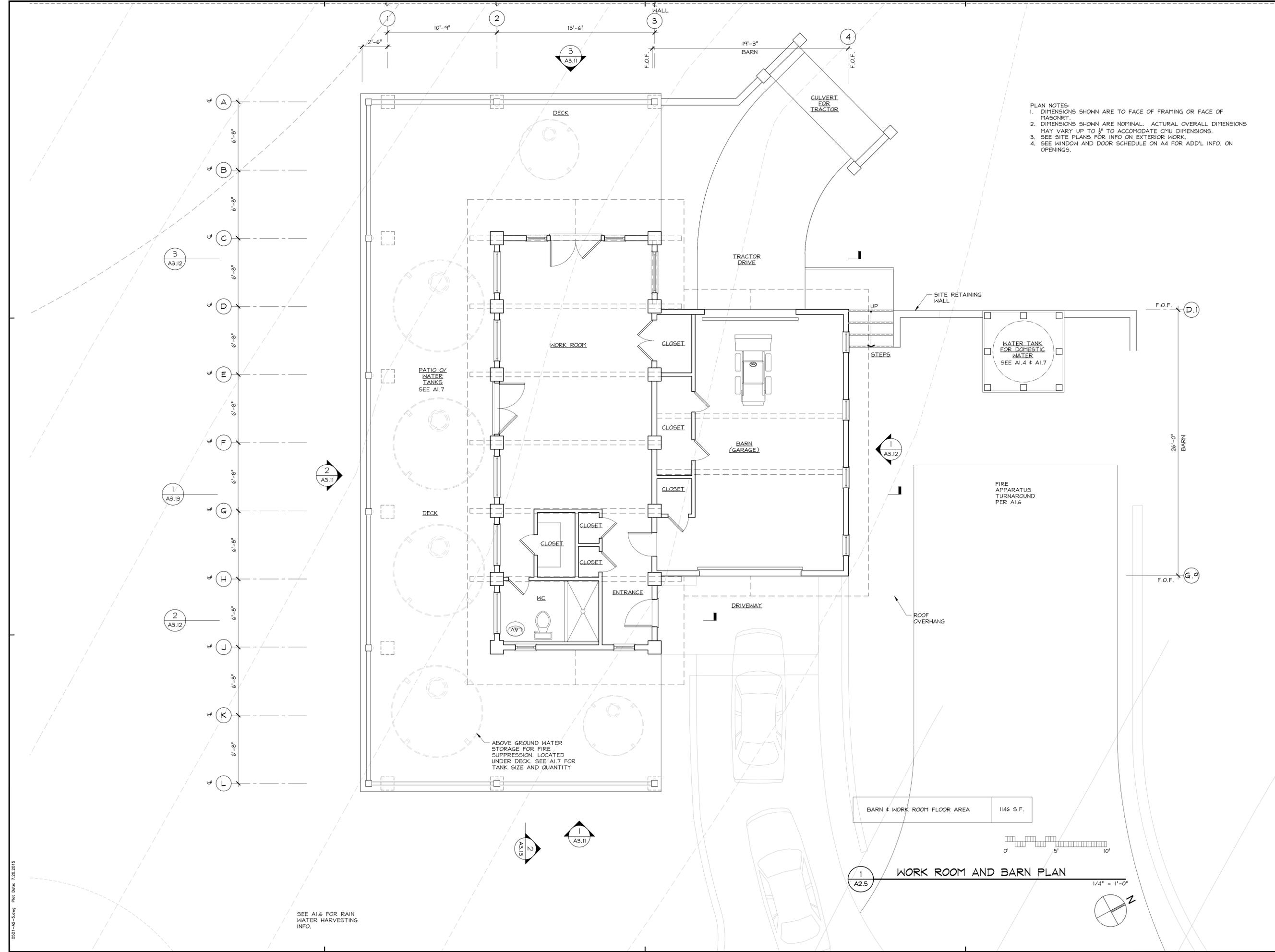
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| Design Review     | 08.12.2014 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title BARN PLAN

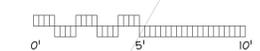
Sheet Number

# A2.5



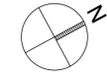
PLAN NOTES:  
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 2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.  
 3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.  
 4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                             |           |
|-----------------------------|-----------|
| BARN & WORK ROOM FLOOR AREA | 1146 S.F. |
|-----------------------------|-----------|



1 A2.5 WORK ROOM AND BARN PLAN

1/4" = 1'-0"



SEE A1.6 FOR RAIN WATER HARVESTING INFO.

0501-A2-A2-5.dwg Plot Date: 7.20.2015

Project

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

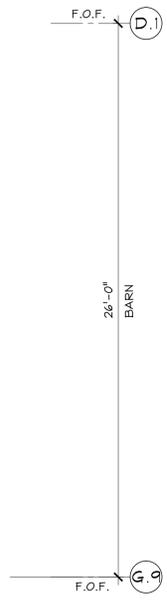
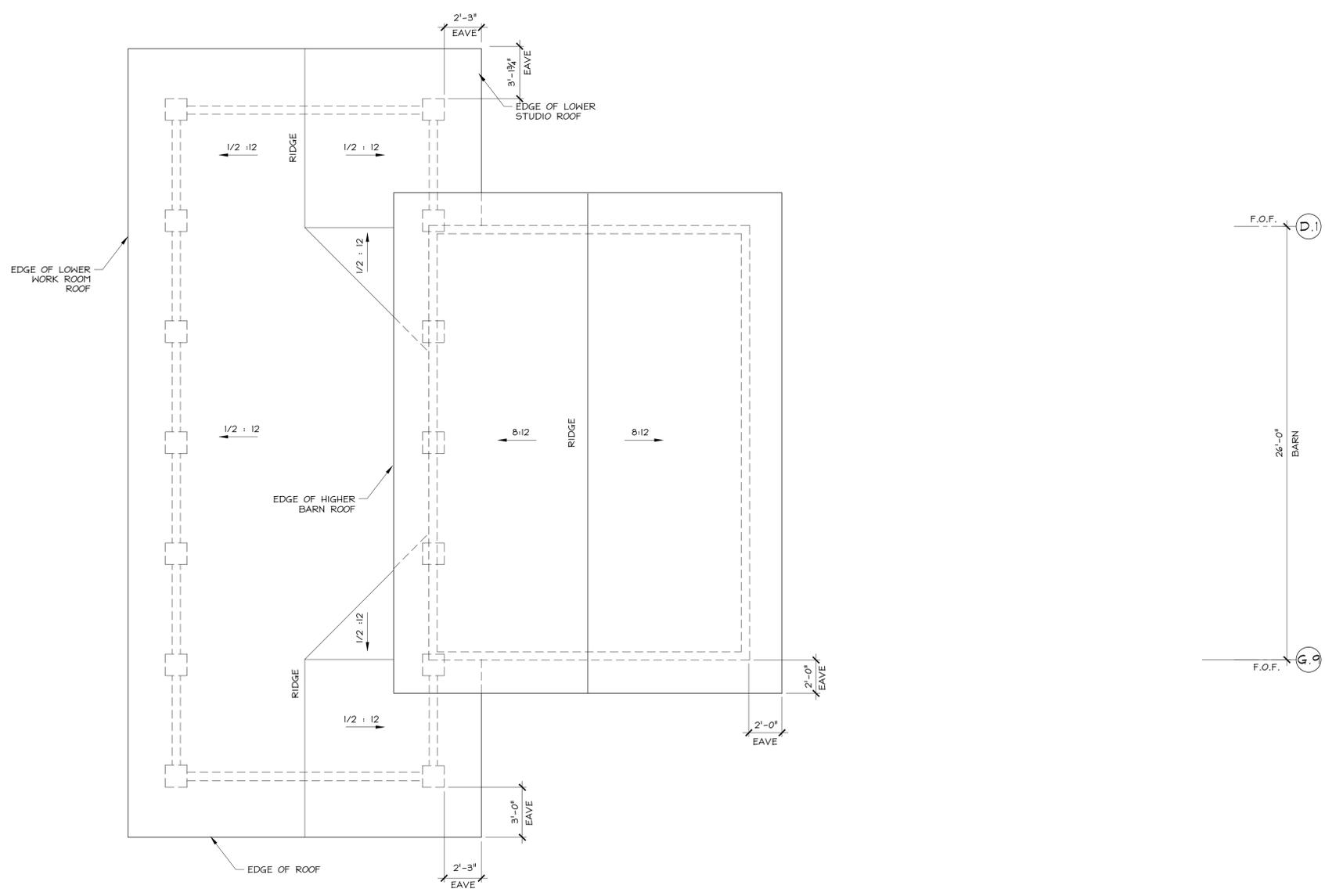
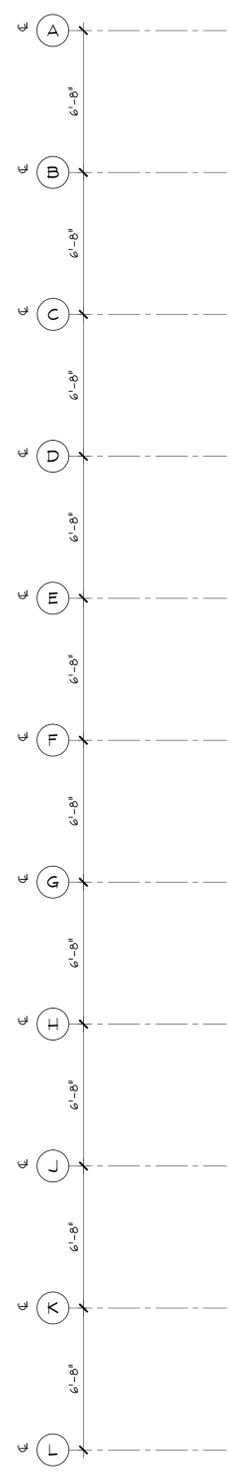
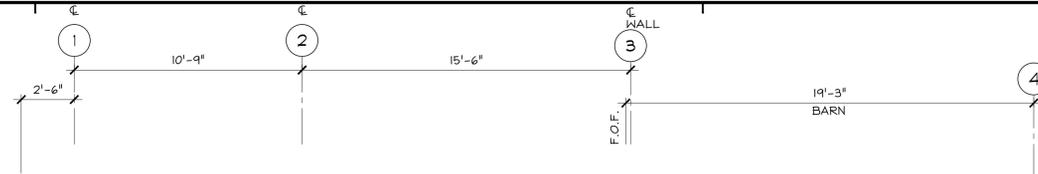
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| Coordination      | 10.05.2011 |
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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## ROOF PLAN BARN

Sheet Number

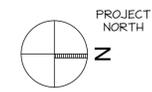
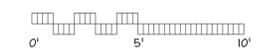
# A2.6



1  
A2.6

### ROOF PLAN - BARN

1/4" = 1'-0"



0501-A2-A2-6.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

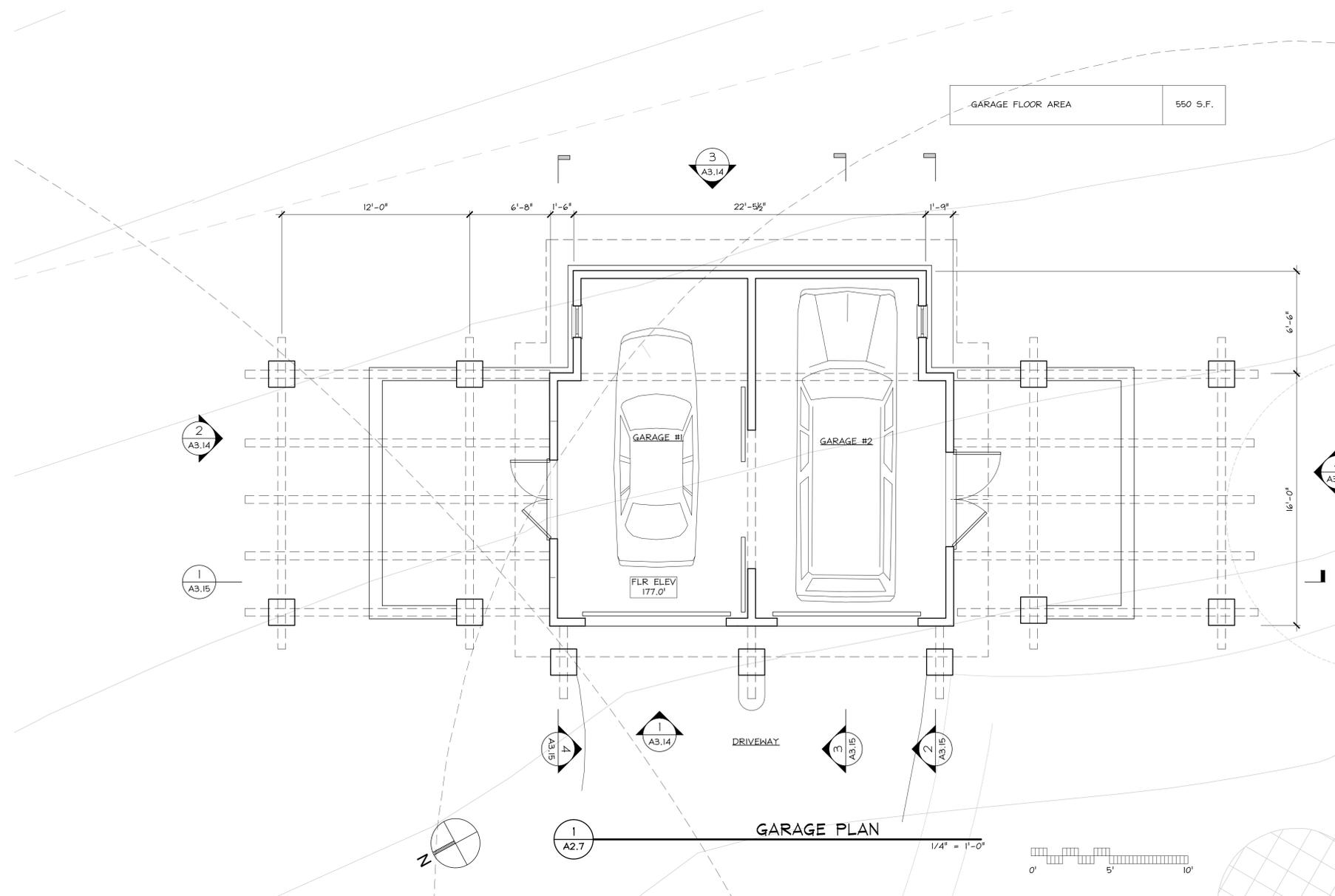
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## GARAGE PLAN

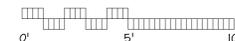
Sheet Number

# A2.7



GARAGE PLAN

1/4" = 1'-0"



Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510.652.1511 p  
510.601.7196 f

Consultant

Stamp

Printing Date

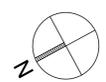
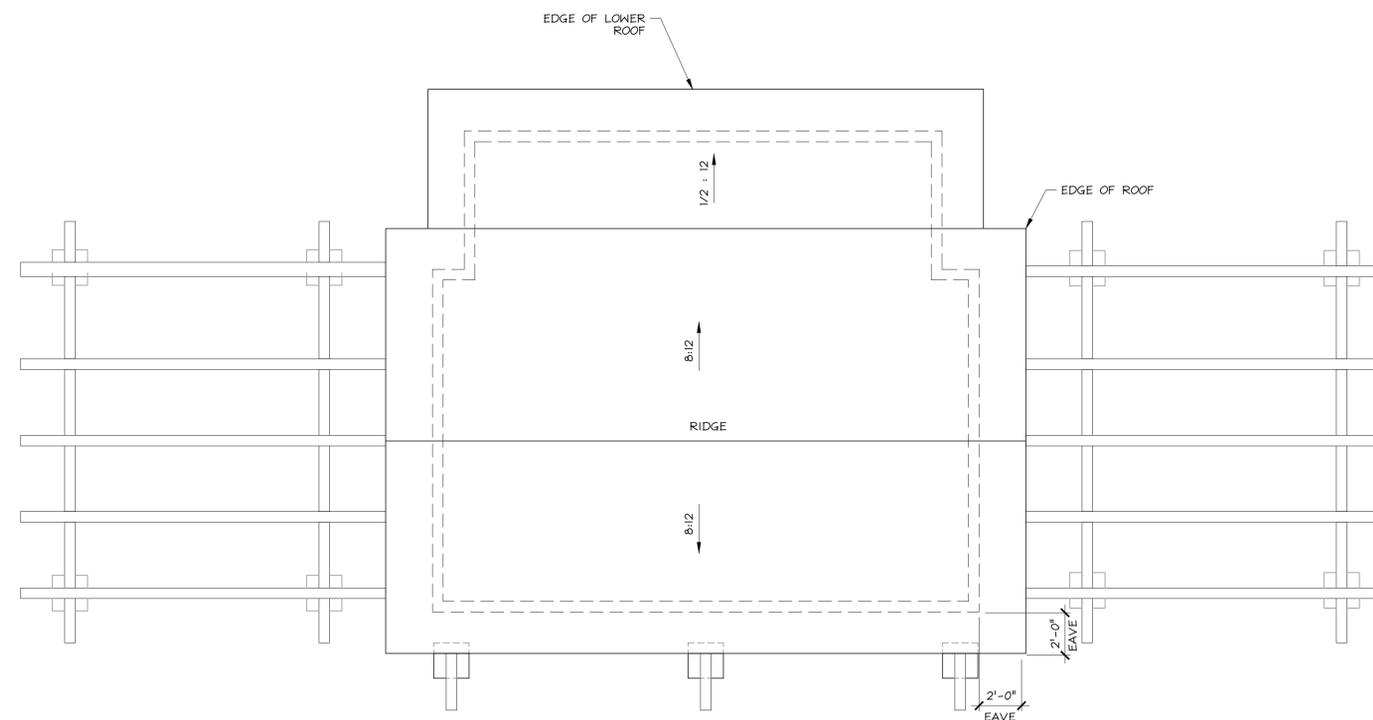
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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE  
ROOF PLAN**

Sheet Number

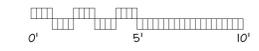
# A2.8



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A2.8

### GARAGE ROOF PLAN

1/4" = 1'-0"



0501-A2-8.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
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| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
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| Constraints Map   | 11.25.2013 |
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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## SHEET TITLE EAST ELEVATION

Sheet Number

# A3.1

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                | KEY (C.S.I.#-ITEM#)       | DESCRIPTION   |
|-----------------------------------|--|---------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |  | 08. OPENINGS        |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                      | 08-01               | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |  | 09. FINISHES        |                            | 26-02                     | Wall Fixture. Opaque reflector. down light                |
| 05-01                             | Steel guardrail                                | 09-01               | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02               | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board           | 09-03               | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                             | 09-04               | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01               | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate | 23. HVAC            |                            |                           |   |
|                                   |  | 23-01               | Exhaust and vent stacks    |                           |   |
|                                   |  | 23-02               | Solar hot water panels     |                           |   |



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

### EAST ELEVATION ENTRY

1/4" = 1'-0"

0501-A3-1.dwg Plot Date: 7.20.2015

1  
A3.1

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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Stamp

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| Design Review     | 08.12.2014 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

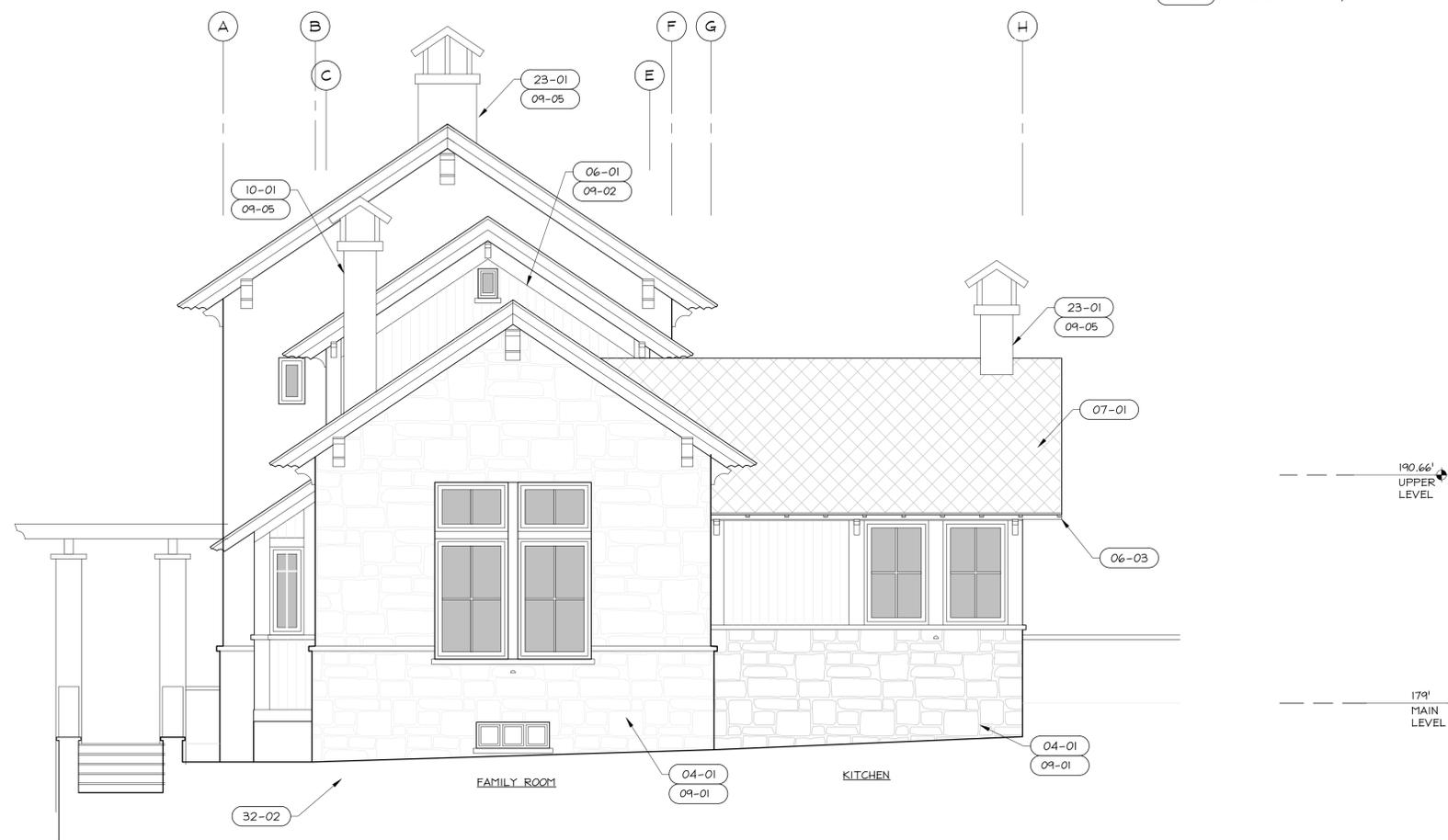
### SOUTH ELEVATION

Sheet Number

# A3.2

#### ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                     | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION   |
|-----------------------------------|---|------------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |   | 08. OPENINGS           |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                       | 08-01                  | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |   | 09. FINISHES           |                            | 26-02                     | Wall Fixture. Opague reflector. down light                |
| 05-01                             | Steel guardrail                                 | 09-01                  | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |   | 09-02                  | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board            | 09-03                  | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                              | 09-04                  | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                     | 09-05                  | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish     | 10. SPECIALTIES        |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |   | 10-01                  | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarrite Slate | 23. HVAC               |                            |                           |   |
|                                   |   | 23-01                  | Exhaust and vent stacks    |                           |   |
|                                   |   | 23-02                  | Solar hot water panels     |                           |   |



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.2

### SOUTH ELEVATION FAMILY ROOM AND KITCHEN

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
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| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**WEST ELEVATION**

Sheet Number

# A3.3

### ELEVATION NOTES

KEY (C.S.I.#-ITEM#) DESCRIPTION

- 04. MASONRY
  - 04-01 CMU wall or Concrete wall
- 05. METALS
  - 05-01 Steel guardrail
- 06. WOOD, PLASTICS, COMPOSITES
  - 06-01 Wood siding, Redwood or Cement Board
  - 06-02 Wood trim, Redwood
  - 06-03 Wood roof framing, Doug Fir
  - 06-04 Wood trellis, Reclaimed, Natural oil finish
- 07. THERMAL & MOISTURE PROTECTION
  - 07-01 Composite shingle, Black, Tamko Lamarite Slate

KEY (C.S.I.#-ITEM#) DESCRIPTION

- 08. OPENINGS
  - 08-01 Wood or fiberglass windows
- 09. FINISHES
  - 09-01 Stone veneer
  - 09-02 Dark brown wood stain
  - 09-03 Paint, Ocean blue
  - 09-04 Dark bronze paint
  - 09-05 Cement Stucco, Off-white
- 10. SPECIALTIES
  - 10-01 Gas fireplace chimney
- 23. HVAC
  - 23-01 Exhaust and vent stacks
  - 23-02 Solar hot water panels

KEY (C.S.I.#-ITEM#) DESCRIPTION

- 26. LIGHTING
  - 26-01 Wall Sconce, Hooded down light
  - 26-02 Wall Fixture, Opaque reflector, down light
  - 26-03 Wall Sconce, Solid metal, Down light Low wattage
  - 26-04 Solid metal, Down light Low wattage, Path light
  - 26-05 Down light Low wattage, Fixture hidden in trellis framing
- 32. EXTERIOR IMPROVEMENTS
  - 32-01 Exterior paving, See A1.5
  - 32-02 Landscaping boulder



NOTES:  
1. ELEVATION DOES NOT SHOW BUILDING SKEWED.

GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES.

## WEST ELEVATION SIDE OF BUILDING

1/4" = 1'-0"

1  
A3.3

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
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| Planning          | 09.13.2011 |
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

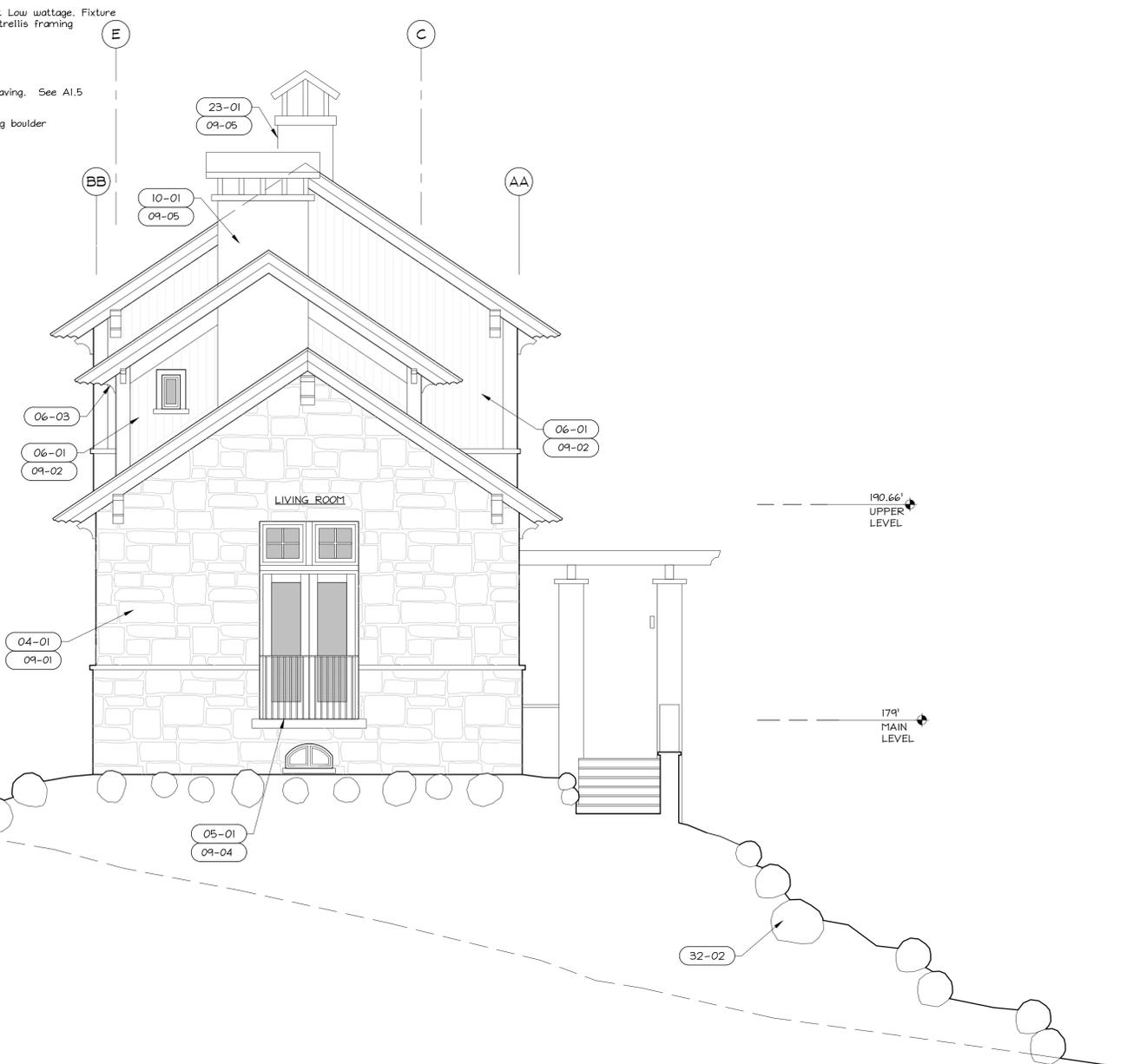
## NORTH ELEVATION

Sheet Number

# A3.4

### ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION  |
|-----------------------------------|--|------------------------|----------------------------|---------------------------|--|
| 04. MASONRY                       |  | 08. OPENINGS           |                            | 26. LIGHTING              |  |
| 04-01                             | CMU wall or Concrete wall                      | 08-01                  | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                             |
| 05. METALS                        |  | 09. FINISHES.          |                            | 26-02                     | Wall Fixture. Opaque reflector. down light                 |
| 05-01                             | Steel guardrail                                | 09-01                  | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light. Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02                  | Dark brown wood stain      | 26-04                     | Solid metal. Down light. Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board           | 09-03                  | Paint. Ocean blue          | 26-05                     | Down light. Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                             | 09-04                  | Dark bronze paint          | 32. EXTERIOR IMPROVEMENTS |  |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05                  | Cement Stucco. Off-white   | 32-01                     | Exterior paving. See A1.5                                  |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        |                            | 32-02                     | Landscaping boulder  |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01                  | Gas fireplace chimney      |                           |  |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate | 23. HVAC               |                            |                           |  |
|                                   |  | 23-01                  | Exhaust and vent stacks    |                           |  |
|                                   |  | 23-02                  | Solar hot water panels     |                           |  |



NOTES:  
1. ELEVATION DOES NOT SHOW BUILDING SKEWED.

GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.4

## NORTH ELEVATION LIVING ROOM

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

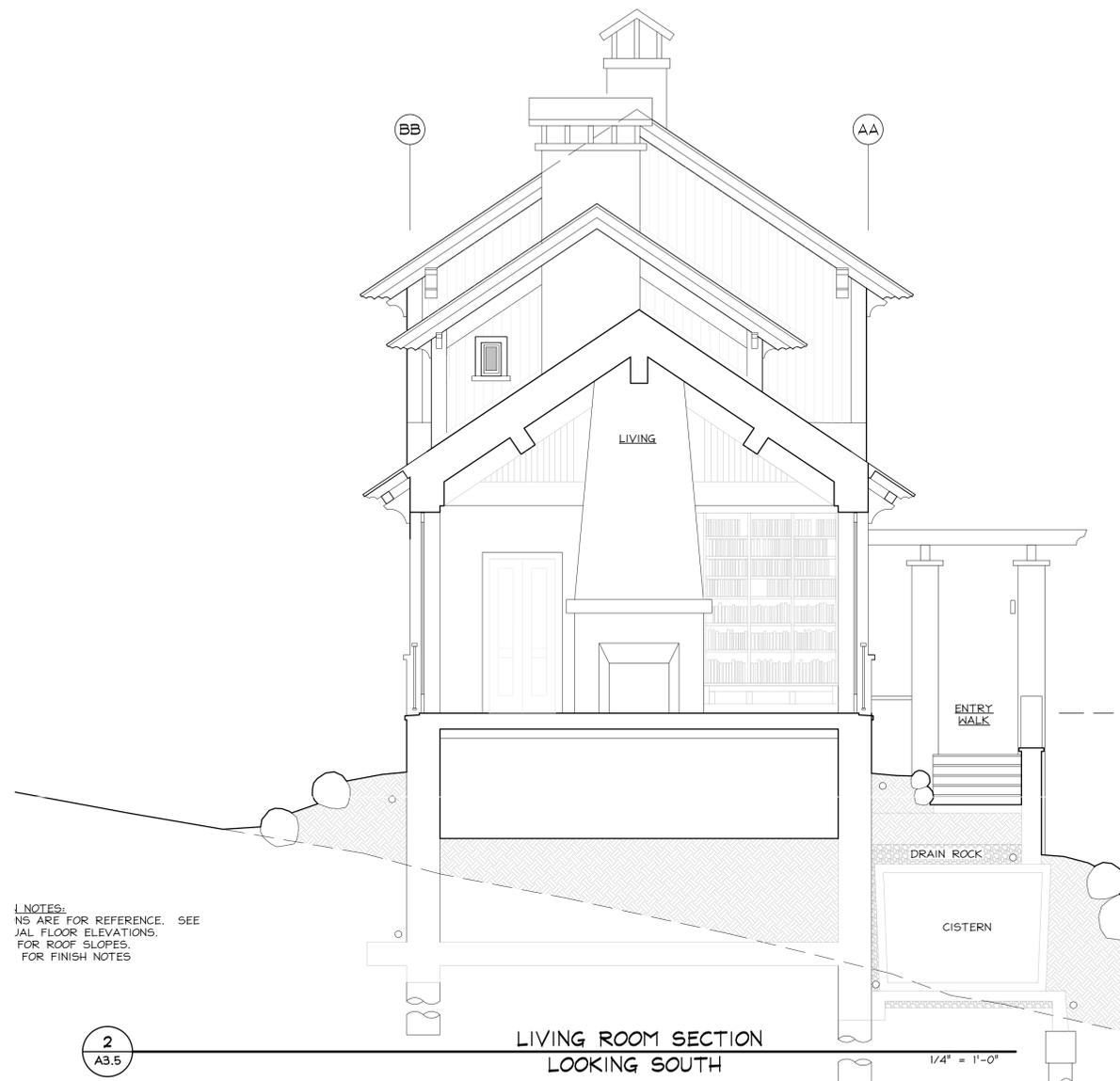
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| Coordination      | 09.12.2011 |
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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

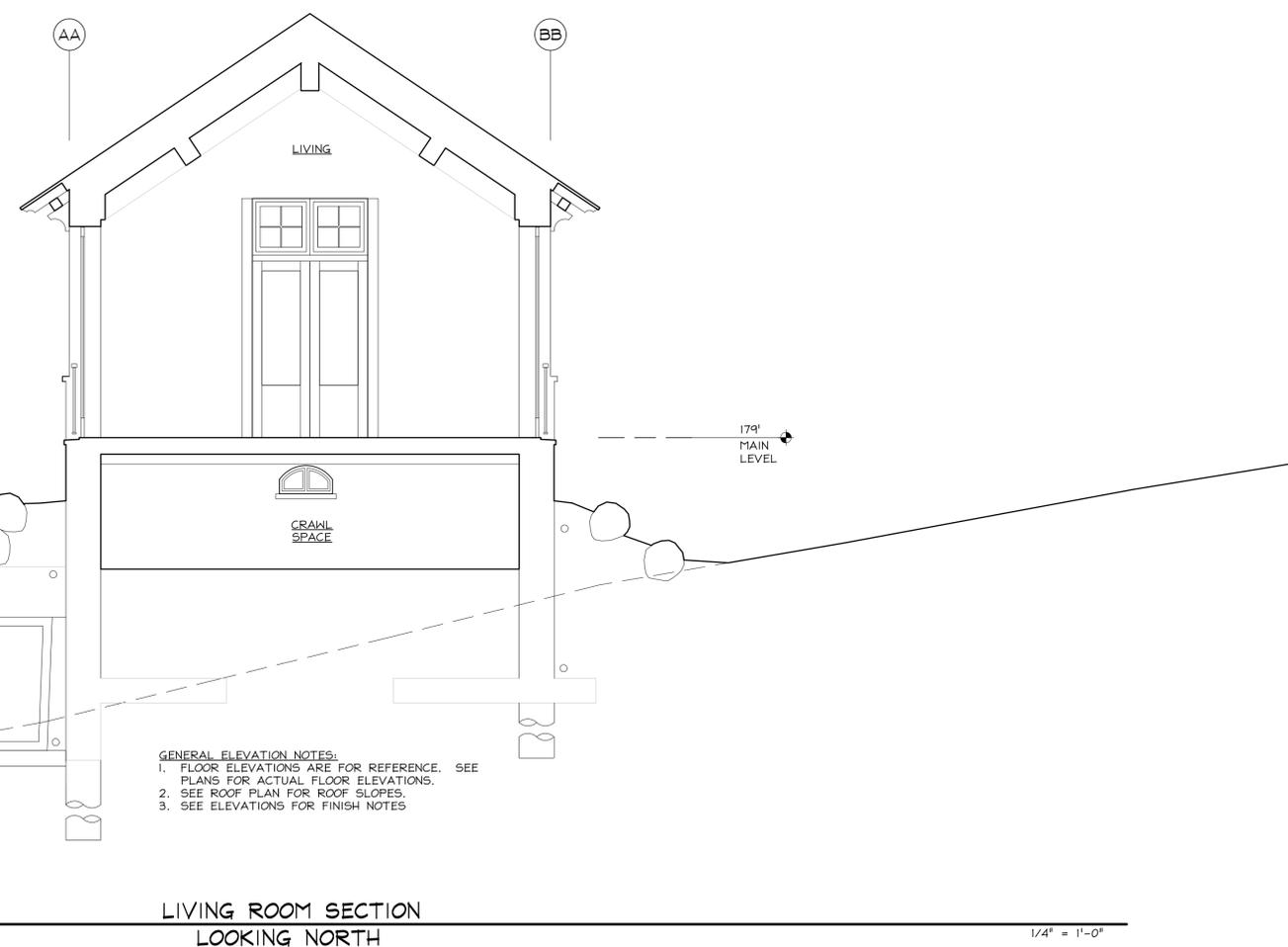
## LIVING ROOM SECTION

Sheet Number

# A3.5



1. NOTES:  
NS ARE FOR REFERENCE. SEE  
JAL FLOOR ELEVATIONS.  
FOR ROOF SLOPES.  
FOR FINISH NOTES



GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE  
PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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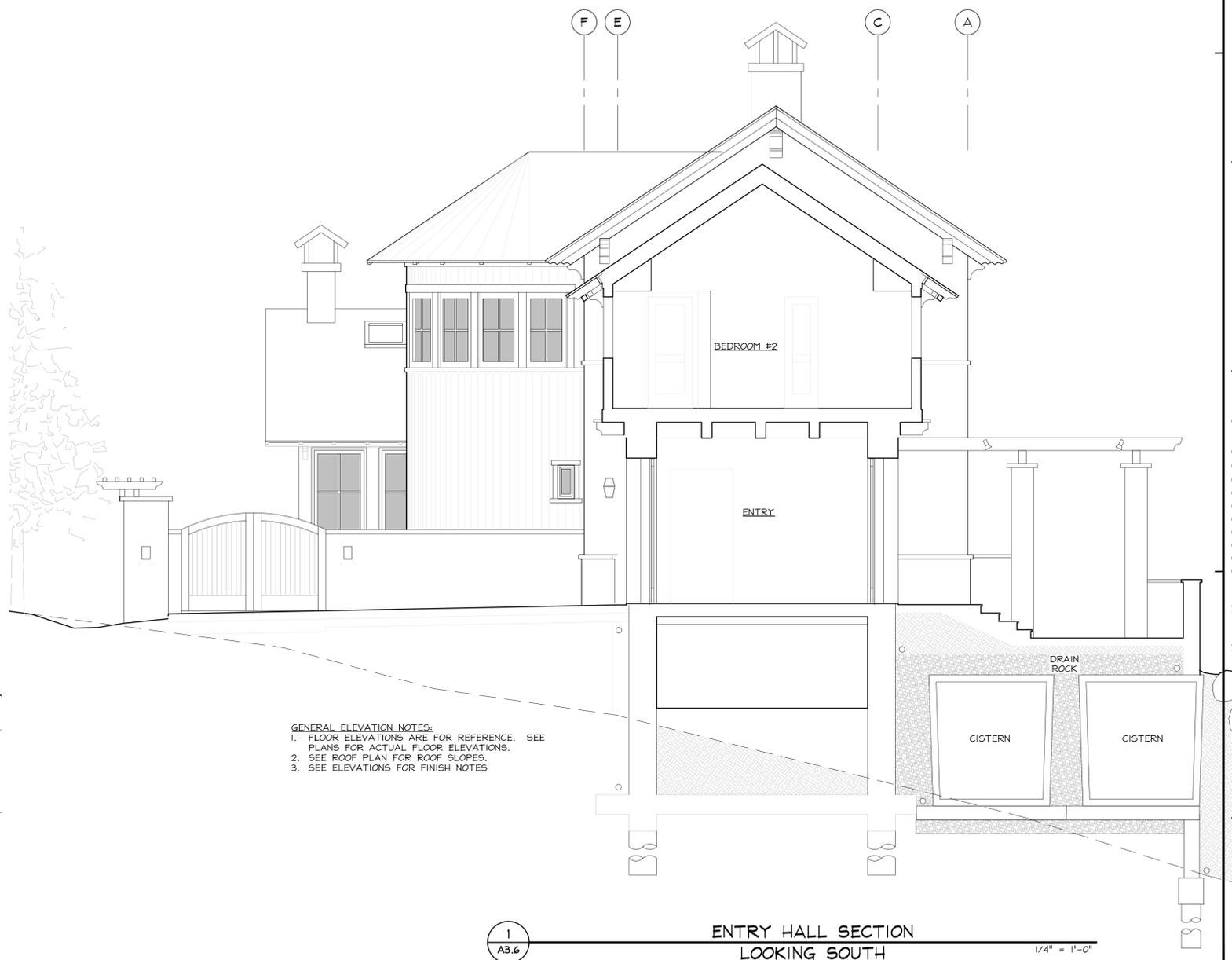
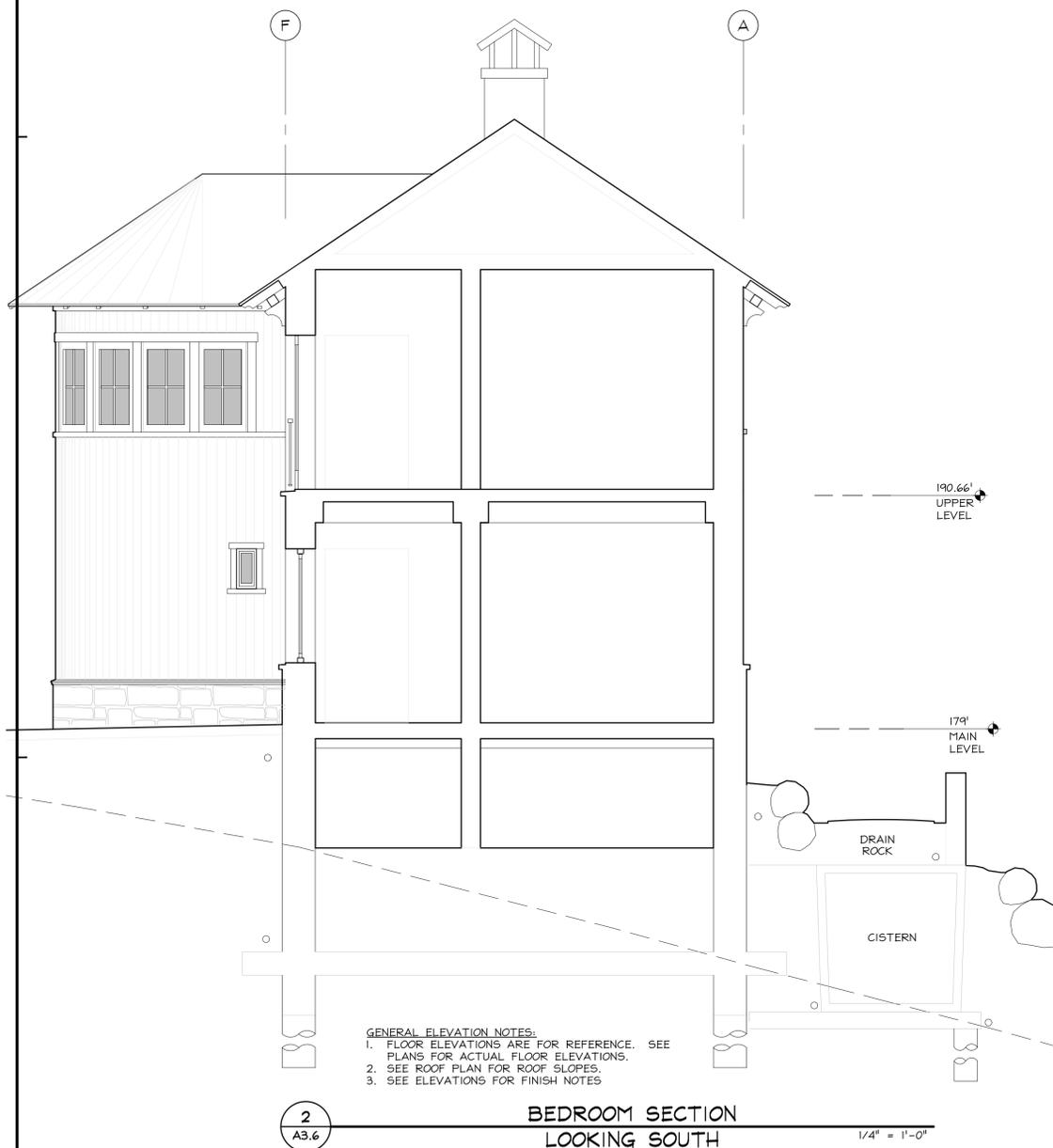
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| Coordination      | 10.11.2011 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title STAIR SECTIONS

Sheet Number

# A3.6



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

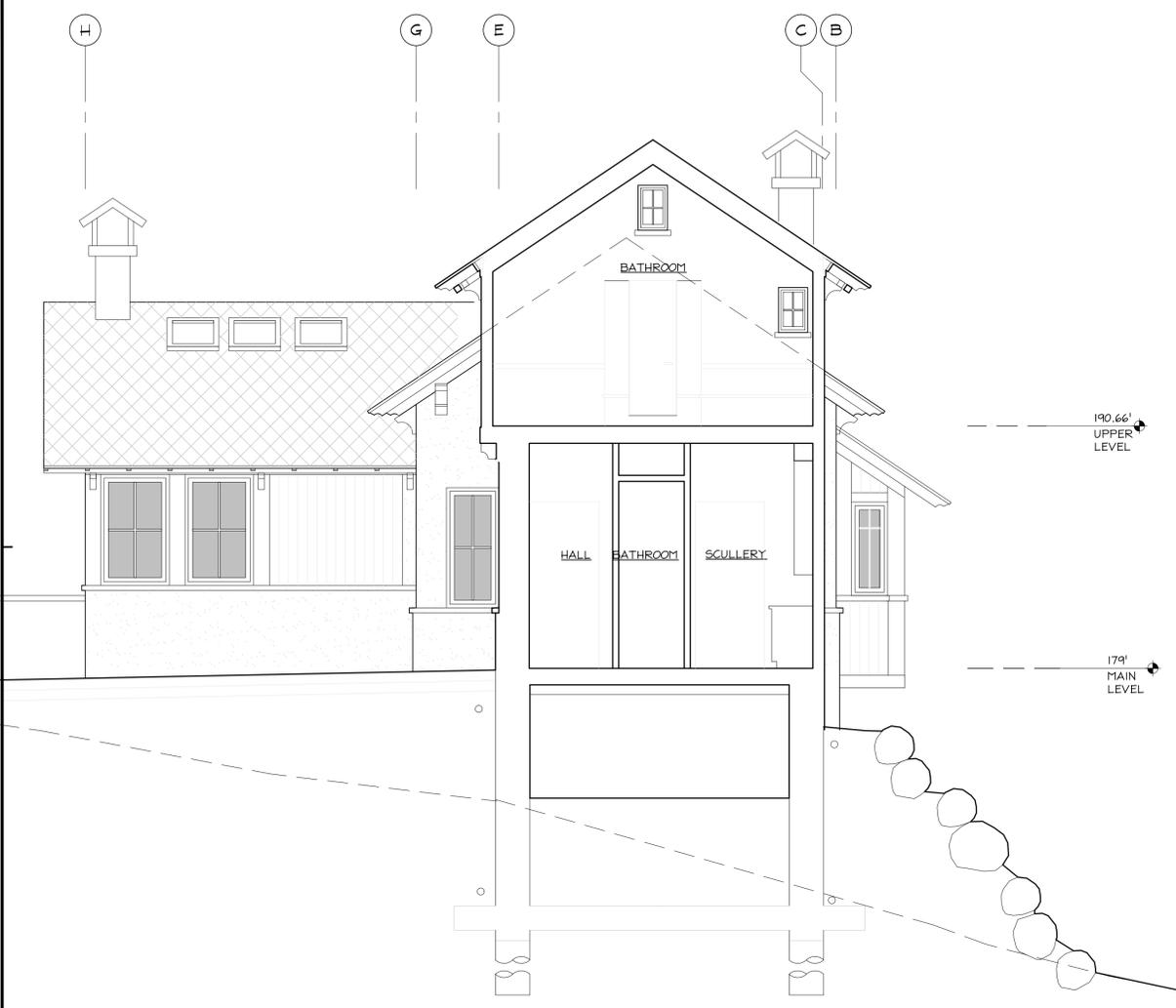
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| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

### DINING ROOM & MASTER BEDROOM SECTIONS

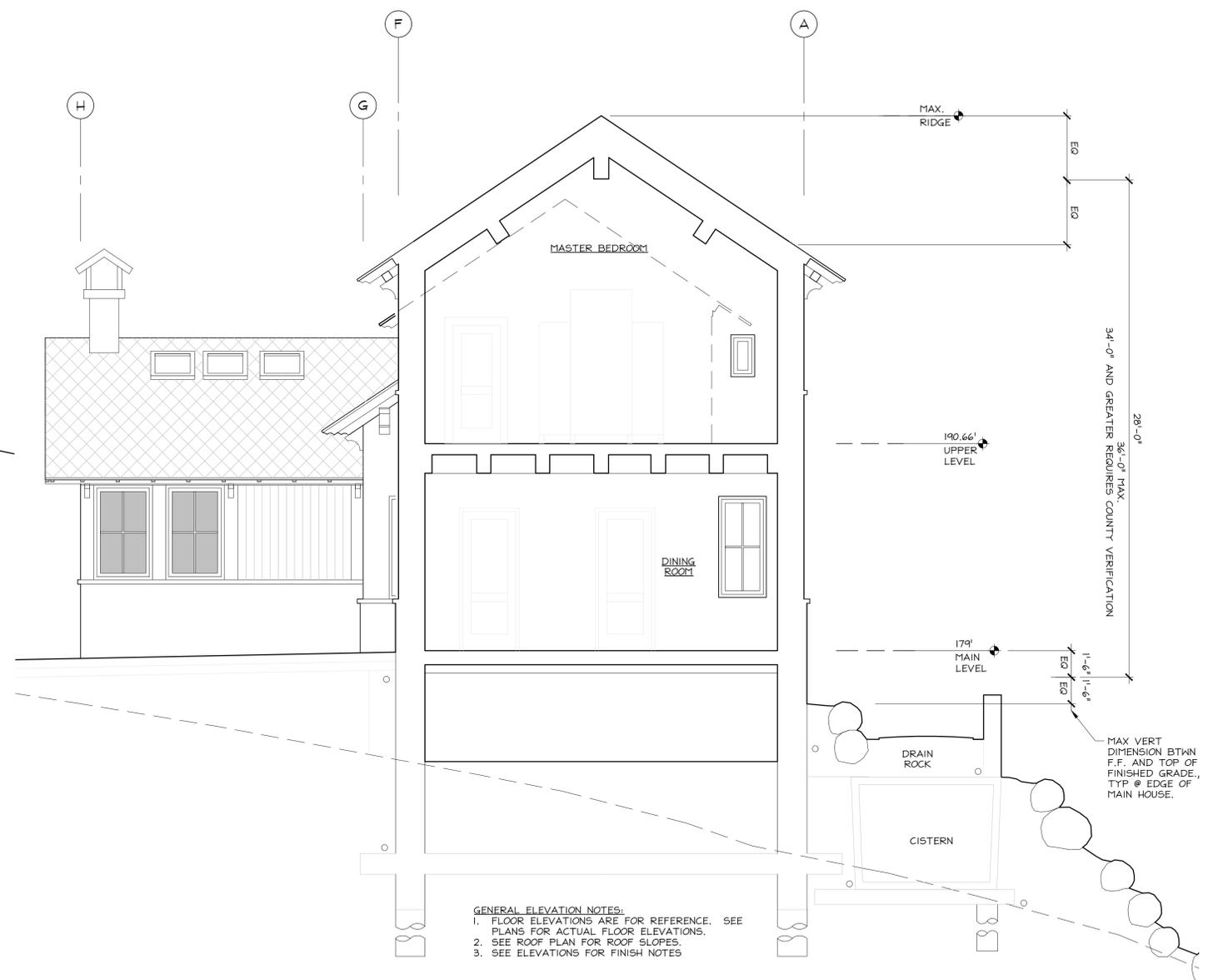
Sheet Number

# A3.7



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

2  
A3.7  
MASTER BEDROOM SECTION  
LOOKING SOUTH  
1/4" = 1'-0"



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.7  
DINING ROOM SECTION  
LOOKING SOUTH  
1/4" = 1'-0"

28'-0"  
 34'-0" MAX. AND GREATER REQUIRES COUNTY VERIFICATION  
 36'-0" MAX.  
 MAX. RIDGE  
 EQ  
 EQ  
 190.66' UPPER LEVEL  
 179' MAIN LEVEL  
 1'-0" ± 1'-0"  
 EQ  
 EQ  
 MAX VERT DIMENSION BTWN F.F. AND TOP OF FINISHED GRADE, TYP @ EDGE OF MAIN HOUSE.

Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

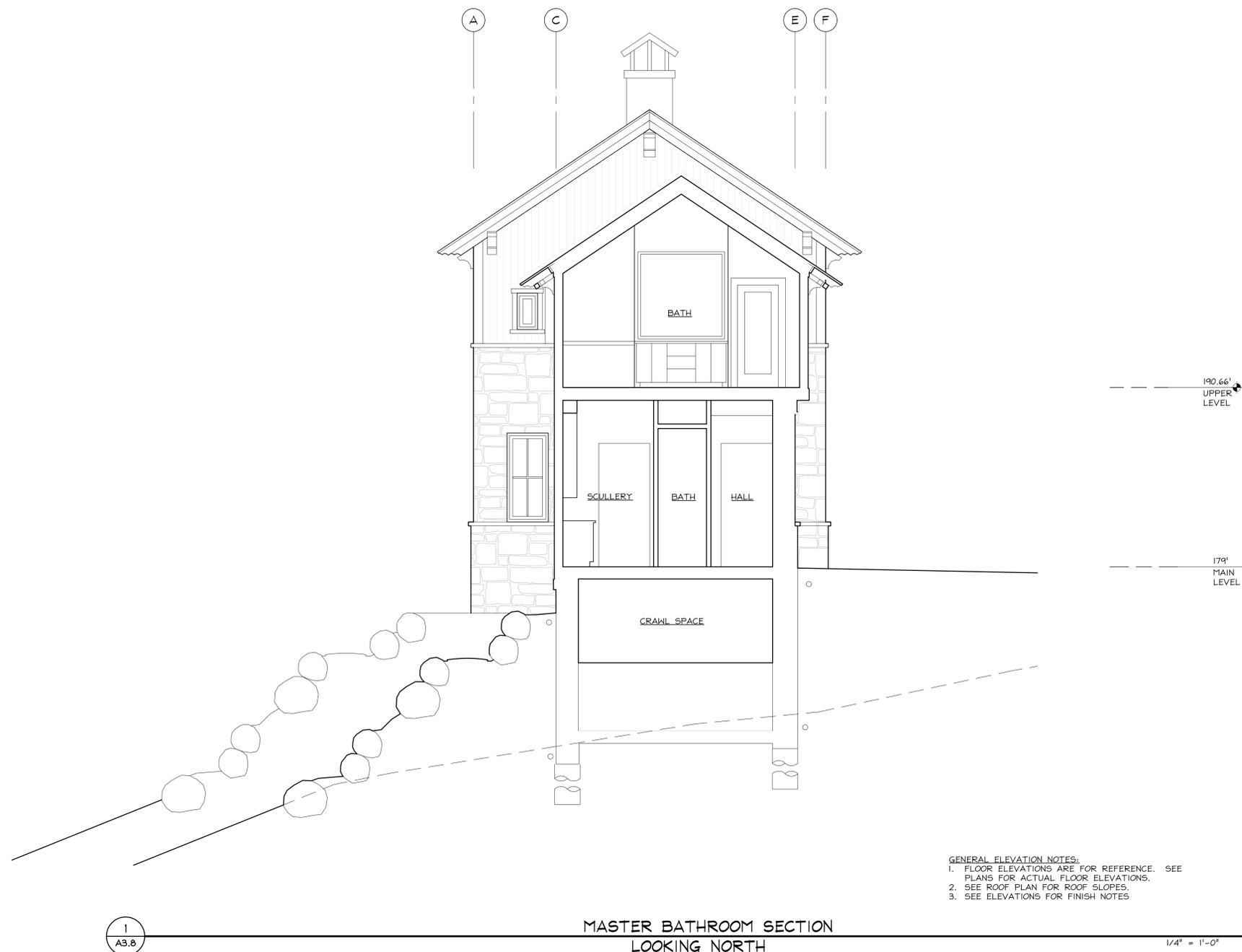
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| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**MASTER  
BEDROOM  
SECTION**  
Sheet Number

# A3.8



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

MASTER BEDROOM SECTION  
LOOKING NORTH

1/4" = 1'-0"

1  
A3.8

**BEWLEY  
RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

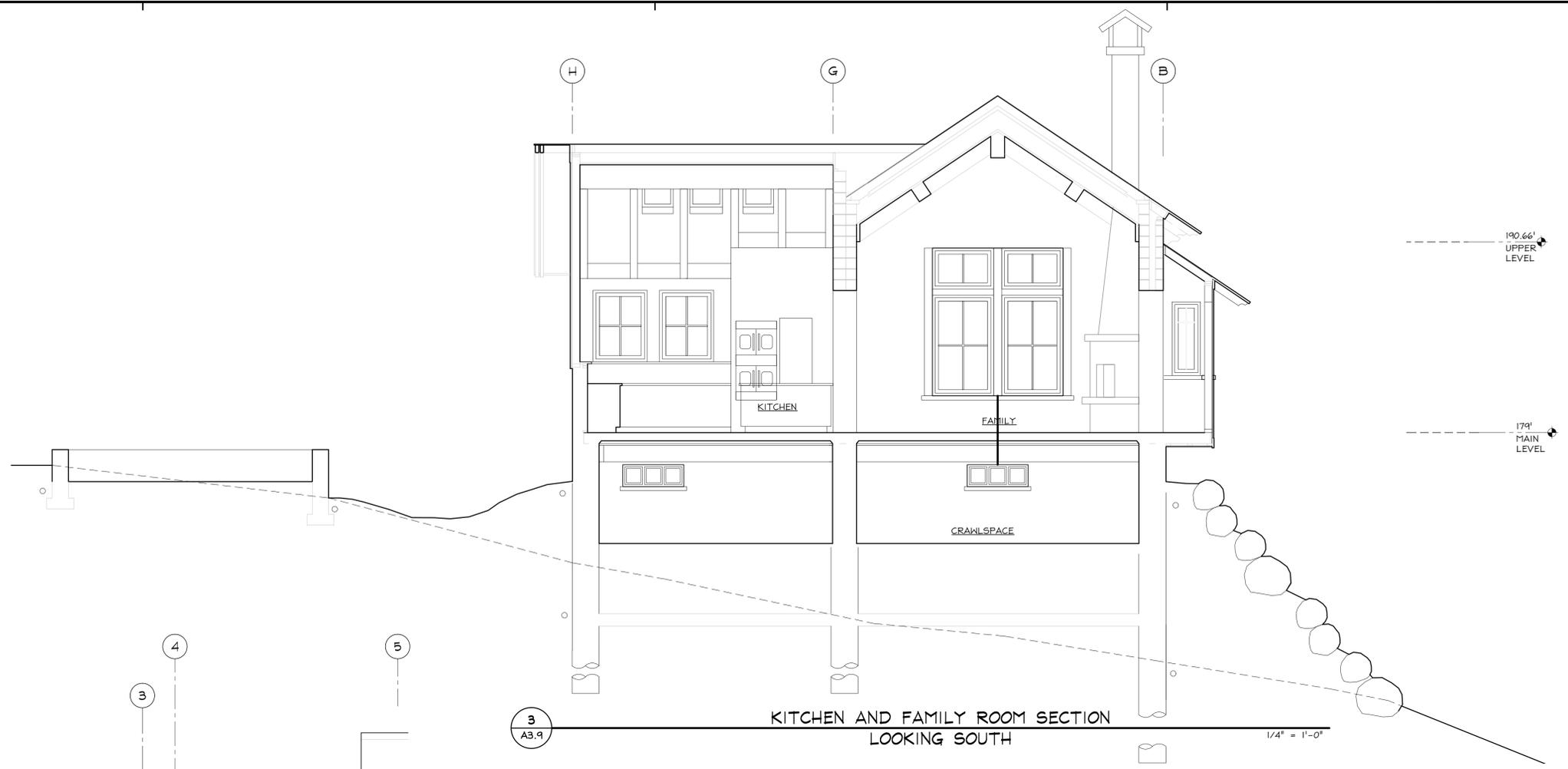
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| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**SECTION**

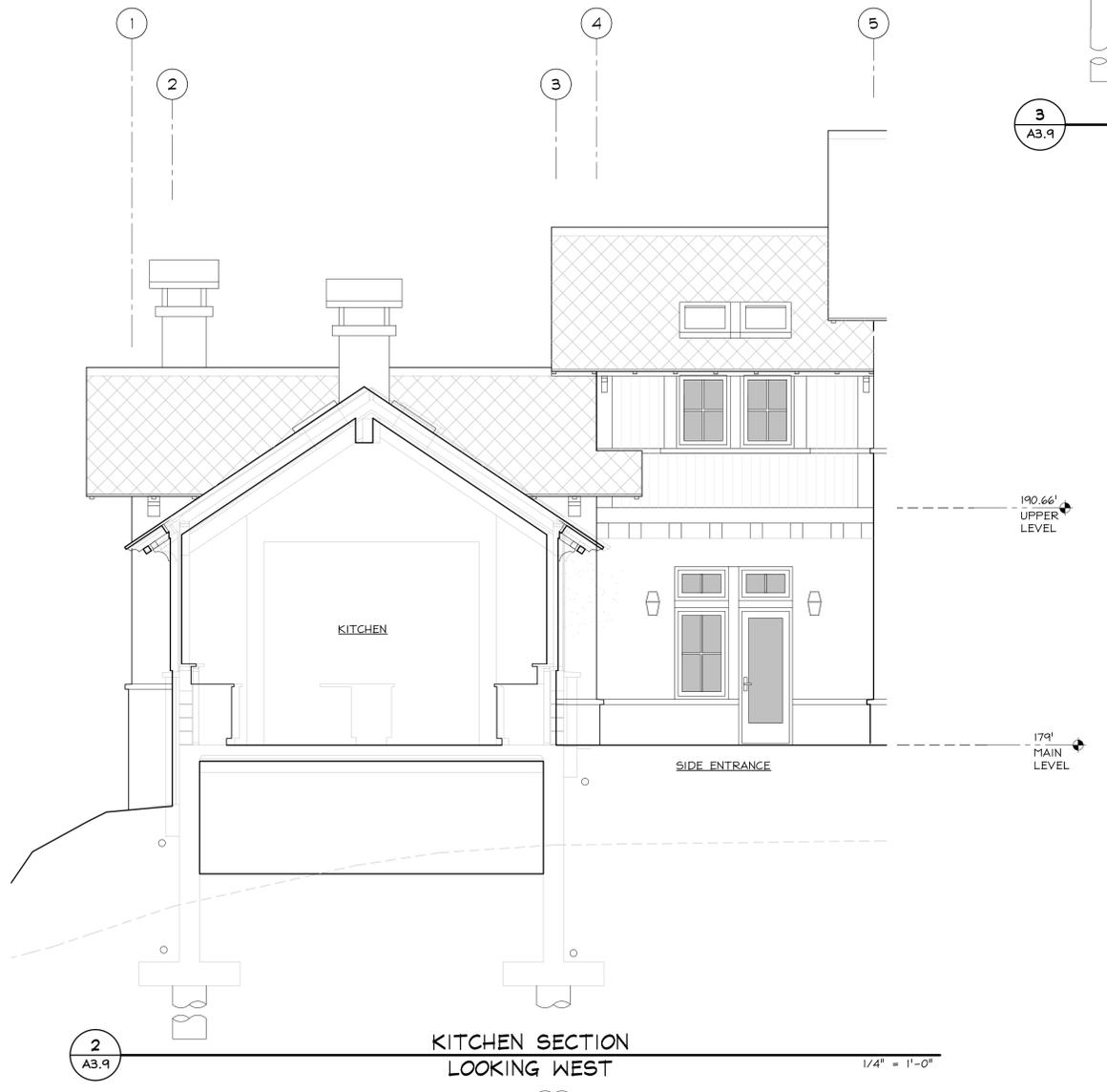
Sheet Number

**A3.9**



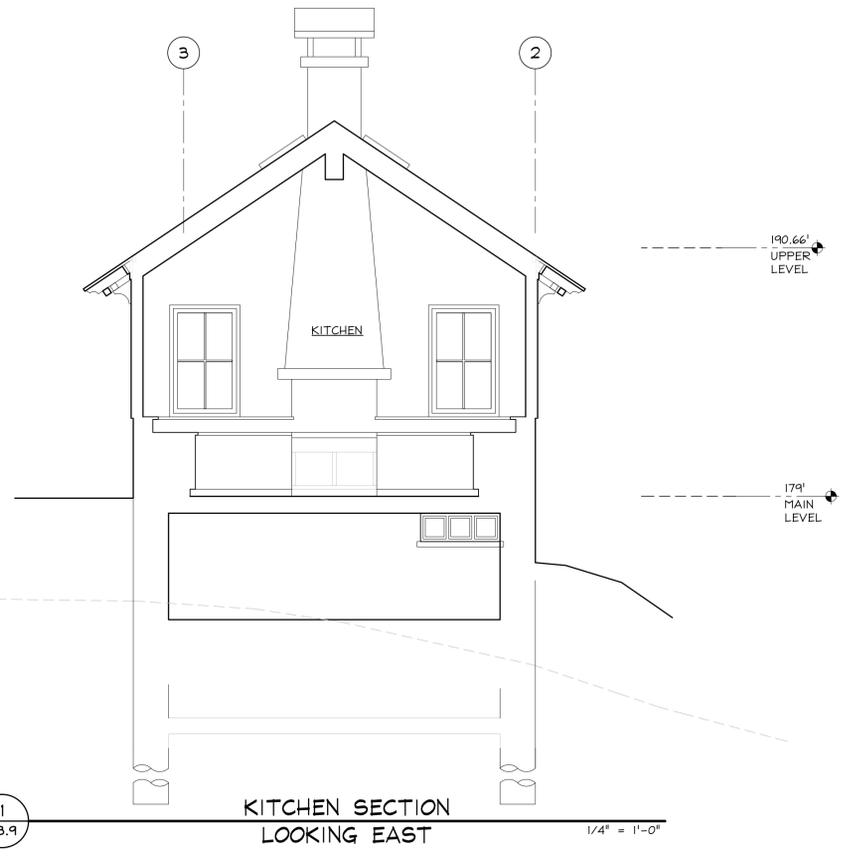
**KITCHEN AND FAMILY ROOM SECTION  
LOOKING SOUTH**

1/4" = 1'-0"



**KITCHEN SECTION  
LOOKING WEST**

1/4" = 1'-0"



**KITCHEN SECTION  
LOOKING EAST**

1/4" = 1'-0"

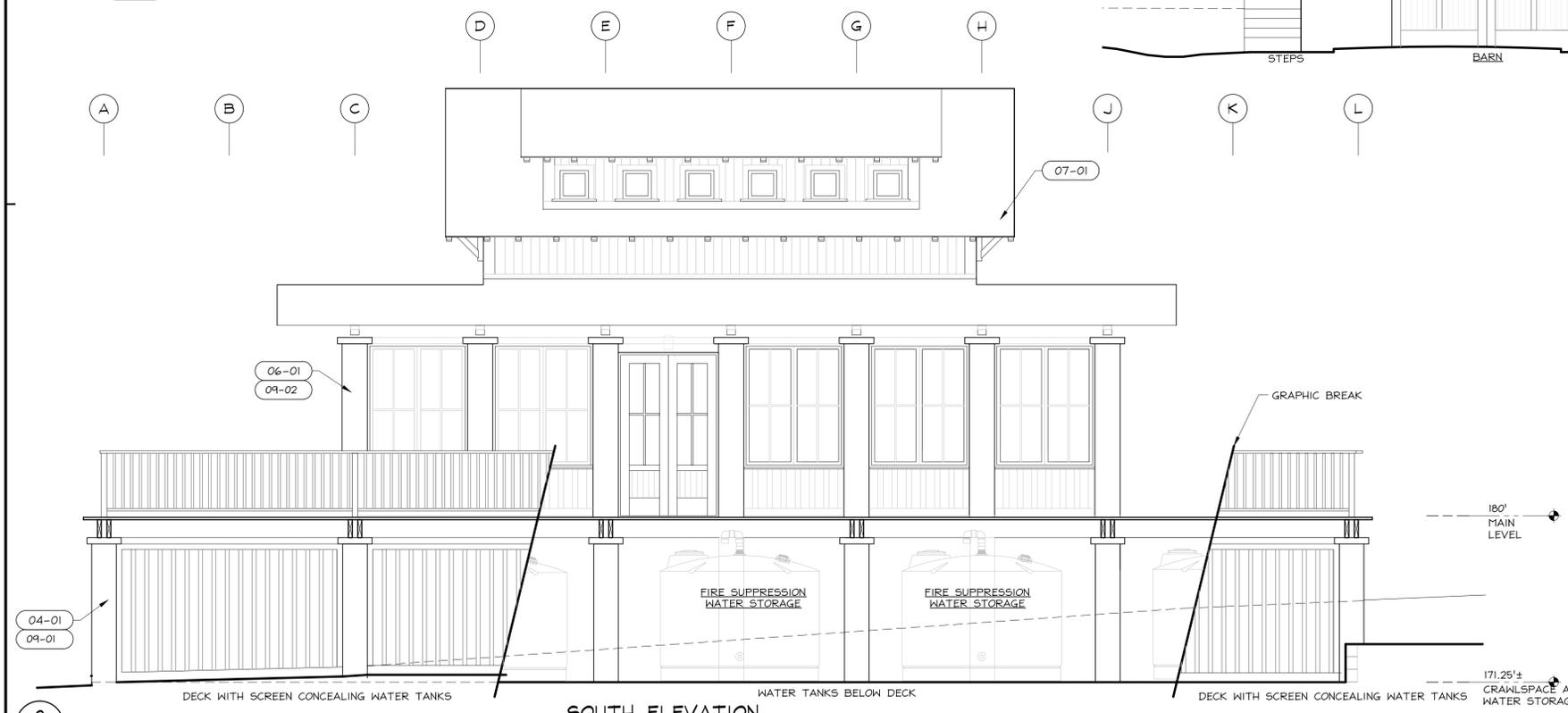
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                     |
|-----------------------------------|---|
| 04. MASONRY                       |   |
| 04-01                             | CMU wall  |
| 05. METALS                        |   |
| 05-01                             | Steel guardrail                                 |
| 06. WOOD, PLASTICS, COMPOSITES    |   |
| 06-01                             | Wood siding. Redwood                            |
| 06-02                             | Wood trim. Redwood                              |
| 06-03                             | Wood roof framing. Doug Fir                     |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish     |
| 07. THERMAL & MOISTURE PROTECTION |   |
| 07-01                             | Composite shingle. Black. Taniko Laminate Slate |

| KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    |
|------------------------|--|
| 08. OPENINGS           |  |
| 08-01                  | Wood or fiberglass windows                     |
| 09. FINISHES.          |  |
| 09-01                  | Plaster over concrete masonry. Lime. Off-white |
| 09-02                  | Dark brown wood stain                          |
| 09-03                  | Paint. Ocean blue                              |
| 09-04                  | Dark bronze paint                              |
| 09-05                  | Cement Stucco. Off-white                       |
| 10. SPECIALTIES        |  |
| 10-01                  | Gas fireplace chimney                          |

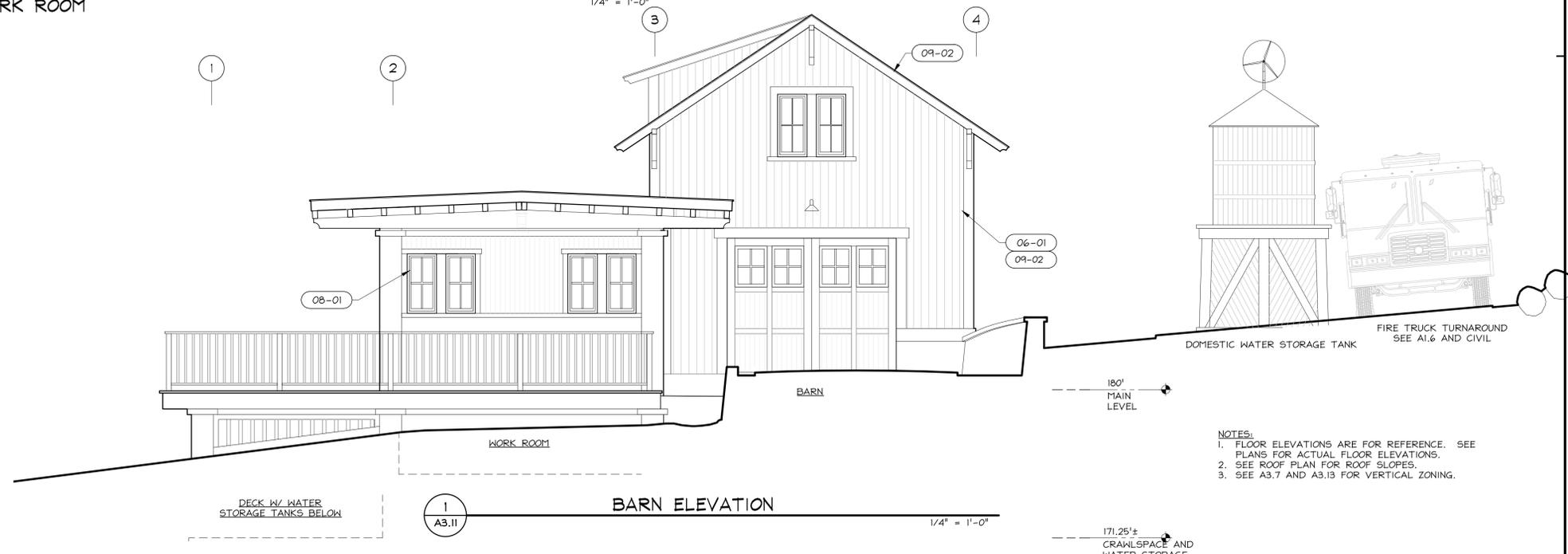
| KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|---------------------------|--|
| 23. HVAC                  |  |
| 23-01                     | Exhaust and vent stacks                    |
| 23-02                     | Solar hot water panels                     |
| 26. LIGHTING              |  |
| 26-01                     | Wall Sconce. Hooded down light             |
| 26-02                     | Wall Fixture. Opaque reflector. down light |
| 32. EXTERIOR IMPROVEMENTS |  |
| 32-01                     | Exterior paving. See A1.5                  |



3  
A3.11  
**WEST ELEVATION**  
WORK ROOM & BARN  
1/4" = 1'-0"



2  
A3.11  
**SOUTH ELEVATION**  
WORK ROOM  
1/4" = 1'-0"



1  
A3.11  
**BARN ELEVATION**  
1/4" = 1'-0"

NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

Project  
**BEWLEY RESIDENCE**  
Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect  
**HM,a+e**  
Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant  
Stamp

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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
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| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**BARN ELEVATIONS**

Sheet Number  
**A3.11**

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
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| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title

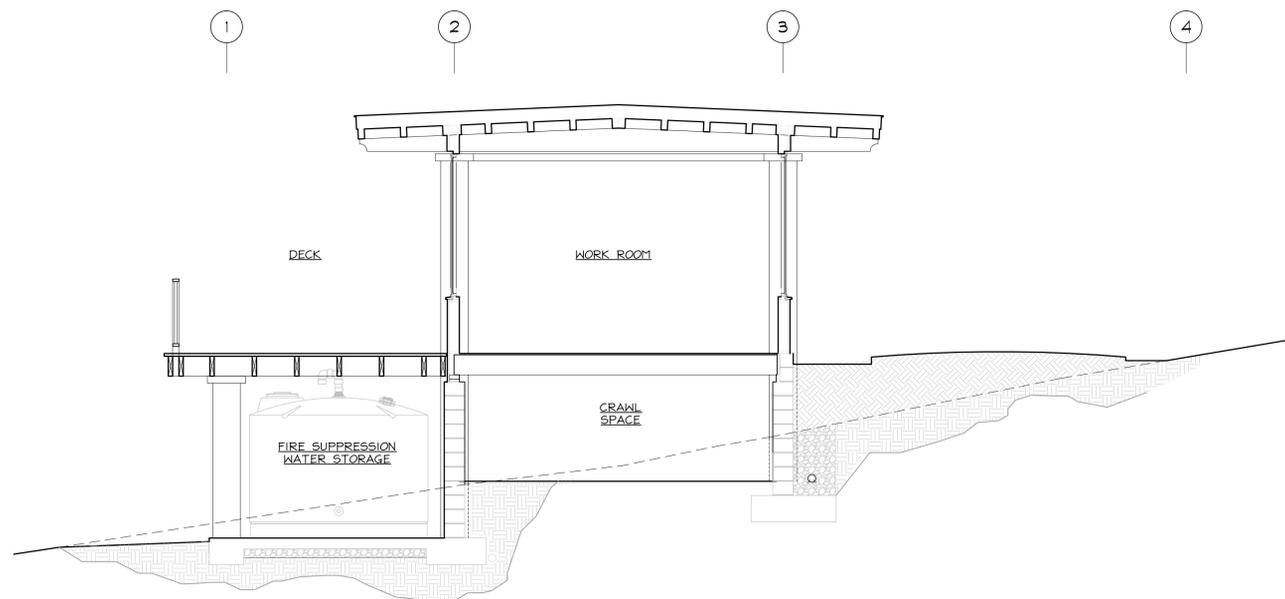
**STUDIO ELEVATIONS**

Sheet Number

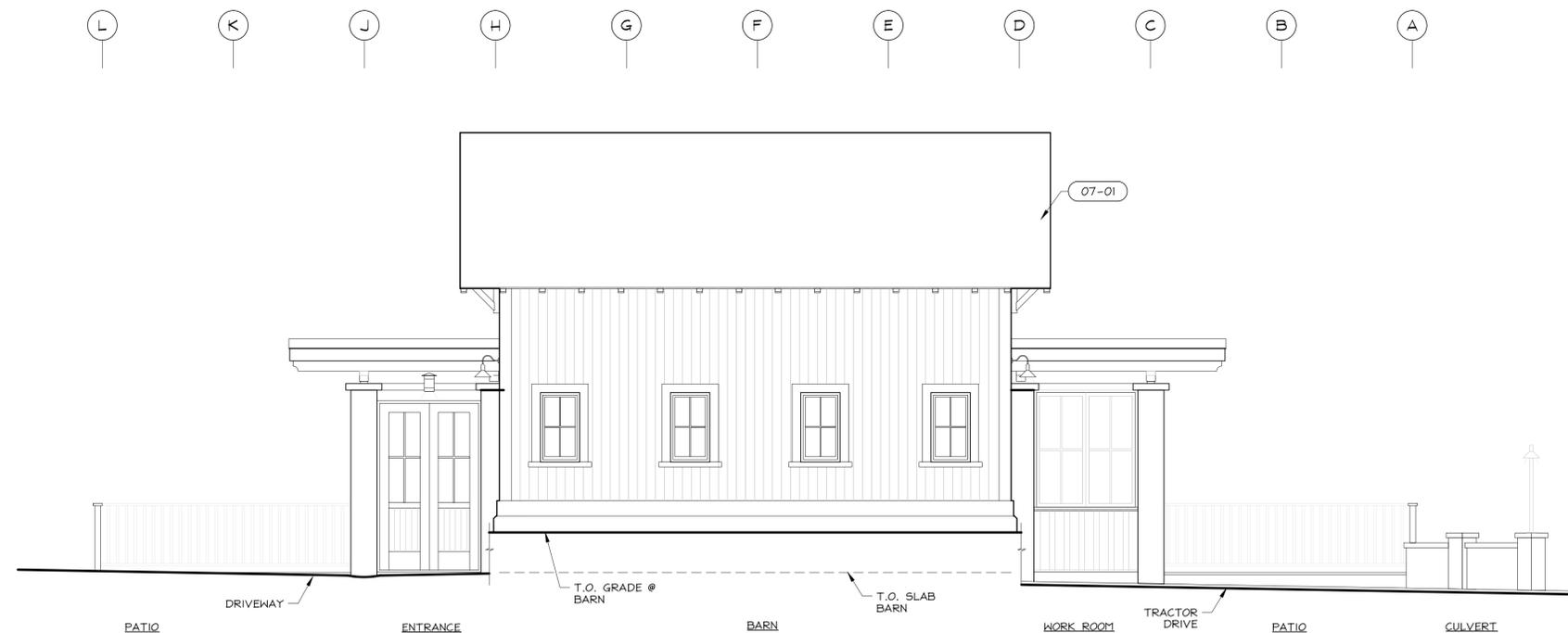
**A3.12**

ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    |
|-----------------------------------|--|------------------------|--|
| 04. MASONRY                       |  | 08. OPENINGS           |  |
| 04-01                             | CMU wall                                       | 08-01                  | Wood or fiberglass windows                     |
| 05. METALS                        |  | 09. FINISHES           |  |
| 05-01                             | Steel guardrail                                | 09-01                  | Plaster over concrete masonry. Lime. Off-white |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02                  | Dark brown wood stain                          |
| 06-01                             | Wood siding. Redwood                           | 09-03                  | Paint. Ocean blue                              |
| 06-02                             | Wood trim. Redwood                             | 09-04                  | Dark bronze paint                              |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05                  | Cement Stucco. Off-white                       |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        |  |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01                  | Gas fireplace chimney                          |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate |                        |  |
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    |                        |  |
| 23. HVAC                          |  |                        |  |
| 23-01                             | Exhaust and vent stacks                        |                        |  |
| 23-02                             | Solar hot water panels                         |                        |  |
| 26. LIGHTING                      |  |                        |  |
| 26-01                             | Wall Sconce. Hooded down light                 |                        |  |
| 26-02                             | Wall Fixture. Opaque reflector. down light     |                        |  |
| 32. EXTERIOR IMPROVEMENTS         |  |                        |  |
| 32-01                             | Exterior paving. See A1.5                      |                        |  |



**3**  
A3.12 **WORK ROOM SECTION** 1/4" = 1'-0"



**1**  
A3.12 **NORTH ELEVATION** 1/4" = 1'-0"

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
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| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005.01

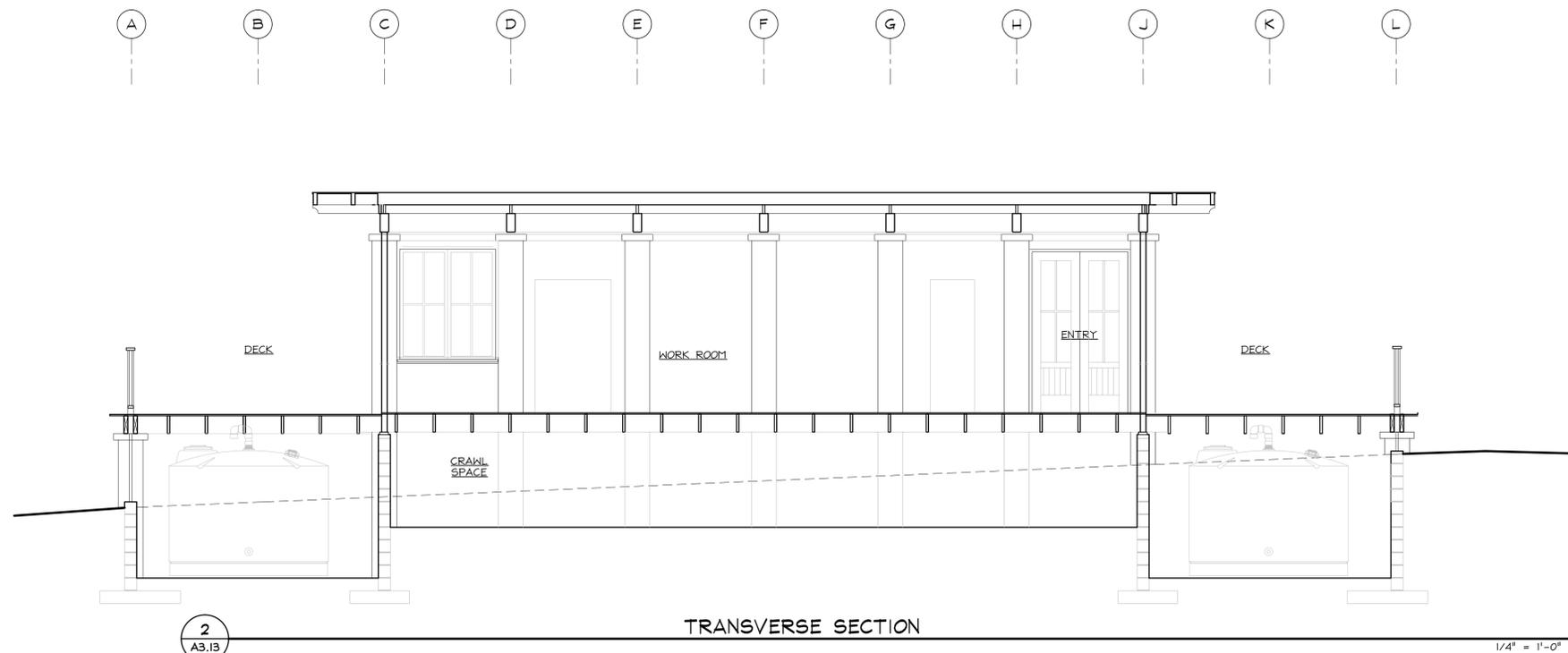
Sheet Title  
**BARN ELEVATIONS**

Sheet Number

**A3.13**

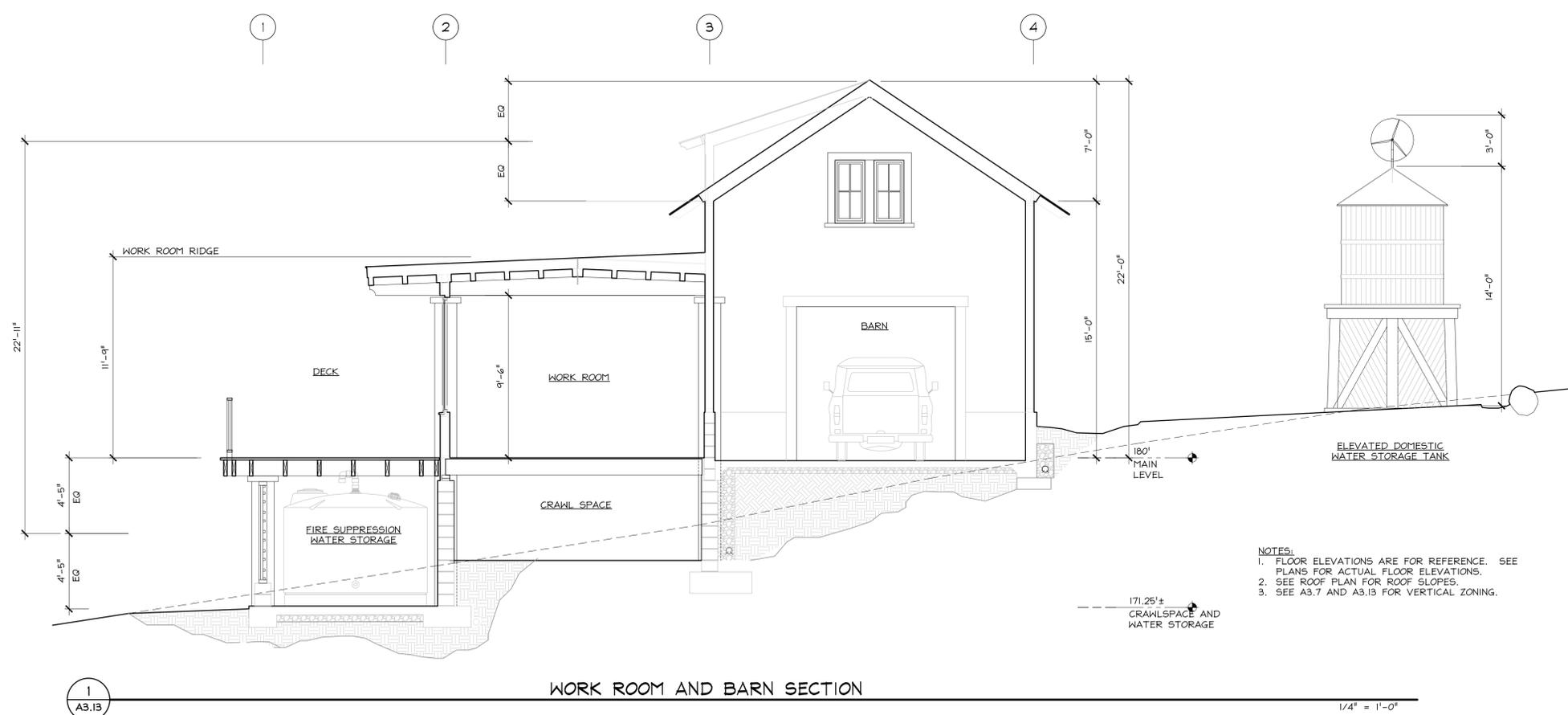
ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                     | KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    |
|-----------------------------------|---|---------------------|--|
| 04. MASONRY                       | CMU wall  | 08. OPENINGS        | Wood or fiberglass windows                     |
| 05. METALS                        | Steel guardrail                                 | 09. FINISHES.       | Plaster over concrete masonry. Lime, Off-white |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                            |                     | Dark brown wood stain                          |
|                                   | Wood trim. Redwood                              |                     | Paint. Ocean blue                              |
|                                   | Wood roof framing. Doug Fir                     |                     | Dark bronze paint                              |
|                                   | Wood trellis. Reclaimed. Natural oil finish     | 10. SPECIALTIES     | Cement Stucco. Off-white                       |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarrite Slate |                     | Gas fireplace chimney                          |
| 23. HVAC                          | Exhaust and vent stacks                         |                     |  |
|                                   | Solar hot water panels                          |                     |  |
| 26. LIGHTING                      | Wall Sconce. Hooded down light                  |                     |  |
|                                   | Wall Fixture. Opaque reflector. down light      |                     |  |
| 32. EXTERIOR IMPROVEMENTS         | Exterior paving. See A1.5                       |                     |  |



**TRANSVERSE SECTION**

1/4" = 1'-0"



**WORK ROOM AND BARN SECTION**

1/4" = 1'-0"

- NOTES:
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.
  2. SEE ROOF PLAN FOR ROOF SLOPES.
  3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

0501-A3-13.dwg Plot Date: 5.20.2016

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title

**GARAGE ELEVATIONS**

Sheet Number

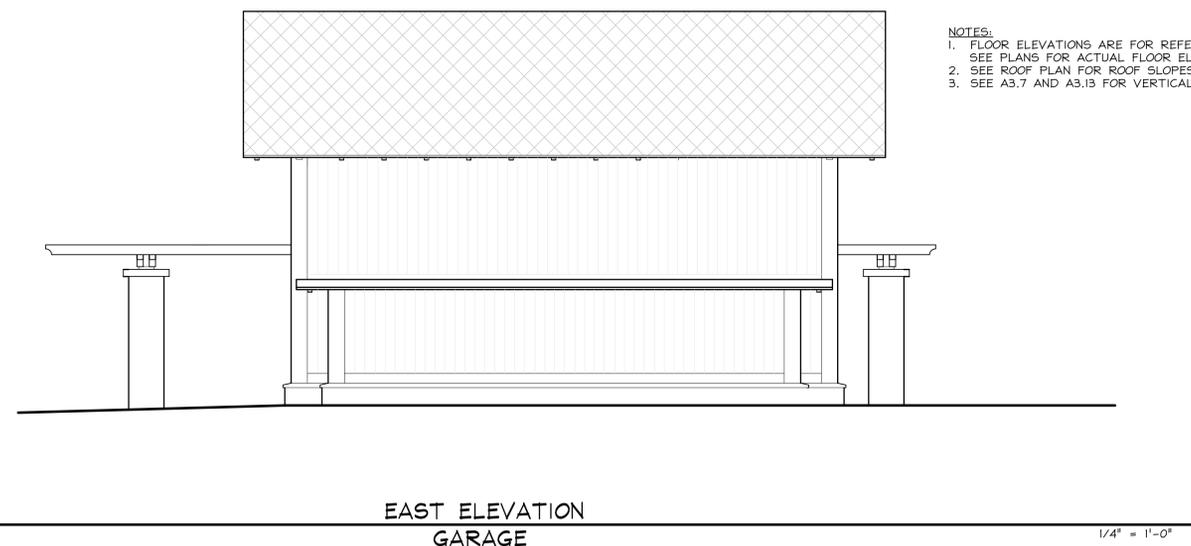
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ELEVATION NOTES

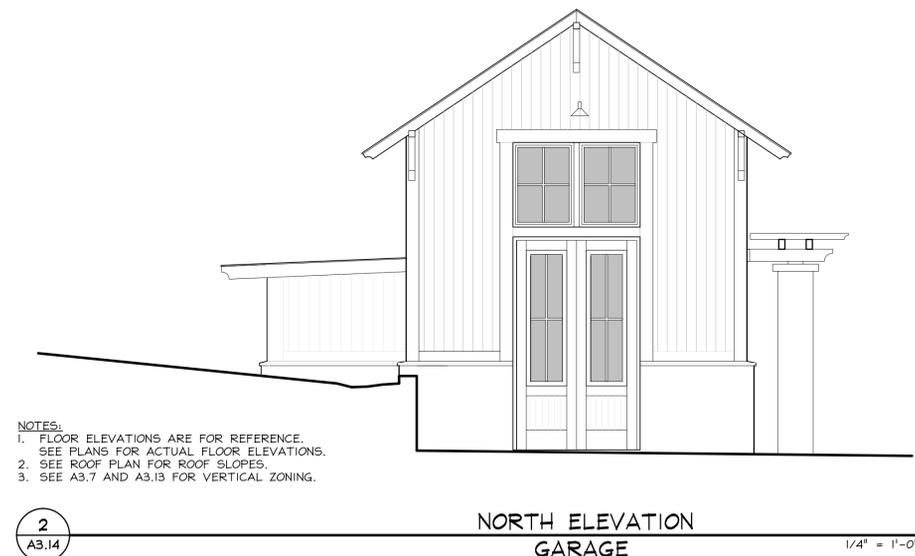
| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#)       | DESCRIPTION                                |
|-----------------------------------|--|---------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS        | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
| 05. METALS                        | Steel guardrail                                | 09. FINISHES        | Plaster over concrete masonry. Lime. Off-white | 26. LIGHTING              | Solar hot water panels                     |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                           |                     | Dark brown wood stain                          |                           | Wall Sconce. Hooded down light             |
|                                   | Wood trim. Redwood                             |                     | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                     | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
|                                   | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     | Cement Stucco. Off-white                       |                           |  |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarite Slate |                     | Gas fireplace chimney                          |                           |  |



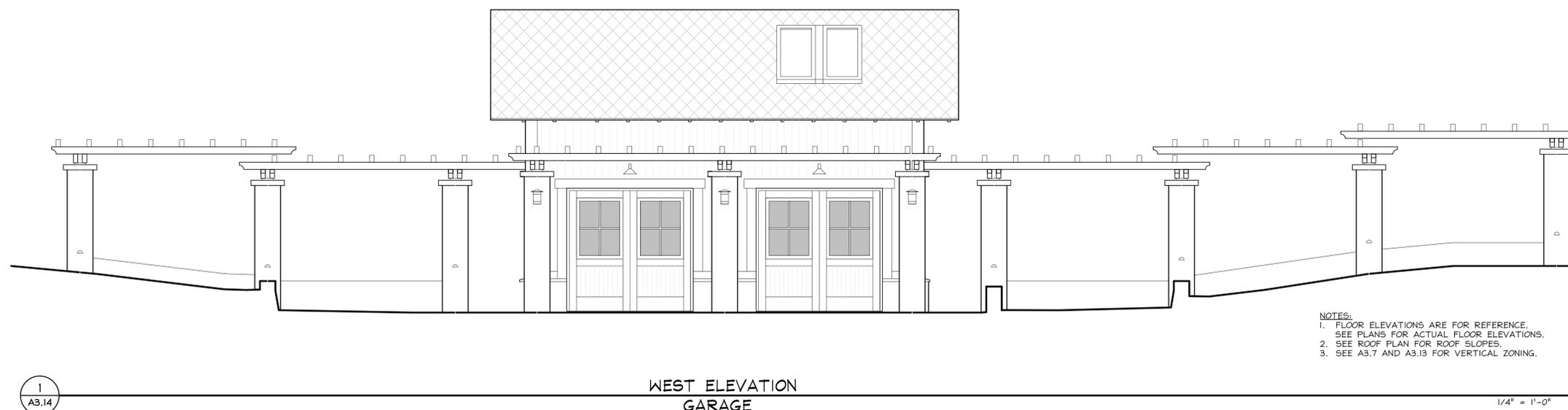
NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOTES:  
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2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE ELEVATIONS**

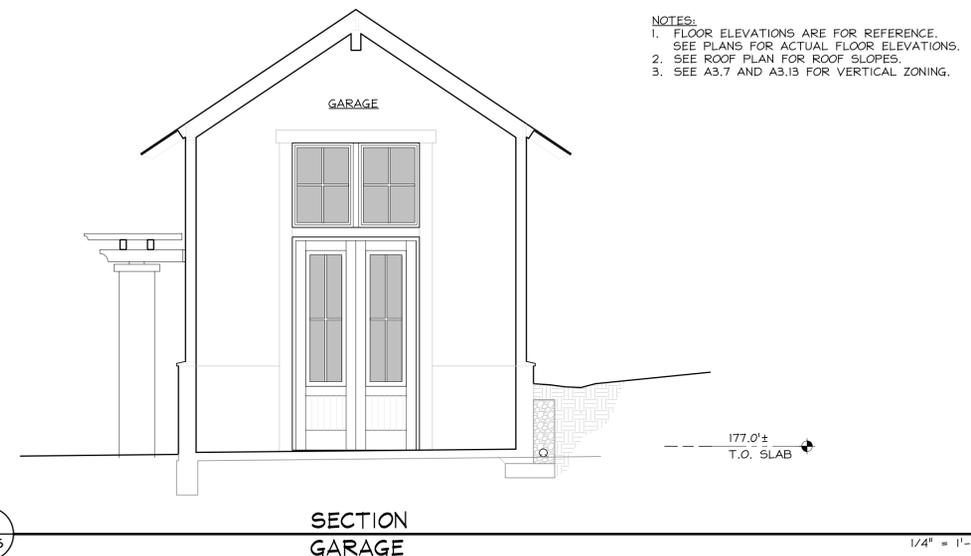
Sheet Number

**A3.15**

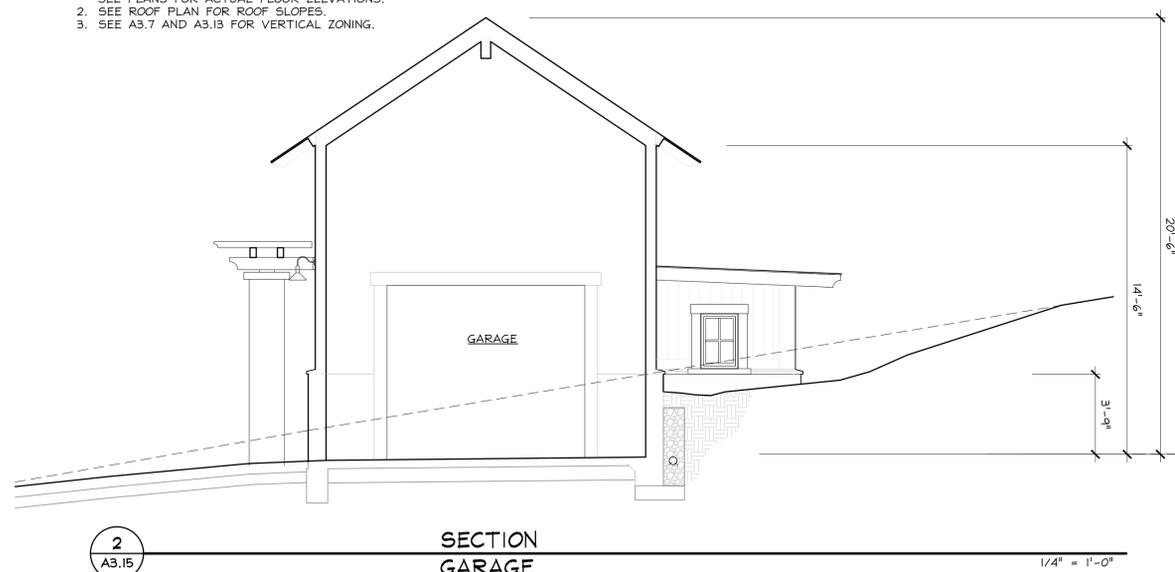
ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|-----------------------------------|--|------------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS           | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
| 05. METALS                        | Steel guardrail                                | 09. FINISHES           | Plaster over concrete masonry. Lime. Off-white | 26. LIGHTING              | Solar hot water panels                     |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                           |                        | Dark brown wood stain                          |                           | Wall Sconce. Hooded down light             |
|                                   | Wood trim. Redwood                             |                        | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                        | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
| 07. THERMAL & MOISTURE PROTECTION | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        | Cement Stucco. Off-white                       |                           |  |
|                                   | Composite shingle. Black. Tamko Lamarite Slate |                        | Gas fireplace chimney                          |                           |  |

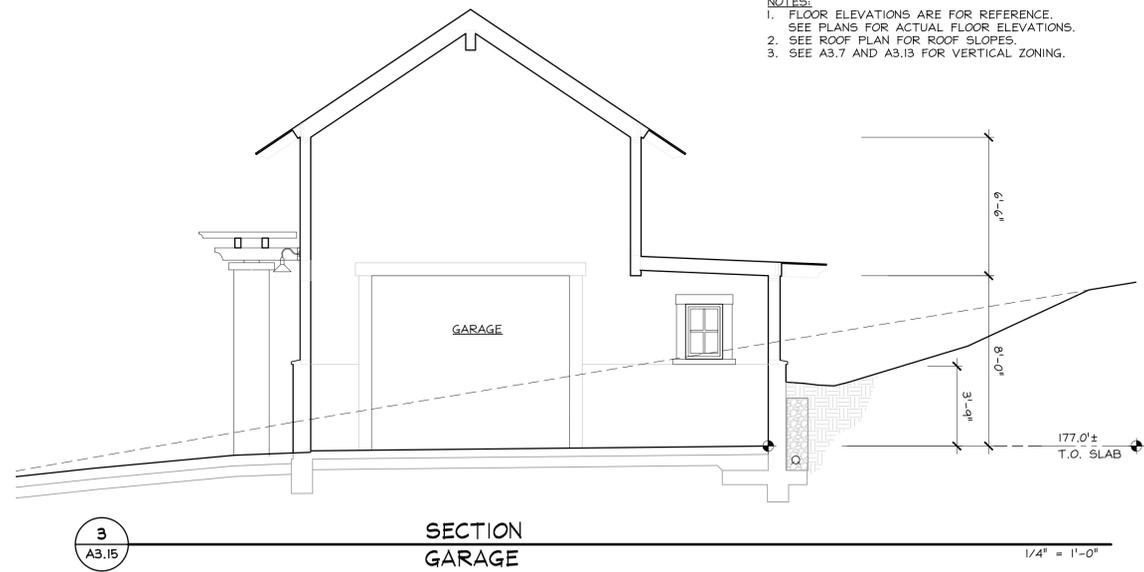
NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOT USED

1 A3.14

1/4" = 1'-0"

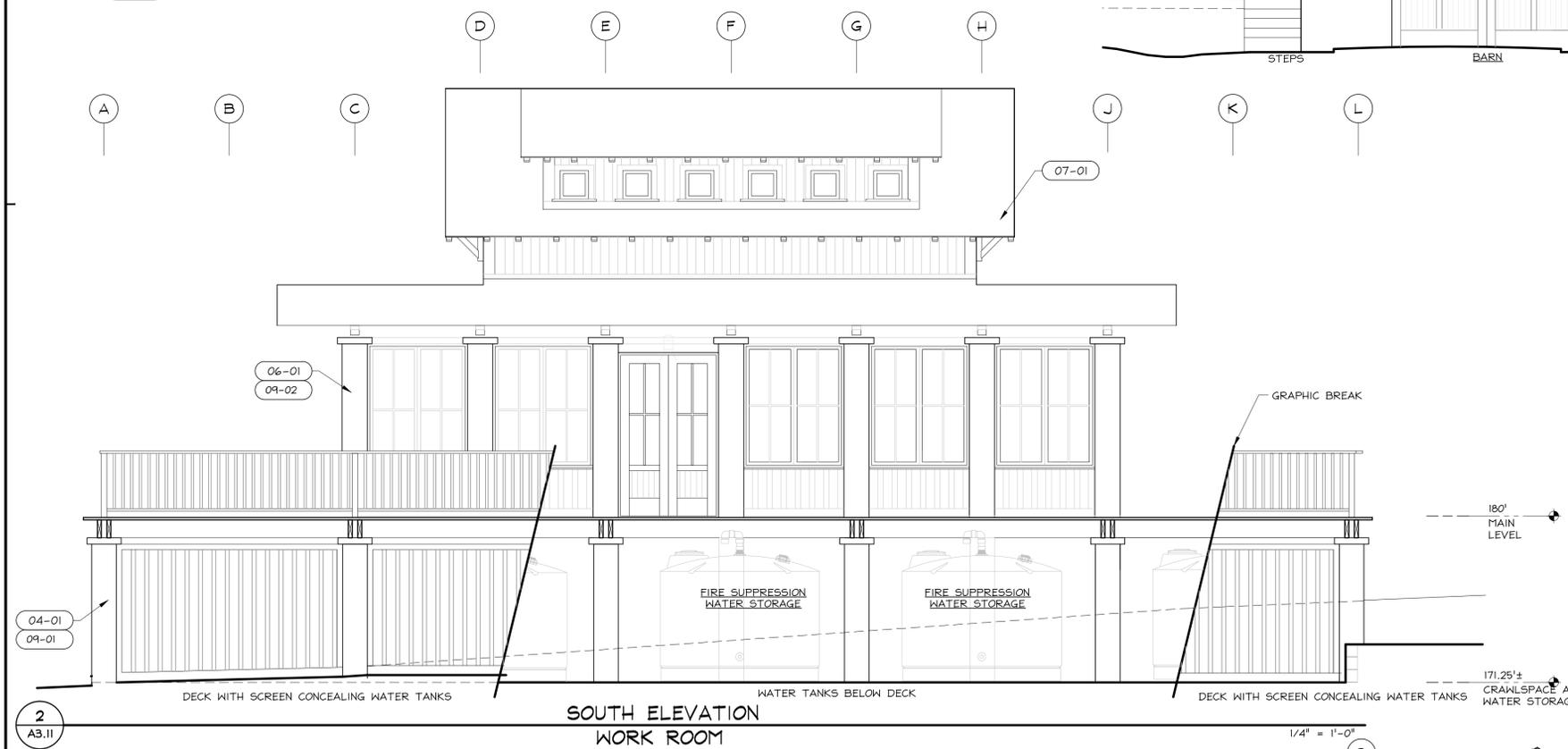
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                     |
|-----------------------------------|---|
| 04. MASONRY                       |   |
| 04-01                             | CMU wall  |
| 05. METALS                        |   |
| 05-01                             | Steel guardrail                                 |
| 06. WOOD, PLASTICS, COMPOSITES    |   |
| 06-01                             | Wood siding. Redwood                            |
| 06-02                             | Wood trim. Redwood                              |
| 06-03                             | Wood roof framing. Doug Fir                     |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish     |
| 07. THERMAL & MOISTURE PROTECTION |   |
| 07-01                             | Composite shingle. Black. Taniko Laminate Slate |

| KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    |
|------------------------|--|
| 08. OPENINGS           |  |
| 08-01                  | Wood or fiberglass windows                     |
| 09. FINISHES.          |  |
| 09-01                  | Plaster over concrete masonry. Lime. Off-white |
| 09-02                  | Dark brown wood stain                          |
| 09-03                  | Paint. Ocean blue                              |
| 09-04                  | Dark bronze paint                              |
| 09-05                  | Cement Stucco. Off-white                       |
| 10. SPECIALTIES        |  |
| 10-01                  | Gas fireplace chimney                          |

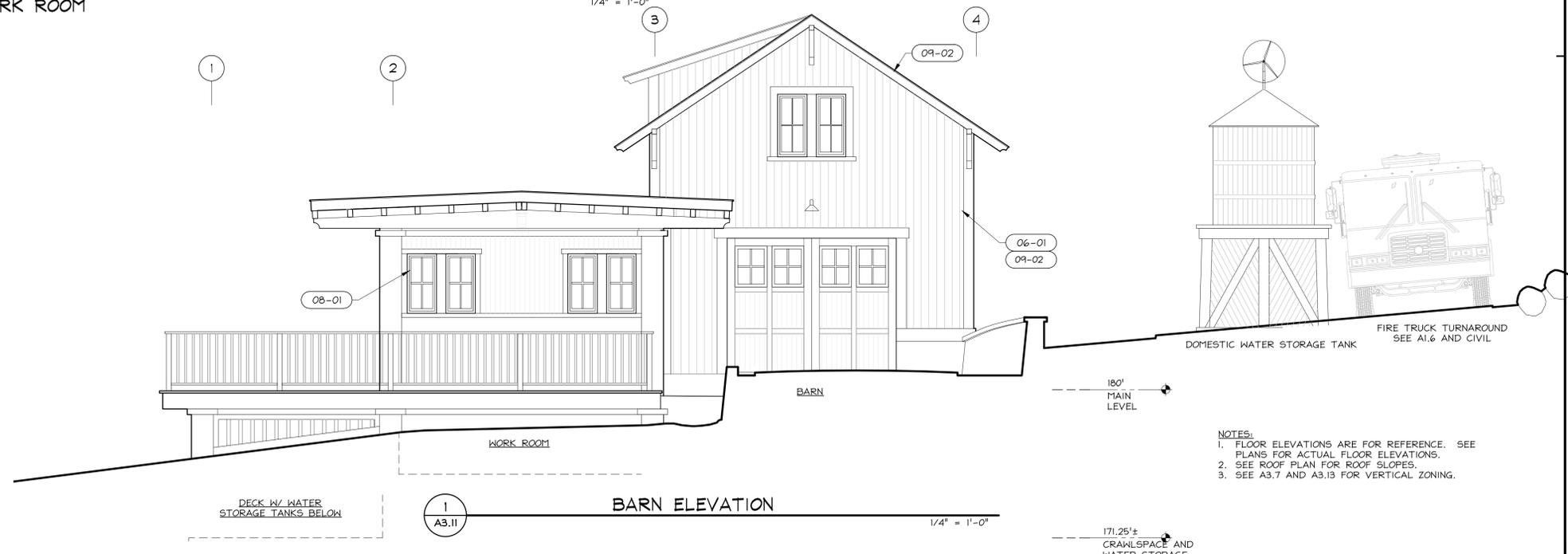
| KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|---------------------------|--|
| 23. HVAC                  |  |
| 23-01                     | Exhaust and vent stacks                    |
| 23-02                     | Solar hot water panels                     |
| 26. LIGHTING              |  |
| 26-01                     | Wall Sconce. Hooded down light             |
| 26-02                     | Wall Fixture. Opaque reflector. down light |
| 32. EXTERIOR IMPROVEMENTS |  |
| 32-01                     | Exterior paving. See A1.5                  |



3  
A3.11  
**WEST ELEVATION  
WORK ROOM & BARN**  
1/4" = 1'-0"



2  
A3.11  
**SOUTH ELEVATION  
WORK ROOM**  
1/4" = 1'-0"



1  
A3.11  
**BARN ELEVATION**  
1/4" = 1'-0"

NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

Project  
**BEWLEY  
RESIDENCE**  
Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect  
**HM,a+e**  
Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**BARN  
ELEVATIONS**

Sheet Number  
**A3.11**

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title

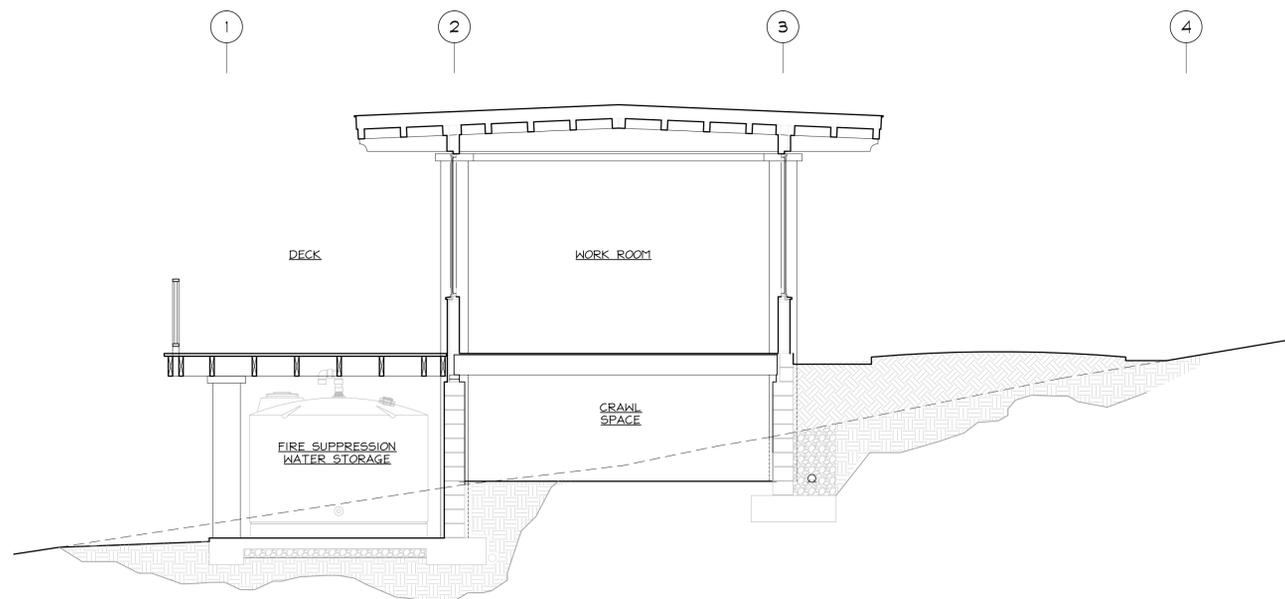
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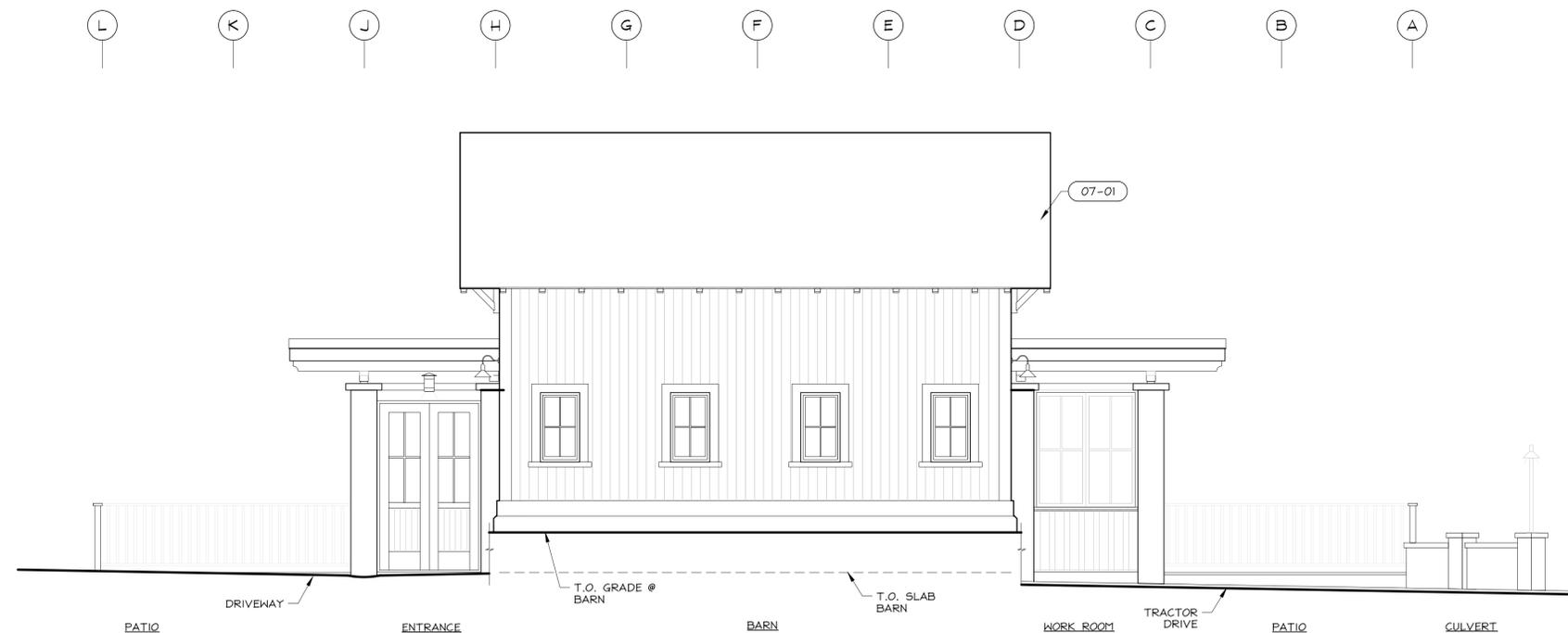
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### ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    |
|-----------------------------------|--|------------------------|--|
| 04. MASONRY                       |  | 08. OPENINGS           |  |
| 04-01                             | CMU wall                                       | 08-01                  | Wood or fiberglass windows                     |
| 05. METALS                        |  | 09. FINISHES           |  |
| 05-01                             | Steel guardrail                                | 09-01                  | Plaster over concrete masonry. Lime. Off-white |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02                  | Dark brown wood stain                          |
| 06-01                             | Wood siding. Redwood                           | 09-03                  | Paint. Ocean blue                              |
| 06-02                             | Wood trim. Redwood                             | 09-04                  | Dark bronze paint                              |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05                  | Cement Stucco. Off-white                       |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        |  |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01                  | Gas fireplace chimney                          |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate |                        |  |
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    |                        |  |
| 23. HVAC                          |  |                        |  |
| 23-01                             | Exhaust and vent stacks                        |                        |  |
| 23-02                             | Solar hot water panels                         |                        |  |
| 26. LIGHTING                      |  |                        |  |
| 26-01                             | Wall Sconce. Hooded down light                 |                        |  |
| 26-02                             | Wall Fixture. Opaque reflector. down light     |                        |  |
| 32. EXTERIOR IMPROVEMENTS         |  |                        |  |
| 32-01                             | Exterior paving. See A1.5                      |                        |  |



3  
A3.12 WORK ROOM SECTION 1/4" = 1'-0"



1  
A3.12 NORTH ELEVATION 1/4" = 1'-0"

**BEWLEY RESIDENCE**

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A.P.N. 036-310-180

Architect

**HM,a+e**

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Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
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| Coordination      | 07.19.2013 |
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| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005.01

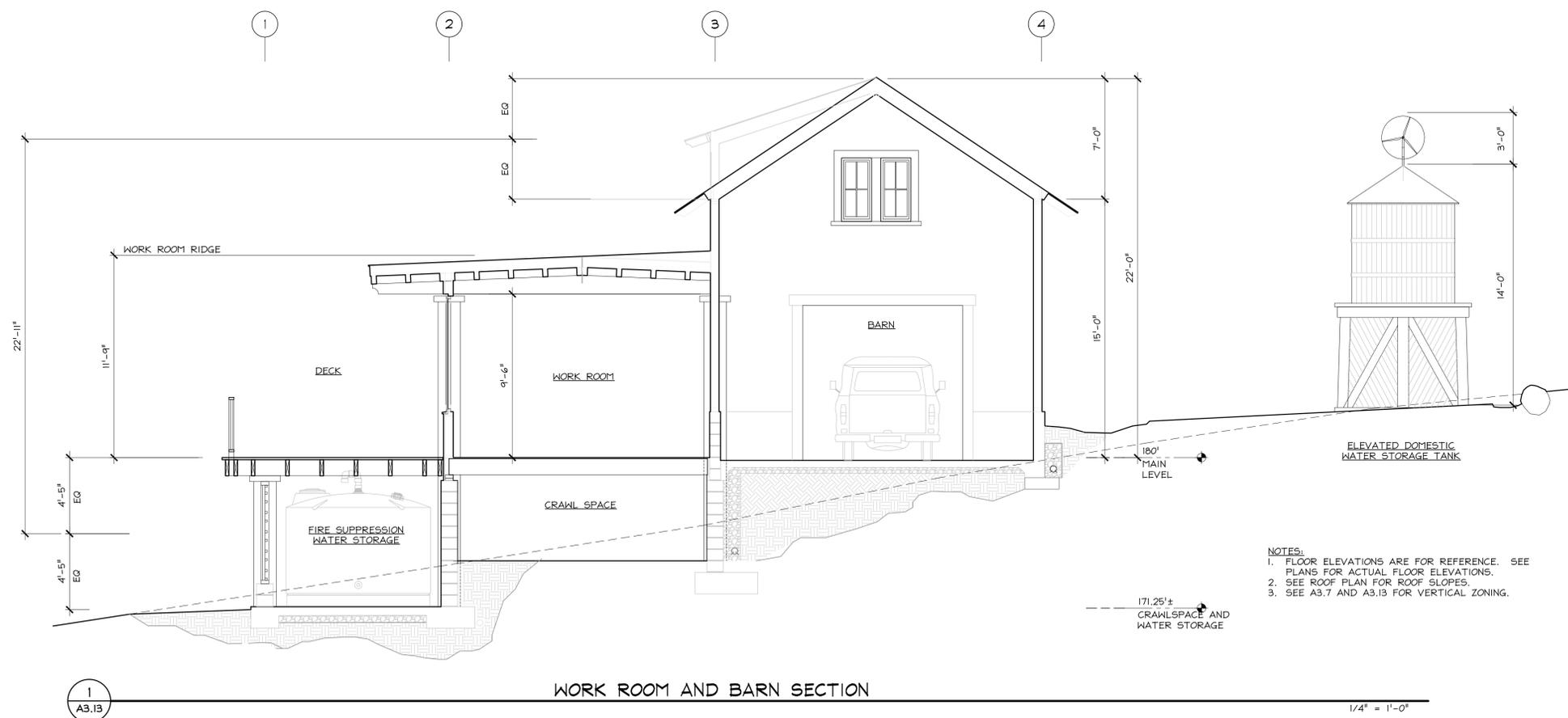
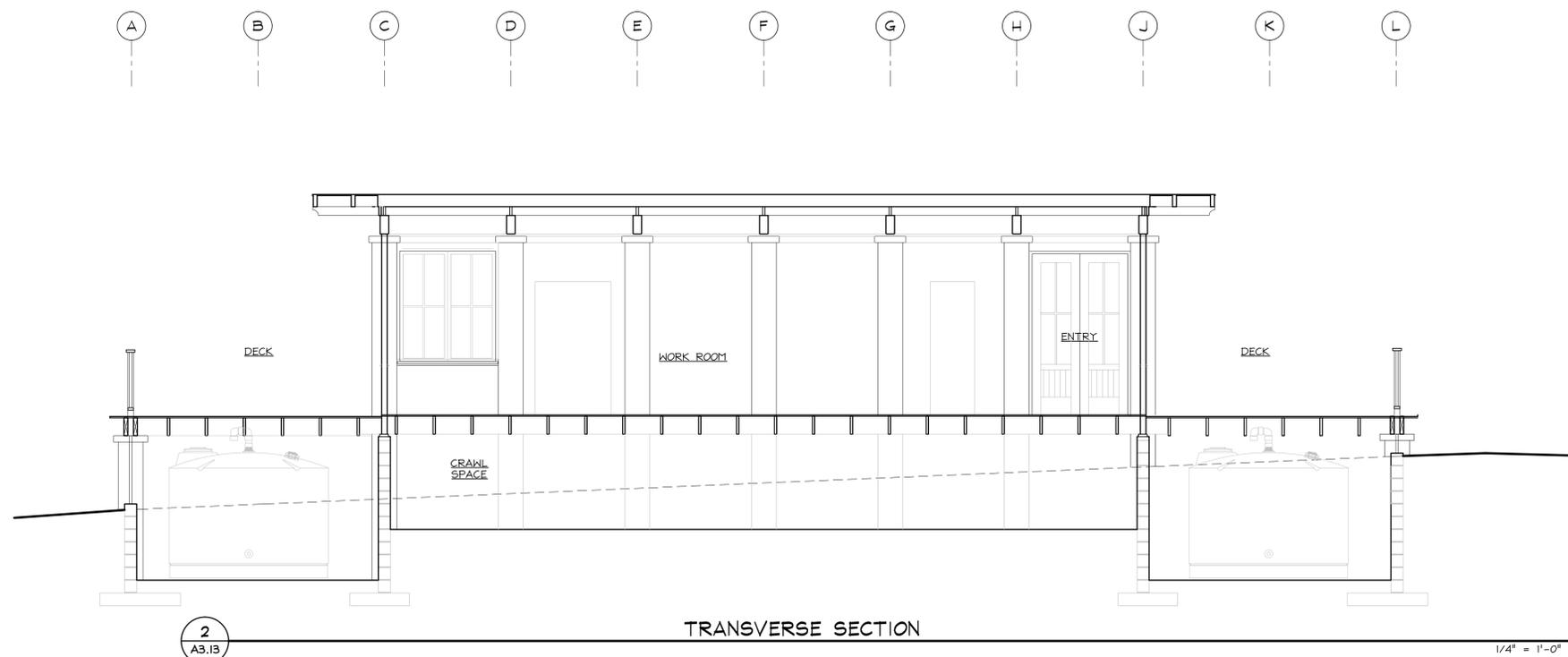
Sheet Title  
**BARN ELEVATIONS**

Sheet Number

**A3.13**

ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                     | KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    |
|-----------------------------------|---|---------------------|--|
| 04. MASONRY                       | CMU wall  | 08. OPENINGS        | Wood or fiberglass windows                     |
| 05. METALS                        | Steel guardrail                                 | 09. FINISHES.       | Plaster over concrete masonry. Lime, Off-white |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                            |                     | Dark brown wood stain                          |
|                                   | Wood trim. Redwood                              |                     | Paint. Ocean blue                              |
|                                   | Wood roof framing. Doug Fir                     |                     | Dark bronze paint                              |
|                                   | Wood trellis. Reclaimed. Natural oil finish     |                     | Cement Stucco. Off-white                       |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarrite Slate | 10. SPECIALTIES     | Gas fireplace chimney                          |
| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                     |                     |  |
| 23. HVAC                          | Exhaust and vent stacks                         |                     |  |
|                                   | Solar hot water panels                          |                     |  |
| 26. LIGHTING                      | Wall Sconce. Hooded down light                  |                     |  |
|                                   | Wall Fixture. Opaque reflector. down light      |                     |  |
| 32. EXTERIOR IMPROVEMENTS         | Exterior paving. See A1.5                       |                     |  |



- NOTES:
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.
  2. SEE ROOF PLAN FOR ROOF SLOPES.
  3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
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Architect

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| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005.01

Sheet Title

**GARAGE ELEVATIONS**

Sheet Number

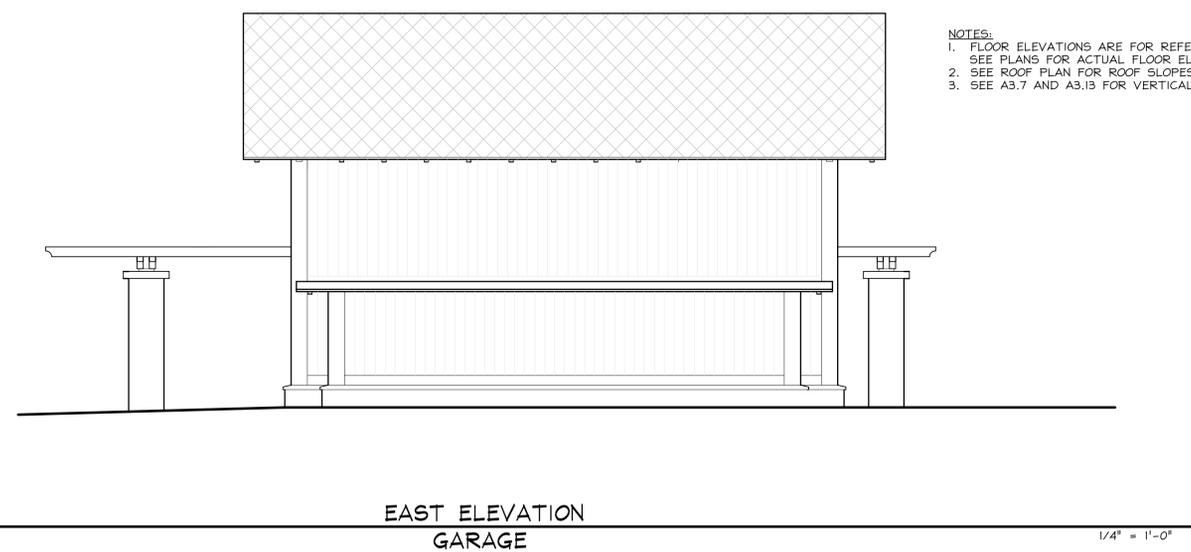
**A3.14**

ELEVATION NOTES

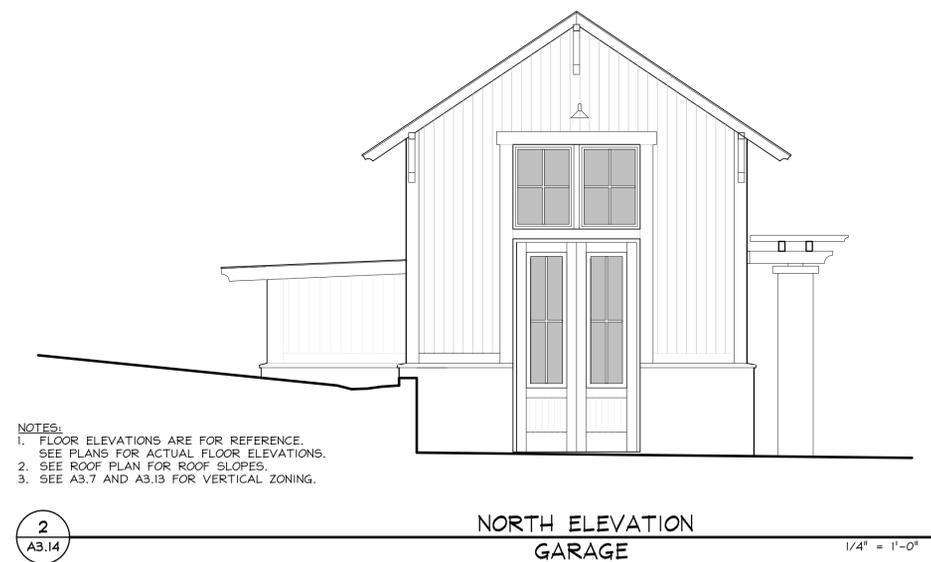
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|-----------------------------------|--|------------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS           | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
| 05. METALS                        | Steel guardrail                                | 09. FINISHES           | Plaster over concrete masonry. Lime. Off-white | 26. LIGHTING              | Solar hot water panels                     |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                           |                        | Dark brown wood stain                          |                           | Wall Sconce. Hooded down light             |
|                                   | Wood trim. Redwood                             |                        | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                        | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
|                                   | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        | Cement Stucco. Off-white                       |                           |  |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarite Slate |                        | Gas fireplace chimney                          |                           |  |



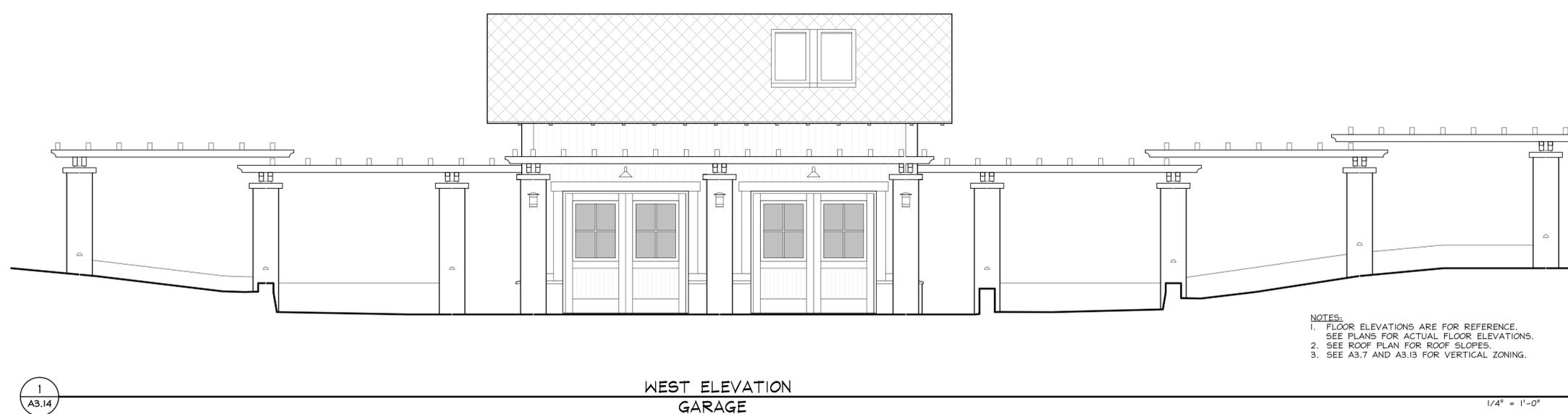
NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE.  
2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOTES:  
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2. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



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3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
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HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE ELEVATIONS**

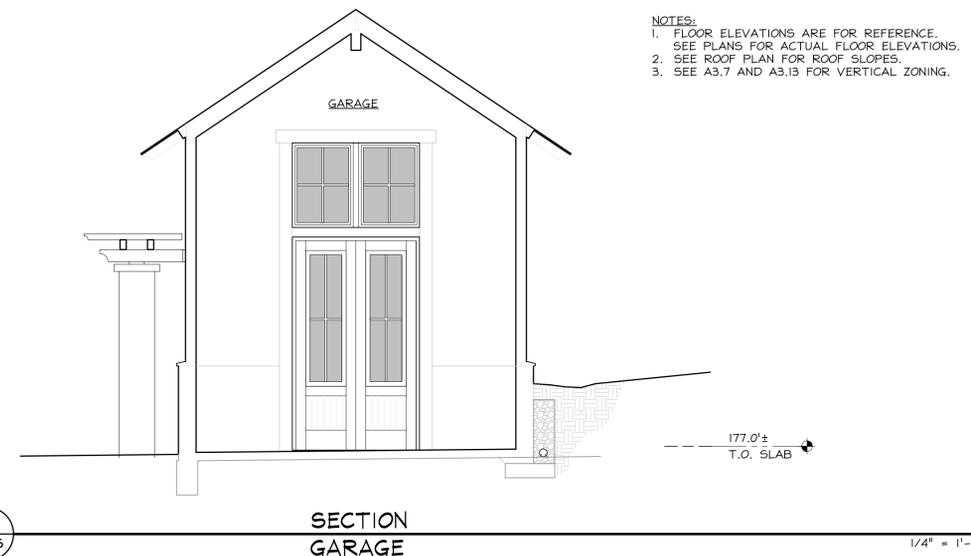
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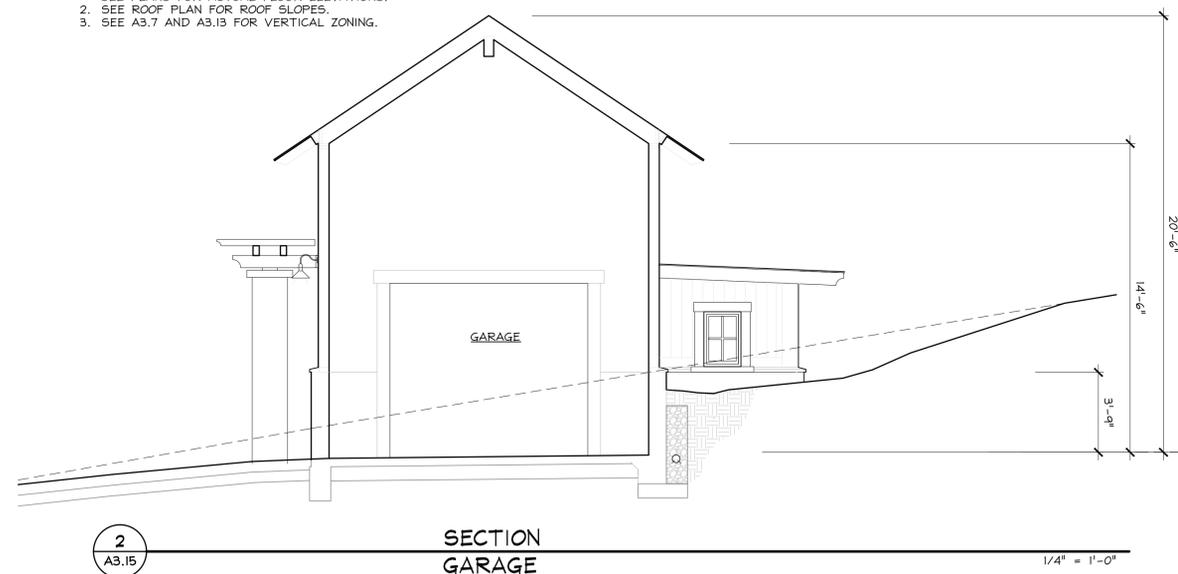
ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|-----------------------------------|--|------------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS           | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
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|                                   | Wood trim. Redwood                             |                        | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                        | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
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|                                   | Composite shingle. Black. Tamko Lamarite Slate |                        | Gas fireplace chimney                          |                           |  |

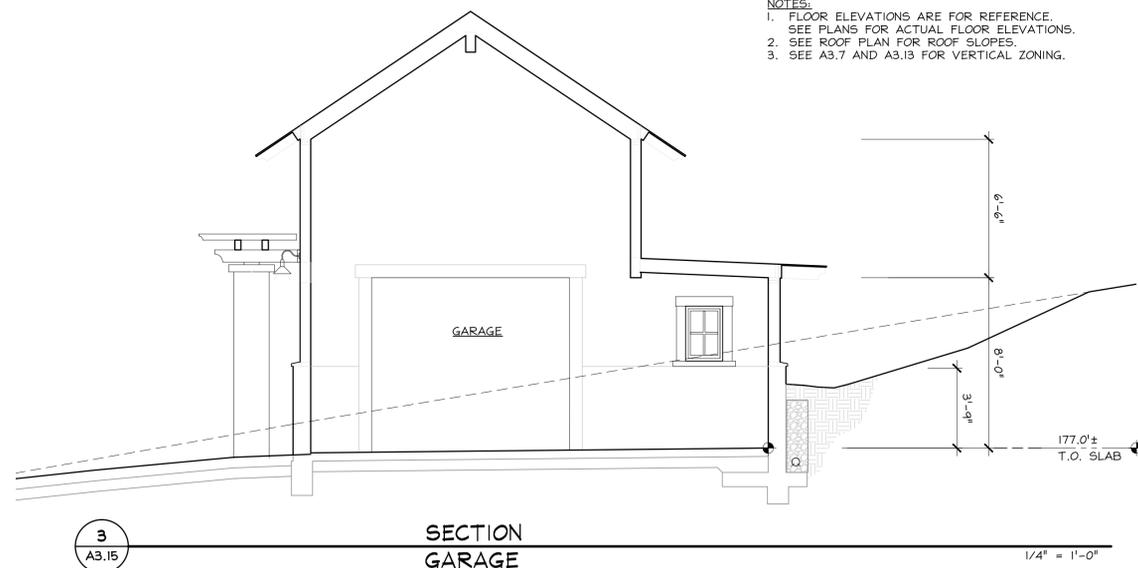
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2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



NOT USED

1/4" = 1'-0"

1 A3.14

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# Biological Resource Assessment / Environmentally Sensitive Habitat Area Survey

Bewley Property  
San Mateo, San Mateo County, California

---

**Prepared For:**  
Henri Mannik  
HM Architectural and Engineering

**Contact:**  
Geoff Smick  
[smick@wra-ca.com](mailto:smick@wra-ca.com)

**Date:**  
July 2013  
Updated: December 2017



## TABLE OF CONTENTS

|       |   |    |
|-------|---|----|
| 1.0   | INTRODUCTION .....  | 1  |
| 2.0   | REGULATORY BACKGROUND.....  | 1  |
| 2.1   | Sensitive Biological Communities.....                                   | 1  |
| 2.1.1 | Waters of the United States .....                                       | 3  |
| 2.1.2 | Waters of the State .....   | 3  |
| 2.1.3 | Streams, Lakes, and Riparian Habitat .....                              | 3  |
| 2.1.4 | Other Sensitive Biological Communities.....                             | 4  |
| 2.2   | Special-status Species.....   | 5  |
| 3.0   | METHODS .....   | 6  |
| 3.1   | Biological Communities.....   | 6  |
| 3.1.1 | Non-sensitive Biological Communities.....                               | 7  |
| 3.1.2 | Sensitive Biological Communities.....                                   | 7  |
| 3.2   | Special-status Species.....   | 8  |
| 3.2.1 | Literature Review .....   | 8  |
| 3.2.2 | Site Assessment .....   | 8  |
| 3.2.3 | Protocol-level Rare Plant Survey.....                                   | 9  |
| 4.0   | SITE DESCRIPTION AND RESULTS .....                                      | 10 |
| 4.1   | Land Use History.....   | 10 |
| 4.2   | Topography and Soils .....  | 10 |
| 4.3   | Climate and Hydrology.....  | 11 |
| 4.4   | Biological Communities.....   | 11 |
| 4.4.1 | Non-sensitive Biological Communities.....                               | 12 |
| 4.4.2 | Sensitive Biological Communities.....                                   | 15 |
| 4.5   | Special-status Species.....   | 17 |
| 4.5.1 | Special-status Plant Species.....                                       | 17 |
| 4.5.2 | Special-status Wildlife Species.....                                    | 21 |
| 5.0   | PROJECT IMPACTS, AVOIDANCE, MINIMIZATION MEASURES .....                 | 25 |
| 5.1   | Sensitive Biological Communities.....                                   | 26 |
| 5.1.1 | Coastal Terrace Prairie .....   | 26 |
| 5.1.2 | Seasonal Wetland Seep.....  | 27 |
| 5.1.3 | Central Coast Riparian Scrub.....                                       | 29 |
| 5.1.4 | Perennial Stream .....  | 29 |
| 5.2   | Special-status Species.....   | 30 |
| 5.2.1 | California Wild Strawberry.....   | 31 |
| 5.2.2 | Special-status and Non-special-status Nesting Birds and Roosting Bats.. | 32 |
| 5.2.3 | Monarch Butterfly Roosting Habitat.....                                 | 33 |
| 5.2.4 | California Red-legged Frog and San Francisco Garter Snake.....          | 34 |
| 6.0   | REFERENCES .....  | 36 |

## LIST OF FIGURES

|  |               |
|--|---------------|
| Figure 1. Study Area Location .....  | 2             |
| Figure 2. Biological Communities within the Study Area .....                     | 14            |
| Figure 3. Special-status Plant Species within 5 miles of the Study Area .....    | 19            |
| Figure 4. Special-status Wildlife Species within 5 miles of the Study Area ..... | <b>Error!</b> |
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| Figure 5. Biological Constraints within the Study Area and Project Area .....    | 28            |

## LIST OF TABLES

|  |    |
|--|----|
| Table 1. Summary of Biological Communities in the Study Area ..... | 12 |
|--|----|

## LIST OF APPENDICES

|  |  |
|--|--|
| Appendix A – Plant Species Observed in the Study Area  |  |
| Appendix B – Potential for Special-status Species to occur in the Study Area   |  |
| Appendix C – Representative Photographs of the Study Area  |  |
| Appendix D – Site Assessment for the San Francisco Garter Snake and California Red-legged Frog at the Bewley Parcel in Montara, San Mateo County, California (Karen Swaim) |  |
| Appendix E – Project Site Plans  |  |

## 1.0 INTRODUCTION

On June 18, 2013, WRA, Inc. (WRA) performed a Biological Resources Assessment (BRA) / Environmentally Sensitive Habitat Area (ESHA) assessment at the southern end of Audobon Avenue in Montara, San Mateo County, California (Study Area, Figure 1). The approximately 8.2-acre Study Area is situated on a coastal terrace above Montara Creek. A residential development is proposed in the eastern portion (Project Area<sup>1</sup>, Appendix E). Downtown Montara is located approximately one-half mile to the northwest of the Study Area. The purpose of this study was to identify and map areas within the proposed residential development that are potentially jurisdictional under several federal, state, and/or local laws and policies, including “Waters of the U.S.”, “Waters of the State”, ESHA, and other sensitive habitats and special-status species. The proposed project involves the construction of a single-family residence on a single parcel (APN: 036-310-180) in San Mateo County. Included herein are the results of the site assessment and recommendations for all delineated sensitive biological communities and special-status species and their habitats.

After the June 18, 2013, survey, the project entered a temporary hiatus. However, the project has resumed, and because more than 2 years have elapsed since the prior survey, a follow-up, reconnaissance level survey was conducted by WRA on September 30, 2015, to assess current site conditions. This report is an update to the BRA/ESHA report submitted by WRA in 2013 and includes the results of that report as well as the findings of the 2015 survey. As a part of this updated report, a review was conducted of the revised project plans received December 12, 2017.

## 2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the BRA/ESHA survey, including applicable laws and regulations that were applied to the field investigations and analysis of potential project impacts.

### 2.1 Sensitive Biological Communities

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations such as the Clean Water Act and Endangered Species Act (ESA); state regulations such as the Porter-Cologne Act, the California Department of Fish and Wildlife (CDFW<sup>2</sup>) Streambed Alteration Program, California Environmental Quality Act (CEQA), and California Coastal Act (CCA); or local ordinances or policies such the San Mateo Local Coastal Program (LCP).

---

<sup>1</sup> Project Area is used herein to include only the area in which development and attendant impacts will occur; Study Area is used herein to include the entire property, inclusive of the Property Area. In most instances, the assessment covers the Study Area, and the Project Area is only called out when discussing impacts therein.

<sup>2</sup> On January 1, 2013, the California Department of Fish and Game (CDFG) officially changed their agency name to the California Department of Fish and Wildlife (CDFW). All references to the actions, guidelines, publication, and/or laws administered or drafted prior to January 1, 2013 are herein cited to the CDFG, while all those on or after January 1, 2013 are cited to the CDFW.

Figure 1. Study Area Location

### 2.1.1 *Waters of the United States*

The U.S. Army Corps of Engineers (Corps) regulates “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as non-wetland waters and are often characterized by an ordinary high water mark (OHWM). Non-wetland waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

### 2.1.2 *Waters of the State*

The term “Waters of the State” is defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

### 2.1.3 *Streams, Lakes, and Riparian Habitat*

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by the CDFW under Sections 1600-1616 of California Fish and Game Code (CFGC). Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life...[including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself” (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from the CDFW.

#### 2.1.4 Other Sensitive Biological Communities

Other sensitive biological communities not discussed above include habitats that fulfill special functions or have special values, and are frequently protected under CEQA, CCA, or other state and/or local policies. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. The CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in its California Natural Diversity Database (CNDDDB; CDFW 2015). Sensitive plant communities are also identified by the CDFW (CNPS 2015a). CNDDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Additionally, the CDFW recognizes starred (\*) communities within *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) as sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or the U.S. Fish and Wildlife Service (USFWS) must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G).

San Mateo County LCP Policy 7.1 defines ESHA as any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. The LCP provides that sensitive habitat areas include, but are not limited to, riparian corridors as defined on County maps, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species in this region, such as the California wild strawberry (*Fragaria vesca* [*F. californica*]).

LCP Policy 7.3 requires ESHA to be protected through (a) the prohibition of any land use or development which would have significant adverse impact on sensitive habitat areas, and (b) siting and designing development in areas adjacent to sensitive habitats to prevent impacts that could significantly degrade the sensitive habitats. In addition, this LCP policy requires all uses to be compatible with the maintenance of biologic productivity of the habitats. At the LCP regulatory development implementation stage, the County's coastal development permit application form requires the applicant to identify any creeks, streams, lakes, ponds, wetlands, beaches, sea cliffs, coastal bluffs, tree or vegetation removal, grading or other landform alteration, areas subject to flooding, and development on slopes greater than 30% that are located on the subject development parcel/s or in the immediate vicinity, and also whether the project involves lands below the mean high tide line (MHTL).

Areas of Special Biological Significance (ASBS) are designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. The Ocean Plan, adopted by the State Water Board originally in 1972 and subsequently revised, prohibits the discharge of waste to designated ASBS. Local restrictions prohibit the discharge of non-stormwater flows from properties that drain into an ASBS and regulate other potential flow of contaminants into the ASBS.

## 2.2 Special-status Species

### 2.2.1 Plant and Wildlife Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal ESA or California Endangered Species Act (CESA). These acts afford protection to both listed species and species proposed for listing. In addition, CDFW Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, USFWS Birds of Conservation Concern, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the CEQA. In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918 (MBTA), under which the destruction of active nests, eggs, and young is illegal.

Plant species included within the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (Inventory) with California Rare Plant Rank (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Very few Rank 3 or Rank 4 plants meet the definitions of Section 1901 Chapter 10 of the Native Plant Protection Act or Sections 2062 and 2067 of the CDFG Code that outlines the California Endangered Species Act. However, CNPS and the CDFW strongly recommend that these species be fully considered during the preparation of environmental documentation relating to CEQA. This may be particularly appropriate for the type locality of a Rank 4 plant, for populations at the periphery of a species range or in areas where the taxon is especially uncommon or has sustained heavy losses, or from populations exhibiting unusual morphology or occurring on unusual substrates.

San Mateo County LCP designates the habitats of rare and endangered species as ESHA. Specifically, the LCP provides special development restrictions for the following species and their associated habitats: San Francisco garter snake (SFGS; *Thamnophis sirtalis tetrataenia*), San Francisco tree lupine moth (*Grapholita edwardsiana*), brackish water snail (*Tryonia imitator*), southern sea otter (*Enhydra lutris nereis*), and globose dune beetle (*Coelus globosus*). Additionally, habitats and populations of species considered unique under the LCP are also considered ESHA and have specific preservation requirements under the LCP. Unique species under the San Mateo County LCP include northern elephant seal (*Mirounga angustirostris*), Monterey pine (*Pinus radiata*) in natural stands<sup>3</sup>, and California wild strawberry.

### 2.2.2 Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are

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<sup>3</sup> Monterey pine trees are considered unique in native stands only; stands located near the San Mateo-Santa Cruz County line are recognized the San Mateo County LCP as native, otherwise, Monterey pine is not considered unique

currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

### 2.2.3 *Wildlife Corridors*

Wildlife movement between suitable habitat areas typically occurs via wildlife movement corridors. The primary function of wildlife corridors is to connect two larger habitat blocks, also referred to as core habitat areas (Beier 1992, Soulé and Terbough. 1999). Prior to the site visit on December 20, 2016 aerial imagery of the Study Area and surrounding lands were examined for the potential presence of wildlife movement corridors (Google 2017).

## 3.0 METHODS

Prior to conducting the site visits, available reference materials were reviewed, including an online soil survey of the Study Area (CSRL 2015), the Montara Mountain U.S. Geological Survey (USGS) 7.5-minute quadrangle (USGS 2015a), USFWS National Wetlands Inventory (USFWS 2015), recent and historical aerial photographs (Google Earth 2015), as well as database and literature searches enumerated below. During the site visit conducted on June 18, 2013, the entirety of the Project Area as well as the entire northern portion of the Study Area including all areas within 100 feet of the Project Area, were traversed to document the presence of (1) wetlands, non-wetland waters, streams, lakes, and rivers, and other sensitive biological communities; (2) special-status plant species readily identifiable at the time of the survey; (3) potential habitat for special-status plant species not readily identifiable (i.e. dormant); (4) potential habitat for special-status wildlife species; and (5) any other areas potentially considered an ESHA under the San Mateo County LCP. The southern portion of the Study Area is very steep (30 to 100 percent slopes) and was therefore assessed from mid-slope positions where biologists could access views of dominant vegetation types. All areas within 100 feet of the outward boundary of the Project Area were assessed and surveyed in their entirety. On September 30, 2015, a reconnaissance-level survey was conducted to assess whether site conditions had changed since the 2013 site visit.

All plant and wildlife species encountered were recorded and are included in Appendix A. Plant nomenclature follows Baldwin et al. (2012) and subsequent revisions by the Jepson Flora Project (2015), except where noted. Because of recent changes in classification for many of the taxa treated by Baldwin et al. and the Jepson Flora Project, relevant synonyms are provided in brackets. For cases in which regulatory agencies, CNPS, or other entities base rarity on older taxonomic treatments, precedence was given to the treatment used by those entities. Methods specific to habitat types and special-status species are detailed below.

### 3.1 Biological Communities

Biological communities present in the Study Area were characterized based on existing plant community descriptions described by the CDFW and CNPS (CNPS 2015a) and Holland (1986). However, in some cases it was necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by the CWA, CEQA, San Mateo County LCP, and other applicable federal, state, and local laws, ordinances, and policies.

### 3.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under the San Mateo County LCP, CEQA, and other applicable federal, state, or local laws, ordinances, or policies. These communities may, however, provide suitable habitat for some special-status plant and/or wildlife species. In these cases, they are not considered sensitive, but are discussed in the special-status species descriptions in Section 4.4 below.

### 3.1.2 Sensitive Biological Communities

Sensitive biological communities are defined as those communities that are given special protection under the San Mateo County LCP, CEQA, and other applicable federal, state, and local laws, ordinances, and policies. Applicable laws and ordinances are discussed above in Section 2.0. Special methods used to identify sensitive biological communities are discussed below.

### Wetlands and Non-wetland Waters

The Study Area was surveyed to determine if any wetlands and waters potentially subject to jurisdiction by the Corps and/or RWQCB, as well as the Coastal Commission. The Corps and RWQCB recognize a three parameter approach to wetland delineation where a feature must contain hydrophytic vegetation, hydric soils, and wetland hydrology, while the Coastal Commission generally recognizes a one parameter approach where only one of these three criteria needs to be present.

The methodology for identifying wetland indicators followed the one described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Corps 2008). Plant species within potential wetlands were assigned a wetland status according to the Corps list of plant species that occur in wetlands (Lichvar et al. 2014). This wetland plant classification system is based on the expected frequency of occurrence of each species in wetlands. The classification system has the following categories, which determine the frequency with which plants occur in wetlands:

|        |   |                |
|--------|---|----------------|
| OBL    | Obligate, almost always found wetlands            | >99% frequency |
| FACW   | Facultative wetland, usually found in wetlands    | 67-99%         |
| FAC    | Facultative, equal in wetland or non-wetlands     | 34-67%         |
| FACU   | Facultative upland, usually found in non-wetlands | 1-33%          |
| UPL/NL | Not found in local wetlands                       | <1%            |
| NI     | Wetland preference unknown                        |                |

Species with OBL, FACW, and FAC classifications are considered hydrophytic vegetation. If more than 50 percent of the dominant plant species are hydrophytic, the area meets the hydrophytic vegetation criterion.

Soils in the Study Area were examined for hydric soil indicators according to Natural Resources Conservation Service guidelines (USDA 2010). Soils formed under wetland (anaerobic) conditions generally have a low chroma matrix color, designated 0, 1, or 2, and contain mottles or other redoximorphic features. Soil profiles were characterized by depth, color, redoximorphic features, and texture. Soil color and chroma were determined using a Munsell soil color chart (Gretag Macbeth 2000) to determine if the soils in a particular area could be considered hydric.

Positive indicators of wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, surface sediment deposits, oxidized root channels, and drift lines, or indirect indicators (secondary indicators) such as algal mats, shallow restrictive layers in the soil, or vegetation meeting the FAC-neutral test. Depressions, seeps, and topographic low areas were examined for these hydrological indicators.

### Other Sensitive Biological Communities

The Study Area was evaluated for the presence of other sensitive biological communities, including riparian areas, sensitive plant communities recognized by the CDFW, and additional potential ESHA recognized by the San Mateo County LCP. Prior to the site visit, aerial photographs (Google Earth 2015), local soil maps (CSRL 2015), *Preliminary Description of the Terrestrial Natural Communities of California* (Holland 1986), and *A Manual of California Vegetation, Online Edition* (CNPS 2015a) were reviewed to assess the potential for sensitive biological communities to occur in the Study Area. These communities are described in Section 4.4 below.

## **3.2 Special-status Species**

### *3.2.1 Literature Review*

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the Half Moon Bay, Montara Mountain, San Francisco South, and San Gregorio USGS 7.5-minute quadrangles (USGS 2015 a-d). The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- California Natural Diversity Database (CNDDDB) records (CDFW 2017)
- USFWS Information for Planning and Conservation (USFWS 2017a)
- CNPS Inventory records (CNPS 2015b)
- Consortium of California Herbaria (CCH 2015)
- Calflora (2015)
- CDFG publication “California’s Wildlife, Volumes I-III” (Zeiner et al. 1990)
- CDFW and University of California Press publication, *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)
- California Herps: A Guide to the Amphibians and Reptiles of California (CalHerp 2017)
- eBird: a citizen-based bird observation network in the biological sciences. (Sullivan et al 2017)
- Bewley Site Pre-construction Survey (Heal 2011)
- Bewley Property Preliminary Biological Resource Assessment (Heal 2009)
- Site Plan drawing (Mannik 2015)

### *3.2.2 Site Assessment*

Habitat conditions were assessed and used to evaluate the potential for presence of special-status species. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (i.e. CNDDDB, other reports) on the site recently.

The site assessment is intended to identify the presence or absence of suitable habitat for each special-status species known to occur in the vicinity in order to determine its potential to occur in the Study Area. The site visit does not constitute a protocol-level survey and is not intended to determine the actual presence or absence of a species. All species observed were recorded and are included in Appendix A.

In cases where little information is known about species occurrences and habitat requirements, the species evaluation was based on best professional judgment of WRA biologists with experience working with the species and habitats. If necessary, recognized experts in individual species biology were contacted to obtain the most up-to-date information regarding species biology and ecology. Karen Swaim performed an assessment of California red-legged frog (CRLF; *Rana draytonii*) and SFGS within the Study Area. This assessment is referenced below and attached as Appendix D.

If a special-status species was observed during the site visit, its presence was recorded and discussed below in Section 4.5 and Appendix B. For some species, a site assessment visit at the level conducted for this report may not be sufficient to determine presence or absence of a species to the specifications of regulatory agencies. In these cases, a species may be assumed to be present or further protocol-level special-status species surveys may be necessary. Special-status species for which further protocol-level surveys may be necessary are described in Section 5.0.

### 3.2.3 Protocol-level Rare Plant Survey

A floristic, protocol-level rare plant survey was conducted concurrent with the site assessment. The survey corresponded to peak blooming or fruiting periods for observing and accurately identifying hundreds of plant species in San Mateo County, including all of the special-status plant species with the potential to occur in the Project Area, and those portions of the Study Area of within 100 feet of the Project Area. The field survey was conducted by two botanists familiar with the flora of ruderal areas, non-native grasslands, seasonal wetlands, and coastal scrubs of San Mateo County. Where and when possible, WRA consulted with other botanists, reviewed dates of historical documentation, or conducted reference site visits to ensure that the surveys were conducted within a period sufficient to identify the potentially occurring special-status plant species.

The surveys followed the protocol for plant surveys described by Nelson (1987), which complies with recommended resource agency guidelines (CNPS 2001, CDFG 2000, CDFG 2009, USFWS 1996). The northern portion of the Study Area, the Project Area, and all areas within 100 feet of the Project Area were traversed on foot whereupon each habitat was thoroughly searched and all plant species observed were recorded (Appendix A). All plants were identified using *The Jepson Manual, 2<sup>nd</sup> Edition* (Baldwin et al. 2012) and subsequent revisions by the Jepson Flora Project (2015), except where noted, to the taxonomic level necessary to determine whether or not they were rare, and nomenclature follows the Baldwin et al. (2012) and the Jepson Flora Project (2015).

#### **4.0 SITE DESCRIPTION AND RESULTS**

The Study Area is approximately 8.2 acres and is located on the southern edge of the town of Montara, San Mateo County California (Figure 1), and the Project Area makes up approximately 3.2 acres of the eastern portion of the Study Area (Figure 2). The east- to west-running Study Area measures approximately 688 feet long and 348 feet wide and is located on the northern border of Montara Creek and the western border of Audubon Avenue. Elevations range from approximately 70 to 200 feet NGVD. The Study Area is bounded by developed property to the north and west, horse paddocks to the east, and Montara Creek to the south. An open-wire fence runs along the northern side of the Study Area. The Study Area begins immediately to the west of the southern terminus of Audubon Avenue and continues south for approximately 348 feet where coastal scrub begins and west, approximately 688 feet towards a stand of planted Monterey pines and native coastal prairie (Figure 2). The Project Area is bounded to the north by the neighboring fence and the terminus of Audubon Avenue, to the east by neighboring horse paddocks, to the west by contiguous open grassland within the Study Area, and to the south by a steep slope containing coastal scrub habitat (Figure 2).

##### **4.1 Land Use History**

Based on direct observation and the review of aerial photographs from the last 10 years, it appears that the Study area has been subject to repeated grazing and mowing and some grading. The Study Area also contained several temporary structures, horse paddocks, and roads throughout the site. Of these features, the only items still observable are an old well, a gravel roundabout/turn out, and a slight depression where the paddocks used to be located. The areas to the north and west of the Study Area are developed residential properties, and the property to the east is contains active horse paddocks and the end of Audubon Ave.

##### **4.2 Topography and Soils**

The topography of the Study Area is a slope of approximately 5 percent that descends from northeast to southwest for approximately 250 to 300 feet, where it drops to Montara Creek with slopes estimated between 15 and 30 percent. The elevation ranges from approximately 200 feet in the north to 70 feet at Montara Creek in the south. The online soil survey of the Study Area (CSRL 2015) indicates that the Study Area is composed of one native soil type, Typic Argiustolls, loamy-Urban land association, 5 to 15 percent slopes. These soils are typically well drained with moderate to rapid permeability and rapid runoff, but may have high clay content reduce permeability in deeper soils.

### **4.3 Climate and Hydrology**

The Study Area is located inside of the coastal fog belt of the Central Coast. Average annual precipitation for Half Moon Bay (Weather Station ID: 043714), located approximately seven miles south, is 26.98 inches, with the majority falling as rain in the winter months (November through March). Precipitation is supplemented by substantial fog drip, particularly in the summer and early fall. The mean daily low and high temperatures in degrees Fahrenheit range from 47.1 to 62.2 (WRCC 2015).

The primary hydrologic sources for the Study Area are precipitation, fog drip, and localized surface runoff from immediately adjacent lands. The Study Area is situated on sloped, well-draining soils. The northern portion of the Study Area has a slope of 2 to 5 percent. The slope into the unnamed drainage on the southern side of the Study Area is approximately 15 to 30 percent. A non-wetland swale on the eastern portion of the Study Area diverts the majority of the run off from the adjacent land to Montara Creek to the south. Due to relatively high gradient slopes and soil type, evidence of surface ponding, perched water table, and/or saturated substrates for extended periods (14 days or greater) are not present in the Study Area, except in a small localized area in the eastern portion (Section 4.4). Throughout most of the Study Area, precipitation appears to permeate or runoff relatively rapidly, flowing into Montara Creek in the south.

### **4.4 Biological Communities**

Table 1 summarizes the area of each biological community type observed in the Study Area. Non-sensitive biological communities in the Study Area include coastal scrub, closed-cone coniferous forest, and non-native annual grassland, while the coastal prairie and wetlands are considered sensitive biological communities. Descriptions for each biological community are contained in the following sections, and are illustrated in Figure 2.

Table 1. Summary of Biological Communities in the Study Area

| Biological Community                              | Vegetation Community (Holland 1986)     | Vegetation Alliance (CNPS 2015a) – Rank*   | Acreage     |                |
|---|---|--|-------------|----------------|
|   |   |  | Study Area  | Project Area** |
| Valley and foothill grassland (non-ESHA)          | Non-native grassland                    | common velvet grass meadow ( <i>Holcus lanatus</i> Semi-natural Herbaceous Stand)<br>– No Rank       | 3.20        | 2.23           |
| Coastal scrub (non-ESHA)                          | Northern coastal scrub                  | Coyote brush scrub ( <i>Baccharis pilularis</i> Shrubland Alliance)<br>– G5 S5                       | 0.49        | 0.31           |
|   |   | California coffeeberry scrub ( <i>Fragula californica</i> Scrubland Alliance)<br>– G4 S4             | 2.09        | 0.48           |
| Closed-cone coniferous forest (non-ESHA)          | Monterey pine grove                     | Monterey pine grove ( <i>Pinus radiata</i> Forest Alliance)<br>– G1 S1 (native stands only); No Rank | 1.77        | 0.14           |
| Coastal prairie (ESHA)                            | Coastal terrace prairie                 | California oat grass prairie ( <i>Danthonia californica</i> Herbaceous Alliance)<br>– G4 S3          | 0.04        | --             |
| Wetland (ESHA)                                    | Seasonal wetland seep (freshwater seep) | Western rush marshes ( <i>Juncus patens</i> Herbaceous Alliance)<br>– G4? S4?                        | 0.01        | 0.01           |
| Riparian Area (ESHA)                              | Central Coast riparian scrub            | Arroyo willow thickets ( <i>Salix lasiolepis</i> Shrubland Alliance)<br>– G4 S4                      | 0.60        | --             |
| Perennial Stream (ESHA)                           | --                                      | --   | --          | --             |
| <b>TOTAL</b>                                      |   |  | <b>8.20</b> | <b>3.17</b>    |
| *Rank: CNPS (2015a)                               |   |  |             |                |
| **The Study Area is inclusive of the Project Area |   |  |             |                |

#### 4.4.1 Non-sensitive Biological Communities

##### Non-native Grassland

Non-native annual grassland is a mixed herbaceous community dominated by non-native annual grasses with fine textured clay soils located throughout California (Holland 1986), typically dominated by one or two grass species (CNPS 2015a). Within the Study Area, this grassland is composed of one vegetation alliance, common velvet grass meadow (CNPS 2015a). This grassland is located in the northern portion of the Study Area and composes approximately 3.17 acres, of which 2.23 acres are within the Project Area. Although the substrate within this community appears to be native, the overall quality of the community is poor due to the history of moderate disturbance within the Study Area.

The dominant species within this community type is common velvet grass (*Holcus lanatus*). Subdominant species include Italian rye grass (*Festuca perennis*), slender oat (*Avena barbata*), meadow foxtail (*Alopecurus pratensis*), and ripgut brome (*Bromus diandrus*). Non-native forbs are frequent and include rough cat's-ear (*Hypochaeris radicata*), hawksbeard (*Leontodon saxatilis*), and English plantain (*Plantago lanceolata*). Native forbs and graminoids are infrequent and total less than 10 percent relative cover within the herbaceous layer.

### Coastal Scrub

Coastal scrub communities are located extensively along the entire length of the California coastline. These communities are dominated by native shrubs tolerant of frequent and often high winds, salt spray, and extended cloud cover in summer months (Holland 1986). Two vegetation alliances were documented within the Study Area: coyote brush scrub and California coffeeberry scrub (CNPS 2015a).

Coyote brush scrub is a mixed community dominated by coyote brush (*Baccharis pilularis*) and other native shrubs containing scattered grassy openings located on windy, exposed sites with shallow rocky soils ranging from sandy to heavy clay in composition (CNPS 2015a). This community is located in coastal areas from southern Oregon to Point Sur, Monterey County (Holland 1986). Within the Study Area, the coyote brush scrub is a large, contiguous area in the central portion and covers approximately 0.49 acre, of which 0.31 acre is within the Project Area.

California coffeeberry scrub is composed of mixed native shrubs and an herbaceous layer with many areas of exposed soil and rock. It is dominated by California coffeeberry (*Frangula californica*). This community is usually located on concave or lower slopes along drainages and situated on sedimentary or serpentine substrates that retain moisture throughout the year (CNPS 2015a). California coffeeberry scrub is found at localized sites along the coast, between Point Conception and Point Mendocino (Holland 1986). Within the Study Area, the coffeeberry scrub is a large, contiguous area in the central to southern portion and covers approximately 2.09 acre, of which 0.48 acre is within the Project Area.

Both communities contain subdominant shrub species which include poison oak (*Toxicodendron diversilobum*), California sagebrush (*Artemisia californica*), sticky monkeyflower (*Mimulus aurantiacus* var. *aurantiacus*), and red elderberry (*Sambucus racemosa* var. *racemosa*), with California coffeeberry scrub containing a higher density and diversity of native shrubs. Other shrubs and herbaceous plants make up less than 10 percent of the remaining ground and canopy cover in each of these vegetation alliances.

### Monterey Pine Groves

Monterey pine groves are found on well-drained, sandy soils within the limits of summer marine fog incursion. There are only three natural stands of Monterey pine in California. The largest is found on the Monterey peninsula with the others found near Año Nuevo Point, San Mateo-Santa Cruz Counties and Cambria, San Luis Obispo County (Holland 1986). In their natural setting, Monterey pine groves forests are dominated by Monterey pines of mixed age and contain high structural heterogeneity; however, Monterey pines have been planted and have spread naturally throughout much of the coast of California, and such groves are typically even-aged and structurally homogeneous.

Figure 2. Biological Communities within the Study Area

The Study Area contains two Monterey pine groves, in the eastern and western portions, which contain a monotypic overstory of one species, Monterey pine, covering approximately 1.77 acres in the Study Area, of which 0.14 acre are within the Project Area. The understory is relatively depauperate, but includes California blackberry (*Rubus ursinus*), common bedstraw (*Galium aparine*), and orange cotoneaster (*Cotoneaster franchetii*), which account for less than 5 percent of the total cover in the understory. Monterey pine groves/forests are considered sensitive in their native range; however, the groves within the Study Area are not naturally occurring, having likely been planted as a windbreak, and are therefore not considered a sensitive biological community.

This community was initially reported to contain knobcone pine (*Pinus attenuata*), with no mention of Monterey pine (Heal 2009). However a follow-up pre-construction survey letter (Heal 2011) reported Monterey pine or possible hybrids of Monterey pine, with no mention of knobcone pine. The groves on-site were characterized by WRA as Monterey pine groves based on observations of cones from several specimens. Additionally, knobcone pine in its natural setting is closely associated with more montane areas of the Coast Ranges further from the direct coastline and are often situated on serpentine, volcanic, or other nutrient-poor soils.

#### 4.4.2 Sensitive Biological Communities

##### Coastal Terrace Prairie

Coastal terrace prairies are found discontinuously from Santa Cruz County north into Oregon on marine terraces near the coast with sandy loams, usually below 700 to 1,000 feet in elevation. Plant communities are typically dominated by herbaceous species (Holland 1986). Within the Study Area, the coastal terrace prairie is composed of the California oatgrass prairie vegetation alliance (CNPS 2015a) and covers approximately 0.04 acre, entirely outside of the Project Area.

The vegetation is dominated by native grasses including California oatgrass (*Danthonia californica*), red fescue (*Festuca rubra*), and beardless wild rye (*Elymus triticoides*), but also contains non-native grasses such as common velvet grass (*Holcus lanatus*). Native forbs include Douglas iris (*Iris douglasiana*), blue-eyed grass (*Sisyrinchium bellum*), and common yarrow (*Achillea millefolium*). While coastal terrace prairie is not formally called out as an ESHA under the San Mateo County LCP, Sections 7.43 and 7.46 of the LCP discuss the designation and protection of habitats of 'unique species.' Native grasslands and coastal terrace prairie, including California oatgrass prairie, are considered sensitive communities according to several experts and the CDFW; therefore WRA treats these habitats as ESHA. In addition, the CCA also considers coastal terrace prairie to be a sensitive habitat. While no formal buffer is required in the LCP for this ESHA type, given the size, quality, and potential for this habitat to expand in the relatively natural portion of the property, WRA recommends a 100-foot buffer be established.

##### Seasonal Wetland Seep

Seasonal wetland seeps are known throughout California, most commonly in grassland habitats, and typically on seasonally saturated soils situated on flats, depressions, or gentle slopes. Plant communities are typically dominated by herbaceous species, including sedges, rushes, and grasses (Holland 1986). Within the Study Area, the seasonal wetland seep is dominated by common rush (*Juncus patens*) and is characteristic of the common rush vegetation alliance (CNPS 2015a). This community was mapped as a potential jurisdictional wetland during a wetland delineation conducted concurrently with this assessment, and it covers approximately 0.01 acre, entirely within the Project Area. Wetlands are identified as ESHA in

the San Mateo County LCP and typically require a 100-foot buffer unless the site is so constrained that a buffer of that size would render a property undevelopable.

The vegetation is dominated by common rush, common velvet grass, Italian rye grass, and ripgut brome. The substrate appears native, composed of relatively disturbed sandy clays with water collecting from direct precipitation and localized runoff. This feature is situated in a very slight depression, but there is no evidence of ponding; however, soils appear to be saturated in winter and/or early spring for a duration sufficient to form hydric soils. An abandoned well with an aboveground water tank is located approximately 50 feet uphill to the north and may be contributing subsurface hydrology to this wetland.

### Central Coast Riparian Scrub

Central Coast riparian scrubs are known from the Bay Area south to Point Conception and are dominated by one of several willow species (*Salix* spp.) with dense thickets of subdominant riparian shrubs (Holland 1986). These scrubs are situated in tight ravines and draws, from directly on the coastline landward several miles, but are exclusively coast-side of the Coast Ranges. The substrate is typically composed of seasonally to perennially saturated soils, often with high rock and boulder content.

Within the Study Area, this scrub is located in a narrow band along Montara Creek on the southern boundary, is composed of one vegetation alliance, arroyo willow thicket (CNPS 2015a), and covers approximately 0.60 acre, entirely outside of the Project Area. The canopy is dominated by arroyo willow (*Salix lasiolepis*), with occasional red alders (*Alnus rubra*) arising above the scrub canopy. The understory is a dense thicket dominated by California blackberry. Central Coast riparian scrub is considered an ESHA under the CCA and San Mateo County LCP and would likely be considered during CEQA review because it is a starred (\*) community in Holland (1986). Additionally, the outward limit of this community is jurisdictional under Section 1602 of the CFGC.

### Perennial Stream

Perennial streams are common along the coast of California, particularly from the Central Coast Ranges north to the Oregon border. Montara Creek, a perennial stream, appears as an unnamed “blue-line” stream on the Montara Mountain 7.5-minute quadrangle (USGS 2015a), and flows appear to run from nine to twelve months per year. Montara Creek is considered an ESHA under the CCA and San Mateo County LCP, as well as jurisdictional under Section 404/401 of the CWA and Section 1602 of the CFGC.

### Area of Special Biological Significance (ASBS)

The Project Area is situated in the watershed of the James V. Fitzgerald ASBS. Since the Ocean Plan prohibits the discharge of waste to a designated ASBS, the County of San Mateo is developing the Fitzgerald ASBS Pollution Reduction Program to comply with State Water Board requirements for ASBS.

The regulations being developed, implemented by the San Mateo County Planning and Building Department regulate private stormwater discharges into the ASBS by:

- Prohibiting non-stormwater discharges (also referred to as “dry weather flows”) from private properties to the ASBS or a County storm drain.
- Prohibiting all new point source discharges to the ASBS

- Requiring BMPs for use of architectural copper.
- Prohibiting pools and spas from discharging to a storm drain or directly to the ASBS.
- Requiring erosion and sediment control plans be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
- Requiring weekly stormwater construction inspections during the wet weather season (October 1 through April 30).
- Requiring appropriate facilities for car-washing.
- Requiring landscape irrigation to comply with the Water Efficient Landscape Ordinance (WELo), when applicable.

## 4.5 Special-status Species

### 4.5.1 Special-status Plant Species

Based upon a review of the resources databases listed in Section 3.2.1, 63 special-status plant species have been documented in the vicinity of the Study Area (Appendix B, Figure 3). The Study Area has a high potential to support one special-status plant species and a moderate potential to support nine additional special-status plant species. The remaining species documented to occur in the vicinity of the Study Area are unlikely or have no potential to occur due to:

- Hydrologic conditions (e.g. marsh habitat) necessary to support the special-status plant(s) are not present in the Study Area;
- Edaphic (soil) conditions (e.g. serpentine, volcanics, vertic clay) necessary to support the special-status plant(s) are not present in the Study Area;
- Topographic positions (e.g. north-facing slopes) necessary to support the special-status plant(s) are not present in the Study Area;
- Associated vegetation communities (e.g. chaparral, cismontane woodland) necessary to support the special-status plant(s) are not present in the Study Area;
- The Study Area is outside of the known elevation and/or localized distribution of the special-status plant(s) (e.g. interior valleys);
- The Study Area contains disturbed abiotic (e.g. altered hydrology, fill soils) and/or biotic (e.g. invasive species) conditions which preclude the special-status plant(s).

The site assessment and protocol-level rare plant surveys were conducted during a period sufficient to accurately identify all nine of the special-status plant species that were considered to have the potential to occur in the Study Area. One special-status plant species, beach strawberry, was observed within and immediately adjacent to the Project Area. All special-status species with a potential to occur within the Study Area are discussed below:

**Bent-flowered fiddleneck (*Amsinckia lunaris*). Rank 1B.2. Moderate Potential (Not Observed).** Bent-flowered fiddleneck is an annual forb in the forget-me-not family (Boraginaceae) that blooms from March to June. It typically occurs in open areas within cismontane woodland, valley and foothill grassland, and coastal bluff scrub habitat often underlain by clay substrate at elevations ranging from 10 to 1,625 feet (CDFW 2015, CNPS 2015b, Jepson Flora Project 2015). Observed associated species include coast live oak (*Quercus agrifolia*), blue oak (*Quercus douglasii*), California juniper (*Juniperus californicus*), buck brush (*Ceanothus cuneatus*), poison oak, miniature lupine (*Lupinus bicolor*), foothill lotus (*Acmispon brachycarpus*), calf lotus (*A. wrangelianus*), fringe pod (*Thysanocarpus curvipes*), q-tips (*Micropus californicus*), cream cups (*Platystemon californicus*), slender tarweed (*Madia*

*gracilis*), common yarrow, goldenback fern (*Pentagramma triangularis*), one-sided bluegrass (*Poa secunda*), woolly sunflower (*Eriophyllum lanatum*), and slender wild oat (CDFW 2015). Bent-flowered fiddleneck has a moderate potential to occur in coastal scrub and coastal prairie habitat within the Study Area due to the presence of suitable substrate and associated species; however, this species was not observed during protocol-level surveys in June 2013 or the reconnaissance level survey in 2015. Additionally, no fiddleneck (*Amsinckia* sp.) species were observed on-site.

**Coast rock cress (*Arabis blepharophylla*). Rank 4.3. Moderate Potential (Not Observed).** Coast rock cress is a perennial herb in the mustard family (Brassicaceae) that blooms from February to May. It typically occurs in rocky areas within broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub habitat at elevations ranging from 10 to 3,575 feet (CNPS 2015b). Observed associated species include soap plant (*Chlorogalum pomeridianum*), Davy's clarkia (*Clarkia davyi*), silver bush lupine (*Lupinus albifrons*), leather fern (*Polypodium scoleri*), coast Indian paintbrush (*Castilleja affinis* ssp. *affinis*), and Pacific stonecrop (*Sedum spathulifolium*) (Arthur pers. comm. 2015). Coast rock cress has a moderate potential to occur in coastal scrub coastal prairie habitat within the Study Area due to the presence of suitable substrate and associated species; however, this species was not observed during protocol-level surveys in June or the reconnaissance level survey in 2015. Additionally, no rock cress species (*Arabis* spp.) were observed on-site.

**Pappose tarplant (*Centromadia parryi* ssp. *parryi*). Rank 1B.2. Moderate Potential (Not Observed).** Pappose tarplant is an annual herb in the sunflower family (Asteraceae) that blooms from May to November. It typically occurs in vernal mesic, often alkaline areas in coastal prairie, meadow, seep, coastal salt marsh, and valley and foothill grassland habitat at elevations ranging from 5 to 1,380 feet (CDFW 2015, CNPS 2015b). Observed associated species include bristly ox-tongue (*Helminthotheca echioides*), wild radish (*Raphanus sativus*), foxtail fescue (*Festuca myuros*), willow leaf dock (*Rumex salicifolius*), toad rush (*Juncus bufonius*), Italian rye grass, Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), salt grass (*Distichlis spicata*), alkali heath (*Frankenia salina*), perennial pepperweed (*Lepidium latifolium*), yellow star thistle (*Centaurea solstitialis*), alkali mallow (*Malvella leprosa*), and alkali weed (*Cressa truxillensis*) (CDFW 2015).

Pappose tarplant has a moderate potential to occur in the Study Area due to the presence of wetland-upland transition habitat and the presence of associated species; however, this species is known from north of Montara. This species was not observed during protocol-level surveys in June or the reconnaissance level survey in 2015.

Figure 3. Special-status Plant Species within 5 miles of the Study Area

**California bottle-brush grass (*Elymus californicus*). Rank 4.3. Moderate Potential (Not Observed).** California bottle-brush grass is a perennial herb in the grass family (Poaceae) that blooms from May to November. It generally occurs in shaded areas in broadleaved upland forest, cismontane woodland, North Coast coniferous forest, and riparian woodland at elevations ranging from 50 to 1,540 feet (CNPS 2015b). Observed associated species include coast live oak, coast redwood (*Sequoia sempervirens*), California bay (*Umbellularia californica*), Douglas-fir (*Pseudotsuga menziesii* var. *menziesii*), red elderberry, salmonberry (*Rubus spectabilis*), beaked hazelnut (*Corylus cornuta* var. *californica*), California brome (*Bromus carinatus*), and leather fern (CCH 2015). California bottle-brush has a moderate potential to occur in the Study Area in Central Coast riparian habitat. The stands of Monterey pine in the northern portion of the Study Area are relatively young and occur in areas that were historically disturbed grassland or coastal scrub, making California bottle-brush grass unlikely to have established in this habitat.

**California wild strawberry (*Fragaria vesca*). No Rank; San Mateo County LCP. High Potential (Present).** California wild strawberry is a perennial, stoloniferous forb in the rose family (Rosaceae) that blooms from January to July. It generally occurs in partial shade in forested habitat at elevations ranging from 50 to 6,560 feet (Jepson Flora Project 2015). The grasslands, coastal scrub, and Monterey pine grove habitats within the Study Area have a high potential to support California wild strawberry due to the presence of associated species, suitable substrate, and relative location, and previous strawberries have been documented from the site (Heal 2011). California wild strawberry is identified specifically as an ESHA in the San Mateo County LCP, although no buffer is formally required for this ESHA. In June 2013, WRA botanists identified 32 individuals within seven subpopulations within the Study Area.

In September 2015, a WRA botanist revisited all California wild strawberry occurrences and surveyed the Study Area for additional occurrences, and the results are as follows:

- At three of the seven subpopulation locations identified in 2013 (two in the southeast portion of the Study Area and one in the southwest portion), no individuals of California wild strawberry or other species of strawberry (*Fragaria* sp.) were observed; in the two southeast locations, dense Pampas grass (*Cortaderia jubata*) was present and may have outcompeted the California wild strawberry.
- Two of the 2013 subpopulations (in the eastern portion of the Study Area and the northern portion) were determined to be beach strawberry (*Fragaria chiloensis*), which is not identified as an ESHA by the San Mateo County LCP and is not otherwise considered a special-status species.
- The net number of and area covered by California wild strawberry increased in 2015 compared to 2013. Thirty plants were observed in that area in 2015 compared to 22 in 2013.
- Overall, 32 California wild strawberry individuals within five subpopulations were observed in 2015 (Figure 2).

**Coast iris (*Iris longipetala*). Rank 4.2. Moderate Potential (Not Observed).** Coast iris is a perennial rhizomatous herb in the iris family (Iridaceae) that blooms from March to May. It typically occurs in mesic areas in coastal prairie, lower montane coniferous forests, meadows, and seeps at elevations ranging from 0 to 1,950 feet (CNPS 2015b). Coast iris has a moderate potential to occur in the Study Area due to the presence of coastal prairie; however, this species was not observed during protocol-level surveys in June or the reconnaissance level survey in 2015. All iris species in the Study Area were Douglas iris (*Iris douglasiana*).

**Perennial goldfields (*Lasthenia californica* ssp. *macrantha*). Rank 1B.2. Moderate Potential (Not Observed).** Perennial goldfields is an annual or perennial herb in the sunflower family (Asteraceae) that blooms from January to November. It typically occurs in coastal bluff scrub, coastal dunes, and coastal scrub at elevations ranging from 16 to 1,690 feet (CNPS 2015b). Perennial goldfields has a moderate potential to occur in the Study Area due to the presence of coastal prairie. The grasslands and Monterey pine groves in the Study Area are unlikely to support this species due to extensive historical disturbance and a closed canopy; however, the coastal scrub areas may support this species. This species was not observed within the coastal scrub communities within one hundred feet of the coastal scrub-grassland interface.

**Marsh microseris (*Microseris paludosa*). Rank 1B.2. Moderate Potential (Not Observed).** Marsh microseris is a perennial herb in the sunflower family (Asteraceae) that blooms from April to June, sometimes into July. It typically occurs in closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland habitat at elevations ranging from 15 to 985 feet (CDFW 2015, CNPS 2015b). Observed associated species include coast live oak, coyote brush, English plantain, blue-eyed brass, bracken fern (*Pteridium aquilinum*), rough cat's-ear, common velvet grass, little rattlesnake grass (*Briza minor*), and Douglas iris (CDFW 2015). Marsh microseris has a moderate potential to occur in the coastal prairie and openings in the coastal scrub habitats of the Study Area; however, this species was not observed during protocol-level surveys in June or the reconnaissance level survey in 2015.

**Oregon polemonium (*Polemonium carneum*). Rank 2B.2. Moderate Potential (Not Observed).** Oregon polemonium is a perennial herb in the phlox family (Polemoniaceae) that blooms from April to September. It typically occurs in coastal prairie, coastal scrub, and lower montane coniferous forest habitats at elevations ranging from 0 to 6,000 feet (CDFW 2015, CNPS 2015b). Observed associated species include coyote brush, California sagebrush, blue-eyed grass, native grasses, and non-native annual grasses (CDFW 2015). Oregon polemonium has a moderate potential to occur in the Study Area due to the presence of coastal prairie, but this habitat is unlikely to support this species due to extensive historical disturbance; however, the coastal scrub areas may support this species. This species was not observed within the coastal scrub communities within one hundred feet of the coastal scrub-grassland interface during the June 2013 survey or September 2015 survey.

**San Francisco champion (*Silene verecunda* ssp. *verecunda*). Rank 1B. 2 Moderate Potential (Not Observed).** San Francisco champion is a perennial herb in the carnation family (Caryophyllaceae) that blooms from March to June. It occurs in sandy soils in coastal bluff scrub, chaparral, coastal prairie, coastal scrub, and valley and foothill grassland at elevations ranging from 95 to 2,100 feet (CDFW 2015, CNPS 2015b). Is known from San Francisco, San Mateo, Santa Cruz, and Sutter counties. San Francisco champion has a moderate potential to occur in the Study Area due to the presence of the coastal scrub habitat that may support this species; however, this species has not been documented from coastal sites in San Mateo County. This species was not observed in the Study Area during the June 2013 survey or September 2015 survey.

#### 4.5.2 *Special-status Wildlife Species*

Based upon a review of the resources databases listed in Section 3.2.1, 67 special-status wildlife species have been documented in the vicinity of the Study Area (Appendix B, Figure 4). Two special-status wildlife species have a high potential to occur and five species have a moderate potential to occur within the Study Area. The remaining species documented in the

vicinity of the Study Area are unlikely or have no potential to occur because of a lack of suitable habitat including wetland, serpentine, and stream habitats. No woodrat houses were observed within the grassland, scrub, and riparian habitats. No rare, endangered, or unique species as defined by the LCP have potential to occur within the Study Area. Non-special-status birds also have potential to nest within the Study Area and nests of most native bird species are protected under State and Federal laws.

**White-tailed kite (*Elanus leucurus*). CDFW Fully Protected Species. High Potential.** White-tailed kite is resident in a variety of open habitats, including agricultural areas, grasslands, scrub and open chaparral habitats, meadows, and emergent wetlands throughout the lower elevations of California. Nests are constructed mostly of twigs and placed in small to large trees, often at habitat edges or in isolated groves (Dunk 1995). This species preys upon a variety of small mammals and other vertebrates. The Study Area provides open habitats for foraging and suitable trees for nesting.

**Northern harrier (*Circus cyaneus*). CDFW Species of Special Concern. Moderate Potential.** Harriers are residents of open wetlands, including marshy meadows; wet, lightly grazed pastures; old fields; and fresh and brackish marshes. They also frequent also dry uplands, including upland prairies, mesic grasslands, drained marshlands, croplands, desert shrub-steppe, and riparian woodland throughout California (MacWhirter and Bildstein 1996). Harriers typically nest on ground in open (treeless) habitats in dense, often tall, vegetation. Harrier nests are found in varied vegetative cover, even within a single area. Suitable nesting habitat is present within the grassland and prairie habitats with dense, tall grasses the Study Area.

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

**Nesting birds (various spp.). MBTA, CFGC. High Potential.** Despite no federal or state listing, nests of all native birds are protected either by the MBTA or the CFGC. The MBTA protects active nests of all birds including migratory species. Upland game and waterfowl birds are allowed to be taken, but strict seasons have been developed around the life cycle of these birds. Nesting bird season may vary dependent upon species, site condition, annual weather, and legal agreement (e.g., mitigation plans), but it generally runs from February 15 to August 31 in a given year.

Figure 4. Special-status Wildlife Species within 5 miles of the Study Area

**Olive-sided flycatcher (*Contopus cooperi*). USFWS Bird of Conservation Concern, CDFW Species of Special Concern. Moderate Potential.** The olive-sided flycatcher is a summer resident in California, wintering in Central and South America. It breeds in a variety of forested habitats, typically coniferous forests at higher elevations, but also in mixed forest and woodlands at lower elevations. Breeding habitat is often associated with forest openings and edges, both natural (e.g., meadows, canyons) and man-made (e.g., logged areas) (Altman and Sallabanks 2012). Nests are usually in conifers and placed at variable height on the outer portions of branches. This species forages for insects, usually from prominent tree snags. The Monterey pine groves within the Study Area provide suitable breeding habitat, and there are recent occurrences during the breeding season in the vicinity of Montara.

**Loggerhead shrike (*Lanius ludovicianus*). USFWS Bird of Conservation Concern, CDFW Species of Special Concern. Moderate Potential.** Loggerhead shrike is a resident and winter visitor in lowlands and foothills throughout California. This species is associated with open country with short vegetation and scattered trees, shrubs, posts, fences, utility lines, or other perches. Nesting substrates vary from trees to brush piles; vegetation with thorns is usually preferred, and nests are typically well-concealed (Humble 2008). Although a songbird, shrikes are predatory and forage on a variety of insects and also small vertebrates. The Study Area provides both trees and large shrubs suitable for nesting as well as open foraging areas and prey species (macroinvertebrates and small vertebrates), and it is within loggerhead shrike's breeding range (Humble 2008).

**Hoary bat (*Lasiurus cinereus*). WBWG Medium Priority. Moderate Potential.** This species is most abundant in the prairie states, the forests of the Pacific Northwest, the forests of the eastern states, and the arid deserts of the Southwest (WBWG 2015). Foliage of both deciduous and coniferous trees provides roosting sites, and roosts are typically near edges of small open areas (WBWG 2015). This species has been found in Spanish moss, squirrel nests, woodpecker holes, and out in the open on the trunks of trees. Summer tree roosts are typically located along edge habitats close to feeding grounds. Most females rear young in deciduous trees, while males prefer to roost in conifers. Both sexes appear to prefer older trees as roosts, which they use for up to 5 weeks, and apparently provide greater safety (TPWD 2015). The Monterey pine groves provide suitable male roosting habitat and this species may forage over the Study Area.

**Monarch butterfly (*Danaus plexippus*). CDFW Special-status Invertebrate. Moderate Potential.** Suitable over-wintering roost habitat for monarchs is defined as that which supports long term (i.e., November to early March) hibernating clusters of butterflies. Such habitat typically consists of sheltered groves of tall trees near the coast that provide vertical density and a multi-tiered canopy to provide protection from the elements. Suitable winter roost habitat is typically composed of stands of native conifers or non-native bluegum eucalyptus (*Eucalyptus globulus*). The Monterey pine grove within the Study Area may provide suitable winter roosting habitat for this species.

Two federal listed species are documented to occur within the vicinity of the Study Area but are unlikely to occur: CRLF and SFGS based upon habitat conditions in the vicinity and distance from nearest occurrences. These species are analyzed and discussed in a separate report entitled "Site Assessment for the San Francisco Garter Snake and California Red-Legged Frog at the Bewley Parcel" (Swaim 2013; Appendix D). In summary, the nearby ponds may provide aquatic habitat for CRLF, but the Study Area is of adequate distance from aquatic habitats to reduce the potential for CRLF to occur. During rain events, CRLF may disperse across upland habitats, and there is a moderate potential CRLF to occur within the Study Area during rain

events. Based upon range and surveys in the area, SFGS is not likely to occur. An updated assessment report by Swaim Biological, Inc. is in preparation, but it had not been finalized at the time of writing. Because site conditions have not changed since the time of the most recent assessment by Swaim in June 2013, the findings of Swaim (2013) are assumed to still be valid, and the conclusions and recommendations for CRLF and SFGS are based on that report.

#### *4.5.3 Critical Habitat*

The Study Area does not contain critical habitat for any species (USFWS 2017b).

#### *4.5.4 Wildlife Corridors*

The Study Area borders a perennial stream to the south. Streams and their associated vegetation can be used by wildlife as a migratory corridor when migrating between habitat patches. In this case, the stream connects an undeveloped core habitat area to the north, but does not connect to a second core habitat patch downstream of the Study Area. The stream extends approximately 0.4 mile downstream of the Study Area, then terminates at the Pacific Ocean. Along this length, the stream is surrounded by development such as roads or homes. Because the Study Area does not connect two core habitat areas, it does not fulfill the traditional definition of a migratory corridor. However, because the stream provides a potential dispersal route, animals may still move downstream from the core habitat area, in search of new habitats. During this process, animals may stray into the Study Area. Because core habitat does not exist within the Study Area to support local species such as CRLF, animals are likely to pass through the Study Area and the adjacent corridor, but are unlikely to occupy the site. Considering these points, the Study Area borders a wildlife corridor and as a result, migrating animals could stray into the Study Area, or they may be affected by Project activities.

## **5.0 PROJECT IMPACTS, AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES**

On June 18, 2013, a WRA biologist performed an assessment for biological resources potentially considered sensitive under CEQA, the San Mateo County LCP, and other federal, state, and/or local laws, ordinances, and policies. The survey was performed during a period sufficient to identify hundreds of plant species within coastal San Mateo County, including the ten special-status plant species with the potential to occur within the Project Area and/or within one hundred feet of the Project Area. During the assessment, a routine wetland delineation following Corps guidelines was performed within the Study Area. A follow-up, reconnaissance-level survey was conducted by a WRA biologist on September 30, 2015, to determine whether site conditions had changed since the 2013 survey. Additionally, wildlife biologist Karen Swaim performed an SFGS and CRLF habitat assessment on a separate date, with the results summarized herein. Her technical memorandum is attached as Appendix D.

Four ESHA biological communities—coastal terrace prairie, seasonal wetland, Central Coast riparian scrub, and perennial stream—potentially jurisdictional under the San Mateo County LCP were observed within the Study Area. Only one of the ten special-status plant species with the potential to occur was observed within the Study Area, and that species (woodland strawberry) is also considered an ESHA. Seven wildlife species have the potential to occur, but none were observed during the 2013 site assessment. Non-special-status birds protected under the MBTA and CFGC have potential to nest within the Study Area. Each ESHA is illustrated in Figure 5.

Because of the presence of several ESHA on site, their respective buffers, and a very high gradient slope in the southern portion of the Study Area, the developable zone within the property is extremely limited and is likely impossible without being partially located within an ESHA buffer. The following sections provide recommendations on how to best develop the site while minimizing impacts to the greatest extent possible. Each ESHA and its buffers are briefly summarized below.

## **5.1 General Avoidance and Minimization Measures**

To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) shall be implemented. Implementation of these general BMPs, in combination with the species- and habitat-specific measures provided in the subsequent sections, will minimize adverse impacts:

- Appropriate perimeter erosion and sediment control measures (i.e., silt fencing, straw wattles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.
- All access, staging, and work areas shall be delineated with orange construction fencing, or similar, and all work activities shall be limited to these areas.
- All access, staging, and work areas shall be the minimum size necessary to conduct the work.
- All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.
- Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
- Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
- All trucks hauling soil, sand, and other loose materials shall be covered.

## **5.2 Sensitive Biological Communities**

### *5.2.1 Coastal Terrace Prairie*

#### Impact Bio – 1

Approximately 0.04 acre of coastal terrace prairie composed of the California oatgrass prairie vegetation alliance in two populations is located in the less-disturbed western portion of the Study Area. The small prairies contain non-native grasses but are dominated or have substantial cover of native grasses and forbs and are therefore considered an ESHA under the San Mateo County LCP. Impacts to the Coastal Terrace Prairie would be potentially significant.

### Mitigation Measure Bio – 1

Impacts to seasonal wetland seeps shall be reduced to less than significant by implementing the following mitigation measure:

1. While there is no formal buffer requirement for coastal terrace prairie in the LCP, a 100-foot buffer around this ESHA is recommended to protect this community from disturbance incurred from the residential development proposed within the Study Area. This buffer will also give the native grasses the opportunity to reproduce, expanding the overall area of native grassland in the western portion of the site.
2. A physical barrier, such as orange construction fencing, shall be established on the edge of the 100-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.)

With the implementation of the mitigation measure associated with Impact Bio – 1, including the general BMP's listed in Section 5.1, adverse effects to coastal terrace prairie will be minimized to less than significant.

### *5.2.2 Seasonal Wetland Seep*

#### Impact Bio – 2

An approximately 0.01-acre seasonal wetland seep composed of the common rush vegetation alliance is located in the eastern portion of the Study Area. This wetland meets both the Corps parameters and Coastal Commission definition of a wetland and is therefore considered an ESHA. It is possible that the presence of an old well located immediately uphill is contributing hydrology to this feature, which is located in a very slight depression. Impacts to regulated wetlands would be potentially significant.

### Mitigation Measure Bio – 2

Impacts to seasonal wetland seeps shall be reduced to less than significant by implementing the following mitigation measure:

1. Due to the relatively small size of this wetland, possible man-altered hydrologic contributions, substantial cover of non-native species, and the presence of other on-site ESHA limiting development potential, WRA recommends that the buffer be reduced from 100 feet to 50 feet. The reduced buffer is unlikely to have adverse impacts to this wetland and should sufficiently protect it from indirect impacts.
2. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.)

With the implementation of the mitigation measure associated with Impact Bio – 2, including the general BMP's listed in Section 5.1, adverse effects to seasonal wetland seeps will be minimized to less than significant.

Figure 5. Biological Constraints within the Study Area and Project Area

### 5.2.3 *Central Coast Riparian Scrub*

#### Impact Bio – 3

An approximately 0.6-acre band of Central Coast riparian scrub composed of arroyo willow vegetation alliance is located in the southern portion of the Study Area. This scrub is jurisdictional under Section 1602 of the CFGC and is considered an ESHA by the CCA and San Mateo County LCP.

#### Mitigation Measure Bio – 3

Impacts to Central Coast riparian scrub (California coffeeberry scrub) shall be reduced to less than significant by implementing the following mitigation measures:

1. Maintain a 50 foot no disturbance buffer in order to protect this scrub from adverse or indirect impacts during ground-disturbing activities.
2. Riparian areas are potentially within the jurisdiction of the CDFW under Section 1602 of the CFGC. A Section 1602 Streambed Alteration Agreement would be required if project activities impacted this habitat. The current project plans do not indicate any encroachment into this habitat, but if plans change then a 1602 Agreement would be required.

With the implementation of the mitigation measures associated with Impact Bio – 3, including the general BMP's listed in Section 5.1, adverse effects to central coast riparian scrub will be mitigated to less than significant.

### 5.2.4 *Perennial Stream*

#### Impact Bio – 4

Montara Creek, a perennial stream, is located on the southern boundary of the Study Area. Montara Creek is likely jurisdictional under Section 404/401 of the CWA and Section 1602 of the CFGC and is considered an ESHA under the CCA and San Mateo County LCP. While the proposed work area is not adjacent to the stream, indirect impacts due to erosion and impairment of water quality during ground disturbance would be a significant impact.

#### Mitigation Measure Bio – 4

Impacts to Montara Creek can be reduced to less than significant by implementing the following mitigation measures:

1. A minimum 50-foot buffer shall be maintained in order to protect this stream from adverse or indirect impacts during ground-disturbing activities.
2. BMPs (as described in Section 5.1) are required to be implemented to ensure protection of the stream during ground disturbing activities.

With the implementation of the mitigation measures associated with Impact Bio – 4, including the general BMP's listed in Section 5.1, adverse effects to perennial streams will be mitigated to less than significant.

### 5.2.5 Area of Special Biological Significance

#### Impact Bio – 5

Since the proposed development is within the watershed of the James V. Fitzgerald ASBS, special considerations must be made to prevent discharge of contaminants to receiving waters.

Impacts to the James V. Fitzgerald ASBS can be reduced to less than significant by implementing the following mitigation measures which are typically required for projects in the Fitzgerald ASBS by the County to conform with the ASBS water quality regulations:

#### Mitigation Measure Bio – 5

1. Discharges to receiving waters may occur only during the wet weather season (October 1 through April 30) and must 1) be composed of only stormwater, 2) be free of pollutants, and 3) must not alter natural ocean water quality in the ASBS.
2. All new point source discharges into the ASBS shall either be retained on-site or shall be treated on-site prior to entering a County storm drain.
3. Water that comes into contact with architectural copper during installation, cleaning, treating, and washing can be a source of water pollution to the County storm drains and eventually to the ASBS. Therefore, architectural copper BMPs are required to be identified on project plans and implemented during construction and future maintenance.
4. Discharge to the Montara Water and Sanitary District's sewer system is required, in compliance with Section 3-8.800 of the Montara Water and Sanitary District Code. For properties served by private septic, pool and/or spa discharge shall be dechlorinated and slowly discharged to landscaped areas (determined adequate to support the volume).
5. Erosion and sediment control plans shall be submitted for review and approval for projects within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit.
6. Pursuant to the Water Board's General Exception to the California Ocean Plan with Special Protections (Attachment B, Section A.2.c.1), weekly construction site inspections are required for all construction sites within the ASBS watershed that involve soil disturbance and are subject to a building or grading permit (considered Stormwater Regulated Construction Sites "SWRS").
7. On-site areas (new or replaced) used for car washing shall drain to adequately-sized vegetative areas or other on-site treatment facilities or occur on permeable surfaces (e.g. gravel, grass) and shall use as little detergents as necessary. Phosphate free or biodegradable soap is highly encouraged. Discharge to the sanitary sewer is prohibited (Montara Water and Sanitary Code).
8. Landscape irrigation must comply with the (WELO), when applicable. The County's adopted WELO applies to new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 square feet for public agency and private development projects or which are developer-installed in single-family and multi-family projects.

With the implementation of the mitigation measures associated with Biological Impact – 5, including the general BMP's listed in Section 5.1, adverse effects to areas of special biological significance will be mitigated to less than significant.

### **5.3 Special-status Plant Species**

Of the 63 special-status plant species known to occur in the vicinity of the Study Area, one was determined present in the Study Area: California wild strawberry. Potential impacts to this

species and recommended avoidance, minimization, and mitigation measures are provided in the following section.

### 5.3.1 *California Wild Strawberry*

Thirty-two individuals within five subpopulations of California wild strawberry are located in grassland habitat in the eastern portion of the Study Area and at the edges of Monterey pine groves within the Study Area. Although relatively common in California, California wild strawberry is considered an ESHA per the San Mateo County LCP. The California wild strawberry individuals in the western portion of the parcel are of the highest quality as there are many individuals in each patch, the individuals appear healthy, and the patches are situated in higher quality habitat with more natives and in close proximity to the coastal terrace prairie. These subpopulations are in an area that is only partly disturbed by mowing.

#### Impact Bio – 6

The Project has the potential to impact California wild strawberry during vegetation removal, excavation, and general ground-disturbing activities. These activities may potentially damage or kill this species where present within the Study Area which would be a potentially significant impact.

#### Mitigation Measure Bio – 6

Impacts to California wild strawberry can be reduced to less than significant by implementing the following measures:

The California wild strawberry in the eastern portion of the Study Area consists of two small, isolated individuals, on the edge of non-native Monterey Pine woodland and non-native grassland in an area that experiences regular disturbance from mowing. Because of the low quality of their habitat and their small size, WRA does not recommend any avoidance buffer for the California wild strawberry in the eastern portion of the Study Area.

If development is not feasible outside of an ESHA buffer or the ESHA itself, WRA believes that impacts to the California wild strawberry ESHA are preferred over those to the coastal terrace prairie and seasonal wetland seep due to their relatively wide distribution throughout the site, a high potential for successful translocation, and the presence of other on-site ESHA that limit development potential. Furthermore, given the smaller population in the east and the fact that it is situated in lower-quality habitat, the eastern set of plants would be preferentially relocated to the western portion of the property if some impacts to strawberry were required to situate the development on the property.

1. A 50-foot avoidance buffer should be maintained around the higher quality western subpopulations.
2. A physical barrier, such as orange construction fencing, shall be established on the edge of the 50-foot buffer to ensure protection of this habitat during ground disturbance activities and all exterior construction (e.g., grading, concrete work, irrigation/drainage work, landscaping, etc.)
3. A qualified biologist shall develop a mitigation and monitoring plan to be implemented during the start of ground disturbance activities to ensure successful translocation of these plants on site if they are impacted. At a minimum, the mitigation and monitoring plan shall include:
  - a. Documentation of proposed impacts to the species;

- b. Proposed mitigation including some combination of transplanted or re-establishment of impacted populations and/or preservation and management of existing populations;
- c. Proposed methods for transplanted, re-establishment, or restoration;
- d. A 3-year monitoring program with annual reporting;
- e. Performance criteria for transplants or plantings, including (a) survivorship, (b) density, and (c) cover, and performance criteria for invasive plants and other potential threats to the success of the mitigation efforts including, but not limited to, erosion and human disturbance; and
- f. An adaptive management plan for addressing any failure to meet performance criteria or to address other unforeseen problems.

With the implementation of the mitigation measures associated with Impact Bio – 6, including the general BMPs listed in Section 5.1, adverse effects to special-status plant species will be mitigated to less than significant.

## **5.4 Special-status Wildlife Species**

### *5.4.1 Special-status and Non-special-status Nesting Birds*

#### Impact Bio – 7

Special-status bird species including: white-tailed kite, northern harrier, Allen’s hummingbird, and olive-sided flycatcher have been determined to have potential to nest within the Study Area. In addition, common native birds such as: house finch, yellow-rumped warbler, American crow, and other similar species have been commonly observed within the surrounding area and may nest within the Study Area. Impacts to nesting birds including the removal of active nest structures, or causing disruption sufficient disturbance to cause abandonment of an active nest is both a violation of the MBTA as well as CFGC and would also be considered a significant impact under CEQA.

#### Mitigation Measure Bio – 7

Impacts to all nesting birds shall be reduced to less than significant by implementing the following measures:

1. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 14).
2. If work is to be conducted during the nesting season (February 15 - August 31), pre-construction breeding bird surveys shall be conducted no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.
3. If any nests are found, they shall have a suitable buffer established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but are typically at least 25 feet for common passerines, and may be up to 500 feet for California fully-protected species. Buffers shall be maintained until a qualified biologist determines that the nest is no longer active.

With the implementation of the mitigation measure associated with Impact Bio – 7, including the general BMP’s listed in Section 5.1, adverse effects to nesting birds will be minimized to less than significant.

#### 5.4.2 Roosting Bats

##### Impact Bio – 8

The Project Area contains mature trees that may provide cavities and foliage cover to support special-status roosting bats. Removing trees during the maternity season when young bats are unable to leave the roost and may be affected by tree removal would be considered a violation of the CFGC and would also be considered a significant impact under CEQA.

##### Mitigation Measure Bio – 8

Impacts to roosting bats can be reduced to less than significant by implementing the following measures:

1. Any mature trees within the Study Area that are proposed for removal shall be removed outside of the maternity roosting season. For this area of California, the maternity roosting season is typically defined as April 1 – August 31.
2. It is recommended that one week prior to the initiation of activities, a qualified biologist conduct a survey for bat roosts within the Study Area. If a roost is detected during the non-maternity roosting season (September 1 through March 31) then the biologist shall consult with the CDFW before any further activities are initiated. If Project activities are initiated during the maternity roosting season (April 1 through August 31) and a roost is detected, then a 50-foot buffer shall be implemented where no construction activities shall occur, until the biologist has determined that the young have left the roost.
3. At any time of year, if a large tree (dbh >12 inch) will be removed, it shall be left on the ground for 24 hours before being taken offsite or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

With the implementation of the mitigation measure associated with Impact Bio – 8, including the general BMP's listed in Section 5.1, adverse effects to roosting bats will be minimized to less than significant.

#### 5.4.3 Monarch Butterfly Roosting Habitat

##### Impact Bio – 9

The Monterey pine groves within the Study Area may provide suitable habitat for winter roosting monarch butterflies. If these trees support a monarch roost, then removing such trees during the winter roosting period would be considered a significant impact under CEQA.

##### Mitigation Measure Bio – 9

Impacts to winter roosting monarch butterflies can be reduced to less than significant by implementing the following measures:

1. Tree removal shall occur outside of the winter roosting period for monarch butterfly. Winter roosting is typically defined as October 1 – March 15.
2. If tree removal must occur during the winter roosting season, then a qualified biologist shall conduct a pre-construction survey for roosting monarch butterflies within 7 days of scheduled tree removal or trimming activities.
3. If monarch butterflies are detected roosting in trees to be removed or trimmed, then consultation with CDFW shall be initiated to determine how and when to proceed with

activities and if additional mitigation measures are required such as implementing an avoidance buffer.

4. If tree removal or trimming is conducted from March 16 through September 31, then no pre-construction surveys for roosting monarch butterflies are necessary.

With the implementation of the mitigation measure associated with Impact Bio – 9, including the general BMP's listed in Section 5.1, adverse effects to monarch butterfly roosting habitat will be minimized to less than significant.

#### *5.4.4 California Red-legged Frog and San Francisco Garter Snake*

##### Impact Bio – 10

The Study Area only has potential to be used by CRLF as upland dispersal habitat (Swaim 2013). However, use of the Study Area for dispersal is unlikely to occur unless rain events occur following the end of the breeding season allowing the species to enter the Study Area.

##### Mitigation Measure Bio – 10

Any potential impacts to CRLF can be reduced to less than significant by implementing the following measures:

1. Within 24 hours prior to initial ground disturbance, a preconstruction survey for CRLF shall be conducted by a qualified biologist. If the species is found, the qualified biologist shall record the location, number, and any other relevant information. The biologist shall then contact the USFWS to determine the next steps including whether or not relocation of the animal is possible.
2. If the preconstruction survey is completed and no CRLF are observed, then the work area shall be surrounded by a wildlife exclusion fence at least 2 feet tall. Escape funnels shall be installed along all sides of the fence to allow any undetected wildlife within the project footprint to escape. Escape funnels shall be placed no further than 100-feet apart.
3. Once the wildlife exclusion fence is installed, a qualified biologist shall inspect the fence on a weekly basis to identify any breaches, rips, or access points that might allow wildlife to enter the Project footprint. Weekly fence inspections shall continue until the Project is complete and the fence is scheduled to be removed.
4. Plastic monofilament netting (erosion control matting, or wrapping around wattles), or similar material in any form shall not be used on the Project in order to avoid entangling, strangling, or trapping CRLF inside or outside of the wildlife fence.
5. Construction shall be limited to the dry season (April 15 to October 31) to avoid impacting CRLF when they are most likely to use the Study Area as a migration corridor.
6. Any pipes or culverts that could provide shelter for CRLF shall be elevated off the ground or have ends covered to prevent animals from climbing into the open-ended materials.

SFGS is unlikely to be present based upon the range of the species; however, the above measures to avoid impacts to CRLF will also avoid potential impacts to SFGS if present. With the implementation of the mitigation measure associated with Impact Bio – 10, including the general BMP's listed in Section 5.1, adverse effects to CRLF and SFGS will be minimized to less than significant.

#### 5.4.5 Wildlife Corridors

##### Impact Bio – 11

The Study Area occurs next to a potential wildlife corridor. Animals may travel down the riparian corridor at any time of day and may stray into the Study Area if conditions permit. Affecting such migratory individuals could be considered a significant impact under CEQA if the migratory corridor is obstructed or those individuals are a special-status species and are injured by Project activities.

##### Mitigation Measure Bio – 11

Any potential impacts to the wildlife corridor can be reduced to less than significant by implementing the following measures:

1. Wildlife exclusion fencing (discussed in 5.4.4) shall be installed to assure dispersing amphibians do not enter the Study Area during periods of active construction.
2. During construction, any lights required to be left on overnight shall be angled away from the riparian corridor to reduce potential interference with nocturnal movement of wildlife.

#### **5.5 Local Policies and Ordinances and Local and Regional Conservation Plans**

The Project is not located in an area that is covered by any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Project does not pose any impacts on a local or regional level. No additional mitigation related to local or regional conservation plans is necessary.

In addition, with the implementation of the mitigation measures stated above, the project would not be in conflict with any local policies or ordinances related to biological resources. Therefore, no additional mitigation measures are necessary related to local policy issues.

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## Appendix A

### Plant Species Observed in the Study Area

Appendix A. Plant species observed in the Study Area June 18, 2013, and September 30, 2015.

| Family        | Scientific Name  | Common Name          | Life Form       | Origin     | Rare Status <sup>1</sup> | Invasive Status <sup>2</sup> | Wetland indicator <sup>3</sup> |
|---------------|--|----------------------|-----------------|------------|--------------------------|------------------------------|--------------------------------|
| Adoxaceae     | <i>Sambucus racemosa</i> var. <i>racemosa</i>            | red elderberry       | deciduous shrub | native     | --                       | --                           | FACU                           |
| Agavaceae     | <i>Chlorogalum pomeridianum</i> var. <i>pomeridianum</i> | common soap plant    | perennial forb  | native     | --                       | --                           | NL                             |
| Aizoaceae     | <i>Carpobrotus edulis</i>                                | iceplant             | perennial forb  | non-native | --                       | high                         | NL                             |
| Anacardiaceae | <i>Toxicodendron diversilobum</i>                        | poison oak           | deciduous shrub | native     | --                       | --                           | FACU                           |
| Apiaceae      | <i>Conium maculatum</i>                                  | poison hemlock       | perennial forb  | non-native | --                       | moderate                     | FACW                           |
| Apiaceae      | <i>Daucus carota</i>                                     | wild carrot          | perennial forb  | non-native | --                       | assessed                     | UPL                            |
| Apiaceae      | <i>Daucus pusillus</i>                                   | American wild carrot | annual forb     | native     | --                       | --                           | NL                             |
| Apiaceae      | <i>Foeniculum vulgare</i>                                | sweet fennel         | perennial forb  | non-native | --                       | high                         | NL                             |
| Apiaceae      | <i>Sanicula crassicaulis</i>                             | Pacific sanicle      | perennial forb  | native     | --                       | --                           | NL                             |
| Apiaceae      | <i>Torilis arvensis</i>                                  | tall sock-destroyer  | annual forb     | non-native | --                       | moderate                     | NL                             |
| Araliaceae    | <i>Aralia californica</i>                                | elk clover           | perennial forb  | native     | --                       | --                           | FACW                           |
| Araliaceae    | <i>Hedera helix</i>                                      | English ivy          | perennial forb  | non-native | --                       | high                         | FACU                           |
| Asteraceae    | <i>Achillea millefolium</i>                              | common yarrow        | perennial forb  | native     | --                       | --                           | FACU                           |
| Asteraceae    | <i>Artemisia californica</i>                             | Coast sagebrush      | evergreen shrub | native     | --                       | --                           | NL                             |
| Asteraceae    | <i>Artemisia douglasiana</i>                             | mugwort              | perennial forb  | native     | --                       | --                           | FAC                            |
| Asteraceae    | <i>Baccharis pilularis</i> ssp. <i>consanguinea</i>      | coyote brush         | evergreen shrub | native     | --                       | --                           | NL                             |
| Asteraceae    | <i>Carduus pycnocephalus</i>                             | Italian thistle      | annual forb     | non-native | --                       | moderate                     | NL                             |
| Asteraceae    | <i>Centaurea solstitialis</i>                            | yellow star thistle  | annual forb     | non-native | --                       | high                         | NL                             |
| Asteraceae    | <i>Cirsium vulgare</i>                                   | bull thistle         | perennial forb  | non-native | --                       | moderate                     | FACU                           |
| Asteraceae    | <i>Deinandra corymbosa</i>                               | coastal tarweed      | annual forb     | native     | --                       | --                           | NL                             |
| Asteraceae    | <i>Delairea odorata</i>                                  | Cape ivy             | perennial forb  | non-native | --                       | high                         | NL                             |
| Asteraceae    | <i>Erigeron canadensis</i>                               | horseweed            | annual forb     | native     | --                       | --                           | FACU                           |
| Asteraceae    | <i>Gamochaeta ustulata</i>                               | featherweed          | perennial forb  | native     | --                       | --                           | NL                             |
| Asteraceae    | <i>Grindelia hirsutula</i>                               | hairy gumweed        | perennial forb  | native     | --                       | --                           | FACW                           |

| Family         | Scientific Name                                     | Common Name             | Life Form       | Origin     | Rare Status <sup>1</sup> | Invasive Status <sup>2</sup> | Wetland indicator <sup>3</sup> |
|----------------|---|-------------------------|-----------------|------------|--------------------------|------------------------------|--------------------------------|
| Asteraceae     | <i>Helenium puberulum</i>                           | rosilla                 | perennial forb  | native     | --                       | --                           | FACW                           |
| Asteraceae     | <i>Helianthus annuus</i>                            | common sunflower        | annual forb     | native     | --                       | --                           | FACU                           |
| Asteraceae     | <i>Helminthotheca echioides</i>                     | bristly ox-tongue       | perennial forb  | non-native | --                       | limited                      | FACU                           |
| Asteraceae     | <i>Hypochaeris radicata</i>                         | hairy catsear           | perennial forb  | non-native | --                       | moderate                     | FACU                           |
| Asteraceae     | <i>Leontodon saxatilis</i> ssp. <i>longirostris</i> | hawkbit                 | annual forb     | non-native | --                       | --                           | FACU                           |
| Asteraceae     | <i>Madia sativa</i>                                 | coast tarweed           | annual forb     | native     | --                       | --                           | NL                             |
| Asteraceae     | <i>Pseudognaphalium luteoalbum</i>                  | Jersey cudweed          | annual forb     | non-native | --                       | --                           | FAC                            |
| Asteraceae     | <i>Senecio vulgaris</i>                             | old man in the Spring   | annual forb     | non-native | --                       | --                           | FACU                           |
| Asteraceae     | <i>Silybum marianum</i>                             | milk thistle            | perennial forb  | non-native | --                       | limited                      | NL                             |
| Asteraceae     | <i>Sonchus asper</i> ssp. <i>asper</i>              | prickly sow thistle     | annual forb     | non-native | --                       | assessed                     | FAC                            |
| Asteraceae     | <i>Sonchus oleraceus</i>                            | common sow thistle      | annual forb     | non-native | --                       | --                           | UPL                            |
| Asteraceae     | <i>Symphotrichum subspicatum</i>                    | Douglas aster           | annual forb     | native     | --                       | --                           | FACW                           |
| Betulaceae     | <i>Alnus rubra</i>                                  | red alder               | deciduous tree  | native     | --                       | --                           | FACW                           |
| Boraginaceae   | <i>Borago officinalis</i>                           | common borage           | annual forb     | non-native | --                       | --                           | NL                             |
| Boraginaceae   | <i>Echium candicans</i>                             | pride of Madeira        | evergreen shrub | non-native | --                       | limited                      | NL                             |
| Boraginaceae   | <i>Myosotis latifolia</i>                           | broadleaf forget me not | perennial forb  | non-native | --                       | limited                      | NL                             |
| Brassicaceae   | <i>Brassica rapa</i>                                | field mustard           | annual forb     | non-native | --                       | limited                      | FACU                           |
| Brassicaceae   | <i>Hirschfeldia incana</i>                          | short podded mustard    | perennial forb  | non-native | --                       | moderate                     | NL                             |
| Brassicaceae   | <i>Lepidium didymum</i>                             | coronopus pepperweed    | annual forb     | non-native | --                       | --                           | NL                             |
| Brassicaceae   | <i>Raphanus sativus</i>                             | wild radish             | perennial forb  | non-native | --                       | limited                      | NL                             |
| Caprifoliaceae | <i>Lonicera involucrata</i> var. <i>ledebourii</i>  | twinberry               | evergreen shrub | native     | --                       | --                           | FAC                            |
| Chenopodiaceae | <i>Atriplex prostrata</i>                           | fat hen                 | annual forb     | non-native | --                       | --                           | FACW                           |
| Convolvulaceae | <i>Calystegia purpurata</i> ssp. <i>purpurata</i>   | Pacific false bindweed  | perennial vine  | native     | --                       | --                           | NL                             |
| Crassulaceae   | <i>Crassula ovata</i>                               | jade plant              | perennial forb  | non-native | --                       | --                           | NL                             |
| Cucurbitaceae  | <i>Marah fabacea</i>                                | California manroot      | perennial vine  | native     | --                       | --                           | NL                             |

| Family           | Scientific Name                                  | Common Name               | Life Form           | Origin     | Rare Status <sup>1</sup> | Invasive Status <sup>2</sup> | Wetland indicator <sup>3</sup> |
|------------------|--|---------------------------|---------------------|------------|--------------------------|------------------------------|--------------------------------|
| Cupressaceae     | <i>Hesperocyparis macrocarpa</i>                 | Monterey cypress          | evergreen tree      | native     | Rank 1B.2                | limited                      | NL                             |
| Cyperaceae       | <i>Carex brevicaulis</i>                         | short stem sedge          | perennial graminoid | native     | --                       | --                           | NL                             |
| Cyperaceae       | <i>Carex harfordii</i>                           | Harford's sedge           | perennial graminoid | native     | --                       | --                           | OBL                            |
| Dennstaedtiaceae | <i>Pteridium aquilinum</i> var. <i>pubescens</i> | hairy brackenfern         | perennial fern      | native     | --                       | --                           | FACU                           |
| Dryopteridaceae  | <i>Polystichum munitum</i>                       | western swordfern         | perennial fern      | native     | --                       | --                           | FACU                           |
| Euphorbiaceae    | <i>Euphorbia lathyris</i>                        | moleplant                 | perennial forb      | non-native | --                       | assessed                     | NL                             |
| Euphorbiaceae    | <i>Euphorbia peplus</i>                          | petty spurge              | annual forb         | non-native | --                       | --                           | NL                             |
| Fabaceae         | <i>Genista monspessulana</i>                     | French broom              | evergreen shrub     | non-native | --                       | high                         | NL                             |
| Fabaceae         | <i>Lotus corniculatus</i>                        | bird's-foot trefoil       | perennial forb      | non-native | --                       | assessed                     | FAC                            |
| Fabaceae         | <i>Medicago polymorpha</i>                       | bur medic                 | annual forb         | non-native | --                       | limited                      | FACU                           |
| Fabaceae         | <i>Melilotus indicus</i>                         | yellow annual sweetclover | annual forb         | non-native | --                       | --                           | FACU                           |
| Fabaceae         | <i>Trifolium campestre</i>                       | hop clover                | annual forb         | non-native | --                       | --                           | NL                             |
| Fabaceae         | <i>Vicia sativa</i> ssp. <i>nigra</i>            | garden vetch              | annual forb         | non-native | --                       | --                           | FACU                           |
| Fabaceae         | <i>Vicia tetrasperma</i>                         | lentil vetch              | annual forb         | non-native | --                       | --                           | NL                             |
| Fabaceae         | <i>Vicia villosa</i> ssp. <i>villosa</i>         | winter vetch              | annual forb         | non-native | --                       | assessed                     | NL                             |
| Geraniaceae      | <i>Geranium core-core</i>                        | Chilean geranium          | annual forb         | non-native | --                       | --                           | NL                             |
| Geraniaceae      | <i>Geranium dissectum</i>                        | cutleaf geranium          | annual forb         | non-native | --                       | moderate                     | NL                             |
| Geraniaceae      | <i>Geranium robertianum</i>                      | Robert's geranium         | annual forb         | non-native | --                       | assessed                     | FACU                           |
| Iridaceae        | <i>Iris douglasiana</i>                          | Douglas' iris             | perennial forb      | native     | --                       | --                           | NL                             |
| Iridaceae        | <i>Sisyrinchium bellum</i>                       | blue-eyed grass           | perennial forb      | native     | --                       | --                           | FACW                           |
| Juncaceae        | <i>Juncus bolanderi</i>                          | Bolander's rush           | perennial graminoid | native     | --                       | --                           | OBL                            |
| Juncaceae        | <i>Juncus effusus</i> ssp. <i>pacificus</i>      | Pacific rush              | perennial graminoid | native     | --                       | --                           | FACW                           |
| Juncaceae        | <i>Juncus patens</i>                             | common rush               | perennial graminoid | native     | --                       | --                           | FACW                           |
| Lamiaceae        | <i>Clinopodium douglasii</i>                     | yerba buena               | perennial forb      | native     | --                       | --                           | FACU                           |
| Lamiaceae        | <i>Stachys</i> sp.                               | hedge nettle              | perennial forb      | native     | --                       | --                           | ?                              |

| Family         | Scientific Name                                    | Common Name          | Life Form           | Origin     | Rare Status <sup>1</sup> | Invasive Status <sup>2</sup> | Wetland indicator <sup>3</sup> |
|----------------|--|----------------------|---------------------|------------|--------------------------|------------------------------|--------------------------------|
| Linaceae       | <i>Linum bienne</i>                                | pale flax            | annual forb         | non-native | --                       | --                           | NL                             |
| Lythraceae     | <i>Lythrum hyssopifolia</i>                        | hyssop loosestrife   | annual forb         | non-native | --                       | moderate                     | OBL                            |
| Myrsinaceae    | <i>Lysimachia arvensis</i>                         | scarlet pimpernel    | annual forb         | non-native | --                       | --                           | NL                             |
| Oxalidaceae    | <i>Oxalis corniculata</i>                          | yellow sorrel        | perennial forb      | non-native | --                       | assessed                     | FACU                           |
| Papaveraceae   | <i>Eschscholzia californica</i>                    | California poppy     | perennial forb      | native     | --                       | --                           | NL                             |
| Phrymaceae     | <i>Mimulus aurantiacus</i> var. <i>aurantiacus</i> | sticky monkey        | evergreen shrub     | native     | --                       | --                           | NL                             |
| Pinaceae       | <i>Pinus radiata</i>                               | Monterey pine        | evergreen tree      | native     | Rank 1B.1                | limited                      | NL                             |
| Plantaginaceae | <i>Plantago coronopus</i>                          | buckhorn plantain    | annual forb         | non-native | --                       | assessed                     | FACW                           |
| Plantaginaceae | <i>Plantago lanceolata</i>                         | English plantain     | perennial forb      | non-native | --                       | limited                      | FAC                            |
| Poaceae        | <i>Aira caryophyllea</i>                           | silver hairgrass     | annual graminoid    | non-native | --                       | assessed                     | FACU                           |
| Poaceae        | <i>Alopecurus pratensis</i>                        | meadow foxtail       | perennial graminoid | non-native | --                       | --                           | FACW                           |
| Poaceae        | <i>Avena barbata</i>                               | slender oat          | annual graminoid    | non-native | --                       | moderate                     | NL                             |
| Poaceae        | <i>Brachypodium distachyon</i>                     | false brome          | perennial graminoid | non-native | --                       | moderate                     | NL                             |
| Poaceae        | <i>Briza maxima</i>                                | big quakinggrass     | annual graminoid    | non-native | --                       | limited                      | NL                             |
| Poaceae        | <i>Briza minor</i>                                 | little quakinggrass  | annual graminoid    | non-native | --                       | --                           | FAC                            |
| Poaceae        | <i>Bromus diandrus</i>                             | ripgut brome         | annual graminoid    | non-native | --                       | moderate                     | NL                             |
| Poaceae        | <i>Bromus hordeaceus</i>                           | soft chess           | annual graminoid    | non-native | --                       | limited                      | FACU                           |
| Poaceae        | <i>Cortaderia jubata</i>                           | Pampas grass         | perennial graminoid | non-native | --                       | high                         | FACU                           |
| Poaceae        | <i>Cynosurus echinatus</i>                         | dogtail grass        | annual graminoid    | non-native | --                       | moderate                     | NL                             |
| Poaceae        | <i>Dactylis glomerata</i>                          | orchard grass        | perennial graminoid | non-native | --                       | limited                      | FACU                           |
| Poaceae        | <i>Danthonia californica</i>                       | California oat grass | perennial graminoid | native     | --                       | --                           | FACU                           |
| Poaceae        | <i>Ehrharta erecta</i>                             | panic veldtgrass     | perennial graminoid | non-native | --                       | moderate                     | NL                             |
| Poaceae        | <i>Elymus glaucus</i>                              | blue wildrye         | perennial graminoid | native     | --                       | --                           | FACU                           |
| Poaceae        | <i>Elymus triticoides</i>                          | beardless wild rye   | perennial graminoid | native     | --                       | --                           | FAC                            |
| Poaceae        | <i>Festuca arundinacea</i>                         | tall fescue          | perennial graminoid | non-native | --                       | moderate                     | FACU                           |

| Family           | Scientific Name                                     | Common Name                | Life Form           | Origin     | Rare Status <sup>1</sup> | Invasive Status <sup>2</sup> | Wetland indicator <sup>3</sup> |
|------------------|---|----------------------------|---------------------|------------|--------------------------|------------------------------|--------------------------------|
| Poaceae          | <i>Festuca bromoides</i>                            | brome fescue               | perennial graminoid | non-native | --                       | --                           | FAC                            |
| Poaceae          | <i>Festuca perennis</i>                             | Italian rye grass          | annual graminoid    | non-native | --                       | moderate                     | FAC                            |
| Poaceae          | <i>Festuca rubra</i>                                | red fescue                 | perennial graminoid | native     | --                       | --                           | FAC                            |
| Poaceae          | <i>Holcus lanatus</i>                               | common velvet grass        | perennial graminoid | non-native | --                       | moderate                     | FAC                            |
| Poaceae          | <i>Pennisetum clandestinum</i>                      | kikuyu grass               | perennial graminoid | non-native | --                       | limited                      | FACU                           |
| Poaceae          | <i>Rytidosperma penicillatum</i>                    | hairy oat                  | perennial graminoid | non-native | --                       | limited                      | NL                             |
| Poaceae          | <i>Stipa pulchra</i>                                | purple needlegrass         | perennial graminoid | native     | --                       | --                           | NL                             |
| Polemoniaceae    | <i>Navarretia squarrosa</i>                         | skunkbush                  | annual forb         | native     | --                       | --                           | FACU                           |
| Polygonaceae     | <i>Rumex acetosella</i>                             | common sheep sorrel        | perennial forb      | non-native | --                       | moderate                     | FACU                           |
| Polygonaceae     | <i>Rumex crispus</i>                                | curly dock                 | perennial forb      | non-native | --                       | limited                      | FAC                            |
| Rhamnaceae       | <i>Frangula californica</i> ssp. <i>californica</i> | California coffeeberry     | evergreen shrub     | native     | --                       | --                           | NL                             |
| Rosaceae         | <i>Cotoneaster franchetii</i>                       | orange cotoneaster         | evergreen shrub     | non-native | --                       | moderate                     | NL                             |
| Rosaceae         | <i>Fragaria chiloensis</i>                          | beach strawberry           | perennial forb      | native     | --                       | --                           | FACU                           |
| Rosaceae         | <i>Fragaria vesca</i>                               | California wild strawberry | perennial forb      | native     | --                       | --                           | UPL                            |
| Rosaceae         | <i>Rubus ursinus</i>                                | California blackberry      | evergreen shrub     | native     | --                       | --                           | FAC                            |
| Rubiaceae        | <i>Galium aparine</i>                               | common bedstraw            | annual forb         | native     | --                       | --                           | FACU                           |
| Salicaceae       | <i>Salix lasiolepis</i>                             | arroyo willow              | deciduous shrub     | native     | --                       | --                           | FACW                           |
| Scrophulariaceae | <i>Scrophularia californica</i>                     | California figwort         | perennial forb      | native     | --                       | --                           | FAC                            |
| Solanaceae       | <i>Solanum nigrum</i>                               | black nightshade           | annual forb         | non-native | --                       | --                           | FACU                           |
| Themidaceae      | <i>Triteleia laxa</i>                               | Ithuriel's spear           | perennial forb      | native     | --                       | --                           | NL                             |
| Urticaceae       | <i>Urtica dioica</i> ssp. <i>gracilis</i>           | American stinging nettle   | perennial forb      | native     | --                       | --                           | FAC                            |

All species identified using the *Jepson Manual II: Vascular Plants of California* (Baldwin et al. 2012) and subsequent revisions by the Jepson Flora Project (2015); Nomenclature follows Baldwin et al. 2012 and subsequent revisions by the Jepson Flora Project (2015)

<sup>1</sup>Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2015b)

FE: Federal Endangered

FT: Federal Threatened

SE: State Endangered

ST: State Threatened  
 SR: State Rare  
 Rank 1A: Plants presumed extinct in California  
 Rank 1B: Plants rare, threatened, or endangered in California and elsewhere  
 Rank 2A: Plants presumed extinct in California, but more common elsewhere  
 Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere  
 Rank 3: Plants about which we need more information – a review list  
 Rank 4: Plants of limited distribution – a watch list

<sup>2</sup>Invasive Status: California Invasive Plant Inventory (Cal-IPC 2015)

High: Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.  
 Moderate: Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited-moderate distribution ecologically  
 Limited: Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically  
 Assessed: Assessed by Cal-IPC and determined to not be an existing current threat

<sup>3</sup>Wetland Status: National List of Plant Species that Occur in Wetlands, California (Lichvar et al. 2014)

OBL: Almost always found in wetlands; >99% frequency  
 FACW: Usually found in wetlands; 67-99% frequency  
 FAC: Equally found in wetlands and uplands; 34-66% frequency  
 FACU: Usually not found in wetlands; 1-33% frequency  
 UPL: Almost never found in wetlands; >1% frequency  
 NL: Not listed, assumed almost never found in wetlands; >1% frequency  
 NI: No information; not factored during wetland delineation

## Appendix B

Potential for Special-status Species to occur in the Study Area

Appendix B. Potential for Special Status Plant Species to Occur in the Study Area. List compiled from the California Department of Fish and Wildlife Natural Diversity Database (CDFW 2015), U.S. Fish and Wildlife Service Species Lists (USFWS 2015), and California Native Plant Society Electronic Inventory (CNPS 2015b) searches of the San Francisco South, Montara Mountain, Half Moon Bay, and San Gregorio USGS 7.5' quadrangles (USGS 2015a-d).

| SPECIES  | STATUS*   | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|--|-----------|---|---|--|
| <b>PLANTS</b>  |           |   |   |  |
| <i>Allium peninsulare</i> var. <i>franciscanum</i><br>Franciscan onion | Rank 1B.2 | Cismontane woodland, valley and foothill grassland; on clay substrate, often derived from serpentine and volcanics. Elevation range 170 – 985 feet. Blooms: May – June. | <b>No Potential.</b> The Study Area does not contain woodland habitat or heavy clays derived from serpentine or volcanics necessary to support this species.  | No further actions are recommended for this species.   |
| <i>Amsinckia lunaris</i><br>bent-flowered fiddleneck                   | Rank 1B.2 | Cismontane woodland, valley and foothill grassland, coastal bluff scrub. Elevation range: 10 – 1625 feet. Blooms: March – June.   | <b>Moderate Potential.</b> The Study Area contains grassland and coastal scrub habitat that may support this species. The history of disturbance within the grasslands and relatively closed canopy of the scrub reduces the potential for this species to occur. | <b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |

| SPECIES   | STATUS*           | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|---|-------------------|---|---|--|
| <i>Arabis blepharophylla</i><br>coast rock cress                        | Rank 4.3          | Broadleaf upland forest, coastal bluff scrub, coastal prairie, coastal scrub; located on rocky sites, often on coastal bluffs. Elevation range: 10 – 3575 feet. Blooms: February – May. | <b>Moderate Potential.</b> The Study Area contains coastal scrub habitat that may support this species; however, no rock outcrops were observed within the northern portion of the Study Area.            | <b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |
| <i>Arctostaphylos franciscana</i><br>Franciscan manzanita               | FE, Rank 1B.1     | Chaparral; situated on serpentine outcrops. Elevation range: 195 – 975 feet. Blooms: February – April.  | <b>No Potential.</b> The Study Area does not contain serpentine outcrops necessary to support this species.   | No further actions are recommended for this species.   |
| <i>Arctostaphylos imbricata</i><br>San Bruno Mountain manzanita         | SE, Rank 1B.1     | Chaparral, coastal scrub; situated on isolated sandstone outcrops in scrub / chaparral. Elevation range: 890 – 1205 feet. Blooms: February – May.                                       | <b>No Potential.</b> The Study Area does not contain sandstone outcrops necessary to support this species. Additionally, the Study Area is 700 feet below the documented elevation range of this species. | No further actions are recommended for this species.   |
| <i>Arctostaphylos montana</i> ssp. <i>ravenii</i><br>Presidio manzanita | FE, SE, Rank 1B.1 | Chaparral, coastal prairie, coastal scrub; situated on open, rocky serpentine slopes. Elevation range: 81 – 699 feet. Blooms: February – March.   | <b>No Potential.</b> The Study Area does not contain serpentine outcrops necessary to support this species.   | No further actions are recommended for this species.   |

| SPECIES  | STATUS*          | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|--|------------------|---|---|--|
| <i>Arctostaphylos montaraensis</i><br>Montara manzanita                                  | Rank<br>1B.2     | Chaparral, coastal scrub: situated on slopes and ridges. Elevation range: 485 – 1625 feet. Blooms: January – March.   | <b>No Potential.</b> The Study Area does not contain any slopes or ridges of the appropriate altitude that are necessary to support this species.   | No further actions are recommended for this species. |
| <i>Arctostaphylos pacifica</i><br>Pacific manzanita                                      | SE, Rank<br>1B.2 | Coastal scrub. Elevation range: +/- 1075 feet. Blooms: February – April.  | <b>No Potential.</b> This species is known only from two individuals at a single location on San Bruno Mountain. No manzanita ( <i>Arctostaphylos</i> sp.) species were observed in the Study Area. | No further actions are recommended for this species. |
| <i>Arctostaphylos regismontana</i><br>Kings Mountain manzanita                           | Rank<br>1B.2     | Broadleaved upland forest, chaparral, north coast coniferous forest; situated on granitic or sandstone outcrops. Elevation range: 990 – 2375 feet. Blooms: January – April. | <b>No Potential.</b> The Study Area does not contain granitic or sandstone outcrops necessary to support this species.  | No further actions are recommended for this species. |
| <i>Astragalus nuttallii</i> var.<br><i>nuttallii</i><br>ocean bluff milk-vetch           | Rank 4.2         | Coastal bluff scrub, coastal dunes. Elevation range: 5 – 390 feet. Blooms: January – November.  | <b>Unlikely.</b> The Study Area is unlikely to contain this species due to the impacted nature of the site and the lack of coastal dunes.   | No further actions are recommended for this species. |
| <i>Astragalus pycnostachyus</i> var.<br><i>pycnostachyus</i><br>coastal marsh milk-vetch | Rank<br>1B.2     | Coastal dunes, coastal scrub, coastal salt marshes; mesic sites in dunes, along streams, and marshes. Elevation range: 0 – 100 feet. Blooms: April – October.               | <b>No Potential.</b> The Study Area lacks coastal dunes and marsh/stream hydrology necessary to support this species.   | No further actions are recommended for this species. |

| SPECIES  | STATUS*      | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|--|--------------|---|---|--|
| <i>Astragalus tener</i> var. <i>tener</i><br>alkali milk-vetch | Rank<br>1B.2 | Playas, vernal pools, valley and foothill grassland; located in mesic grassy areas on alkaline substrate. Elevation range: 0 – 195 feet. Blooms: March – June.                        | <b>No Potential.</b> The Study Area lacks vernal pools and alkaline substrate necessary for this species.   | No further actions are recommended for this species. |
| <i>California macrophylla</i><br>round-leaved filaree          | Rank<br>1B.2 | Cismontane woodland, valley and foothill grassland; located in areas underlain by clay substrate. Elevation range: 45 – 3900 feet. Blooms: March – May.                               | <b>No Potential.</b> The Study Area lacks heavy clay substrate and large valley settings necessary for this species.  | No further actions are recommended for this species. |
| <i>Carex comosa</i><br>bristly sedge                           | Rank<br>2B.1 | Typically on lake and pond margins in coastal prairie, marshes and swamps, valley and foothill grassland. Elevation range: 0 – 425 feet. Blooms: May – September.                     | <b>No Potential.</b> The Study Area lacks perennial wetland features that are necessary for this species.   | No further actions are recommended for this species. |
| <i>Castilleja ambigua</i> var. <i>ambigua</i><br>johnny-nip    | Rank 4.2     | Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, vernal pool margins. Elevation range: 0 – 1430 feet . Blooms: March – August. | <b>Unlikely.</b> Coastal scrub habitat in the Study Area is dense and provides few suitable openings for this species. The grassland and coastal terrace prairie portions of the Study Area provide low quality habitat for this species due to the level of regular disturbance. | No further actions are recommended for this species. |

| SPECIES   | STATUS*          | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|---|------------------|--|---|--|
| <i>Centromadia parryi</i> ssp. <i>parryi</i><br>pappose tarplant                    | Rank<br>1B.2     | Coastal prairie, meadows and seeps, coastal salt marsh, valley and foothill grassland; in vernal mesic sites, often with alkali substrate. Elevation range: 5 – 1380 feet. Blooms: May – November. | <b>Moderate.</b> Both the Study Area and Project Area contain grassland habitat that may support this species. Additionally, this species is moderately tolerant of soil disturbance and non-native grasslands. | <b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |
| <i>Chorizanthe cuspidata</i> var. <i>cuspidata</i><br>San Francisco Bay spineflower | Rank<br>1B.2     | Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub; located on sandy substrates of terraces and slopes. Elevation range: 10 – 700 feet. Blooms: April – August.                    | <b>No Potential.</b> The Study Area has been impacted and lacks the loose to partially loose sand substrate necessary for this species  | No further actions are recommended for this species.   |
| <i>Chorizanthe robusta</i> var. <i>robusta</i><br>robust spineflower                | FE, Rank<br>1B.1 | Cismontane woodland, coastal dunes, coastal scrub, maritime chaparral; located on sandy terraces and bluffs or on loose sands. Elevation range: 10 – 975 feet. Blooms: April – September.          | <b>No Potential.</b> The Study Area has been impacted and lacks the loose to partially loose sand substrate necessary for this species  | No further actions are recommended for this species.   |
| <i>Cirsium andrewsii</i><br>Franciscan thistle                                      | Rank<br>1B.2     | Coastal bluff scrub, broadleaved upland forest, coastal scrub. Sometimes situated on serpentine seeps. Elevation range: 0 – 440 feet. Blooms: March – July.  | <b>No Potential.</b> The Study Area lacks serpentine seeps, coastal bluff scrub, and broadleaved upland forest habitats and serpentine substrate.   | No further actions are recommended for this species.   |

| SPECIES  | STATUS*   | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|--|-----------|--|--|--|
| <i>Cirsium occidentale</i> var. <i>compactum</i><br>compact cobwebby thistle | Rank 1B.2 | Chaparral, coastal dunes, coastal prairie, coastal scrub; situated on dunes and on clay in chaparral; also in grassland. Elevation range: 16 – 50\5feet. Blooms: April – June. | <b>Unlikely.</b> Although the Study Area contains coastal prairie and coastal scrub habitat, this species has not been documented on the San Mateo or Santa Cruz coastlines; documented occurrences from San Francisco County are greater than 75 years old. Additionally, cobweb thistles ( <i>Cirsium occidentale</i> ) were not observed in the Study Area. | No further actions are recommended for this species. |
| <i>Collinsia multicolor</i><br>San Francisco Collinsia                       | Rank 1B.2 | Closed-cone coniferous forest, coastal scrub; located on decomposed shale mixed with humus. Elevation range: 95 – 815 feet. Blooms: March – May.                               | <b>No Potential.</b> Study Area lacks decomposed shale necessary for this species.   | No further actions are recommended for this species. |
| <i>Cypripedium fasciculatum</i><br>clustered lady's-slipper                  | Rank 4.2  | Lower montane coniferous forest, north coast coniferous forest/usually serpentine seeps and streambanks. Elevation range: 330 – 7990 feet. Blooms: March – August.             | <b>Unlikely.</b> The Study Area does not contain lower montane coniferous forest or north coast coniferous forest habitats or serpentine substrate. This species was not observed on-site  | No further actions are recommended for this species. |

| SPECIES   | STATUS*      | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|---|--------------|---|---|--|
| <i>Dirca occidentalis</i><br>western leatherwood            | Rank<br>1B.2 | Broadleaf upland forest, chaparral, closed-cone coniferous forest, cismontane woodland, North Coast coniferous forest, riparian forest, riparian woodland; located on brushy, mesic slopes in woodland and forest. Elevation range: 165 – 1285 feet. Blooms: January – April. | <b>Unlikely.</b> The Study Area is south-facing and is unlikely to provide suitable forested habitat. Although the northern portion of the Study Area contains stands of Monterey pine, these stands are relatively young and occur in areas that were historically grassland or coastal scrub, making California bottle-brush grass unlikely to have established in this habitat.  | No further actions are recommended for this species.   |
| <i>Elymus californicus</i><br>California bottle-brush grass | Rank 4.3     | Broadleafed upland forest, cismontane woodland, north coast coniferous forest, riparian woodland. Elevation range: 50 – 1540 feet. Blooms: May – August (November).   | <b>Moderate Potential.</b> The Central Coast riparian habitat in the Study Area has the potential to support this species. The remainder of the Study Area is unlikely to provide suitable forested habitat. Although the northern portion of the Study Area contains stands of Monterey pine, these stands are relatively young and occur in areas that were historically grassland or coastal scrub, making California bottle-brush grass unlikely to have established in this habitat. | <b>Not Observed.</b> This species was not observed during site surveys either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |

| SPECIES  | STATUS*              | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|--|----------------------|---|--|--|
| <i>Equisetum palustre</i><br>marsh horsetail                                   | Rank 3               | Freshwater wetlands, wetland-riparian; usually situated in wetlands, but occasionally found in non – wetland areas. Elevation range: 146 – 3250 feet. Blooms: N/A | <b>Unlikely.</b> Although the Study Area contains wetland habitat, no horsetail ( <i>Equisetum</i> spp.) were observed.  | No further actions are recommended for this species. |
| <i>Eriophyllum latilobum</i><br>San Mateo woolly sunflower                     | FE, SE,<br>Rank 1B.1 | Cismontane woodland; often situated on roadcuts; found on and off of serpentine. Elevation range: 145 – 490 feet. Blooms: May – June.                             | <b>No Potential.</b> The Study Area lacks cismontane woodland and serpentine.  | No further actions are recommended for this species. |
| <i>Fritillaria biflora</i> var. <i>ineziana</i><br>Hillsborough chocolate lily | FE, SE,<br>Rank 1B   | Cismontane woodland, valley and foothill grassland; most likely situated on serpentine. Elevation range: 290 – 520 feet. Blooms: March – April.                   | <b>No Potential.</b> The Study Area lacks cismontane woodland and serpentine grassland necessary for this species.   | No further actions are recommended for this species. |
| <i>Fritillaria lanceolata</i> var. <i>tristulis</i><br>Marin checker lily      | Rank 1B.1            | Coastal bluff scrub, coastal prairie, coastal scrub. Elevation range: 50 – 490 feet. Blooms: February – May.  | <b>Unlikely.</b> Coastal scrub habitat in the Study Area is dense and does provides few suitable openings for this species. The grassland and coastal terrace prairie portions of the Study Area provide low quality habitat for this species due to the level of regular disturbance. | No further actions are recommended for this species. |

| SPECIES  | STATUS*      | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|--|--------------|---|---|--|
| <i>Fritillaria liliacea</i><br>fragrant fritillary                           | Rank<br>1B.2 | Coastal scrub, valley and foothill grassland, coastal prairie, cismontane woodland; located in grassy sites underlain by clay, typically derived from volcanics or serpentine. Elevation range: 10 – 1335 feet. Blooms: February – April. | <b>No Potential.</b> The Study Area lacks heavy serpentine or volcanic clays necessary for this species.  | No further actions are recommended for this species.   |
| <i>Gilia capitata</i> ssp.<br><i>chamissonis</i><br>blue coast gilia         | Rank<br>1B.1 | Coastal dunes, coastal scrub. Elevation range: 5 – 600 feet. Blooms: April – July.  | <b>Moderate Potential.</b> The Study Area contains coastal scrub habitat which may support this species; however, the Project Area does not contain habitat sufficient to support this species. | <b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |
| <i>Grindelia hirsutula</i> var.<br><i>maritima</i><br>San Francisco gumplant | Rank 3.2     | Coastal scrub, coastal bluff scrub, valley and foothill grassland; situated on sandy or serpentine slopes or sea bluffs. Elevation range: 45 – 1300 feet. Blooms: June – September.   | <b>No Potential.</b> The Study Area does not contain loose to partially loose sandy substrate, serpentine substrate, or sea bluff habitat.  | No further actions are recommended for this species.   |

| SPECIES   | STATUS*      | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|---|--------------|--|--|--|
| <i>Helianthella castanea</i><br>Diablo helianthella                       | Rank<br>1B.2 | Broadleaf upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland; typically located in oak woodland/chaparral ecotone underlain by rocky, azonal substrates, often in partial shade. Elevation range: 195 – 4225 feet. Blooms: March – June. | <b>No Potential.</b> The Study Area lacks ecotonal characteristics of the habitat requirements of this species or rocky, azonal substrates.  | No further actions are recommended for this species. |
| <i>Hemizonia congesta</i> ssp. <i>congesta</i><br>Hayfield tarplant       | Rank<br>1B.2 | Coastal scrub, valley and foothill grassland. Elevation range: 65 – 1840 feet. Blooms: April – October.  | <b>Unlikely.</b> Although the Study Area contains grassland and scrub habitat, this species has not been reported from coastal sites in San Mateo County. Additionally, the degree of disturbance within the Study Area has likely extirpated any historical seed bank.                  | No further actions are recommended for this species. |
| <i>Hesperevax sparsiflora</i> var. <i>brevifolia</i><br>short-leaved evax | Rank<br>1B.2 | Coastal bluff scrub, coastal dunes; on sandy bluffs and flats in direct maritime influence. Elevation range: 0 – 215 feet. Blooms: March – June.   | <b>Unlikely.</b> Although the Study Area contains coastal scrub, this species is typically situated within several hundred yards of bluff faces directly on the coastline. Additionally, the density of non-native grasses and closed canopy of the scrub likely precludes this species. | No further actions are recommended for this species. |
| <i>Heteranthera dubia</i><br>water star-grass                             | Rank<br>2B.2 | Marshes and swamps (alkaline, still or slow-moving water)/requires a ph of 7 or higher, usually in slightly eutrophic waters. Elevation range: 100 – 4900 feet. Blooms: July – October.  | <b>No Potential.</b> The Study Area does not contain marsh or swamp habitat.   | No further actions are recommended for this species. |

| SPECIES  | STATUS*      | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|--|--------------|--|---|--|
| <i>Horkelia cuneata</i> var. <i>sericea</i><br>Kellogg's horkelia          | Rank<br>1B.1 | Closed cone coniferous forest, coastal scrub, chaparral; located in openings on relict dunes and coastal sandhills. Elevation range: 30 – 650 feet. Blooms: April – September.               | <b>No Potential.</b> The Study Area lacks relict dunes and sandhills necessary for this species. This species was not observed within Study Area.   | No further actions are recommended for this species.   |
| <i>Horkelia marinensis</i><br>Point Reyes horkelia                         | Rank<br>1B.2 | Coastal dunes, coastal prairie, coastal scrub; located on sandy flats and dunes near the coast; in open grassy sites within scrub. Elevation range: 15 – 1140 feet. Blooms: May – September. | <b>No Potential.</b> The Study Area does not contain loose to partially loose sandy substrate.  | No further actions are recommended for this species.   |
| <i>Iris longipetala</i><br>coast iris                                      | Rank 4.2     | Coastal prairie, lower montane coniferous forest, meadows and seeps; located on mesic sites. Elevation range: 0 – 1950 feet. Blooms: March – May.  | <b>Moderate Potential.</b> This species was not observed. All Iris' in Study Area were Douglas Iris.  | No further actions are recommended for this species.   |
| <i>Lasthenia californica</i> ssp. <i>macrantha</i><br>perennial goldfields | Rank<br>1B.2 | Coastal bluff scrub, coastal dunes, coastal scrub. Elevation range: 5 – 520 feet. Blooms: January – November.  | <b>Moderate Potential.</b> The coastal prairie areas of the Study Area are unlikely to support this species due to extensive historical disturbance; however, the coastal scrub areas may support this species. | <b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |

| SPECIES   | STATUS*                 | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|---|-------------------------|---|--|--|
| <i>Layia carnosa</i><br>beach layia                       | FE, SE,<br>Rank<br>1B.1 | Coastal dunes; located in sparsely vegetated semi-stabilized dunes behind foredunes. Elevation range: 0 – 195 feet. Blooms: March – July.   | <b>No Potential.</b> The Study Area does not contain sand dune habitat necessary to support this species.  | No further actions are recommended for this species. |
| <i>Leptosiphon croceus</i><br>coast yellow leptosiphon    | Rank<br>1B.1            | Coastal bluff scrub, coastal prairie. Elevation range: 30 – 490 feet. Blooms: April – May.  | <b>Unlikely.</b> Although the Study Area contains coastal prairie, the degree of disturbance precludes the presence of this species. Additionally, this species is closely associated with low-growing coastal bluff scrub dominated by fleshy herbaceous species not present in the Study Area. | No further actions are recommended for this species. |
| <i>Leptosiphon rosaceus</i><br>rose leptosiphon           | Rank<br>1B.1            | Coastal bluff scrub. Elevation range: 0 – 325 feet. Blooms: April – July.   | <b>Unlikely.</b> This species is closely associated with low-growing coastal bluff scrub dominated by fleshy herbaceous species not present in the Study Area.   | No further actions are recommended for this species. |
| <i>Lessingia arachnoidea</i><br>Crystal Springs lessingia | Rank<br>1B.2            | Coastal sage scrub, valley and foothill grassland, cismontane woodland; situated on grassy, serpentine slopes; sometimes on roadsides. Elevation range: 195 – 650 feet. Blooms: July – October. | <b>No Potential.</b> The Study Area lacks serpentine necessary for this species.   | No further actions are recommended for this species. |

| SPECIES   | STATUS*                 | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|---|-------------------------|--|---|--|
| <i>Lessingia germanorum</i><br>San Francisco lessingia                      | FE, SE,<br>Rank<br>1B.1 | Coastal scrub; situated on remnant dunes with open sandy soils that are relatively free of competing plants. Elevation range: 65 – 410 feet. Blooms: June – November.              | <b>No Potential.</b> The Study Area lacks remnant dunes. Site is covered in dense vegetation.   | No further actions are recommended for this species. |
| <i>Lessingia hololeuca</i><br>woolly-headed lessingia                       | Rank 3                  | Broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland/clay, serpentine. Elevation range: 50 – 1000 feet. Blooms June – October. | <b>No Potential.</b> The Study Area does not contain heavy clay or serpentine substrate.  | No further actions are recommended for this species. |
| <i>Limnanthes douglasii</i><br><i>ssp.ornduffii</i><br>Ornduff's meadowfoam | Rank<br>1B.1            | Meadows and seeps/agricultural fields. Elevation range: 30 – 70 feet. Blooms November – May.   | <b>No Potential.</b> This species is known only from a single agricultural field in San Mateo County. Although the Study Area experiences regular disturbance, it does not experience the level of disturbance, both from soil disruption and irrigation, that an agricultural field experiences. | No further actions are recommended for this species. |
| <i>Lupinus arboreus</i> var.<br><i>eximius</i><br>San Mateo tree lupine     | Rank 3.2                | Chaparral, coastal scrub. Elevation range: 300 – 1800 feet. Blooms April – July.   | <b>Unlikely.</b> The Study Area contains potentially suitable coastal scrub habitat, but not species of lupine ( <i>Lupinus</i> sp.) have been observed.  | No further actions are recommended for this species. |
| <i>Malacothamnus aboriginum</i><br>Indian Valley bush-mallow                | Rank<br>1B.2            | Cismontane woodland, chaparral; situated on granitic outcrops and sandy bare soil, often in disturbed soils. Elevation range: 485 – 5525 feet. Blooms: April – October.            | <b>No Potential.</b> The Study Area lacks granite outcrops, cismontane woodland / chaparral, and elevation required for this species.   | No further actions are recommended for this species. |

| SPECIES   | STATUS*      | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|---|--------------|---|---|--|
| <i>Malacothamnus arcuatus</i><br>arcuate bush-mallow      | Rank<br>1B.2 | Chaparral; situated on gravelly alluvium. Elevation range: 260 – 1155 feet. Blooms: April – September.  | <b>No Potential.</b> The Study Area lacks chaparral and gravelly alluvium.  | No further actions are recommended for this species.   |
| <i>Malacothamnus davidsonii</i><br>Davidson's bush-mallow | Rank<br>1B.2 | Coastal scrub, riparian woodland, chaparral; situated on sandy washes. Elevation range: 585 – 2780 feet. Blooms: June – January.                        | <b>Unlikely.</b> Although the Study Area contains coastal scrub, this species is closely associated with wash microhabitat not present within the Study Area. Additionally, the Study Area is below the documented elevation range of this species. | No further actions are recommended for this species.   |
| <i>Malacothamnus hallii</i><br>Hall's bush-mallow         | Rank<br>1B.2 | Chaparral; some populations situated on serpentine. Elevation range: 30 – 1790 feet. Blooms: May – October.   | <b>No Potential.</b> The Study Area lacks chaparral and serpentine substrate necessary for this species.  | No further actions are recommended for this species.   |
| <i>Microseris paludosa</i><br>marsh microseris            | Rank<br>1B.2 | Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. Elevation range: 15 – 975 feet. Blooms: April – July. | <b>Moderate Potential.</b> The coastal prairie areas of the Study Area are unlikely to support this species due to extensive historical disturbance; however, the coastal scrub areas may support this species.                                     | <b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.<br><br>No further actions are recommended for this species. |

| SPECIES  | STATUS*           | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|--|-------------------|---|--|--|
| <i>Monardella sinuata</i> ssp. <i>nigrescens</i><br>northern curly-leaved monardella | Rank 1B.2         | Chaparral (Santa Cruz County.), coastal dunes, coastal scrub, lower montane coniferous forest (Santa Cruz County., ponderosa pine sandhills)/sandy. Elevation range: 0 – 980 feet. Blooms: April – September.   | <b>No Potential.</b> The Study Area has been impacted and lacks the loose to partially loose sand substrate necessary for this species   | No further actions are recommended for this species. |
| <i>Monolopia gracilens</i><br>woodland woollythreads                                 | Rank 1B.2         | Chaparral, valley and foothill grasslands (serpentine), cismontane woodland, broadleaved upland forests, North Coast coniferous forest; situated on grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns but may have only a weak affinity to it. Elevation range: 325 – 3900 feet. Blooms: February – July. | <b>No Potential.</b> The Study Area lacks the habitats, serpentine and fire ecology required by this species.  | No further actions are recommended for this species. |
| <i>Pentachaeta bellidiflora</i><br>white-rayed pentachaeta                           | FE, SE, Rank 1B.1 | Valley and foothill grassland; located on open, dry rocky slopes and grassy areas, often on substrate derived from serpentine. Elevation range: 110 – 2015 feet. Blooms: March – May.   | <b>No Potential.</b> Although the Study Area contains grassland habitat, this species is strictly associated with serpentine-derived soils not present in the Study Area.                              | No further actions are recommended for this species. |
| <i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i><br>Choris' popcorn-flower   | Rank 1B.2         | Chaparral, coastal scrub, coastal prairie; situated in mesic sites. Elevation range: 45 – 325 feet. Blooms: March – June.   | <b>Unlikely.</b> The coastal prairie areas of the Study Area are unlikely to support this species due to extensive historical disturbance. No species in the genus <i>Plagiobothrys</i> were observed. | No further actions are recommended for this species. |

| SPECIES   | STATUS*                          | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS   |
|---|----------------------------------|---|--|---|
| <p><i>Polemonium carneum</i><br/>Oregon polemonium</p>      | <p>Rank<br/>2B.2</p>             | <p>Coastal prairie, coastal scrub, lower montane coniferous forest. Elevation range: 0 – 5950 feet. Blooms: April – September.</p>  | <p><b>Moderate Potential.</b> The coastal prairie areas of the Study Area are unlikely to support this species due to extensive historical disturbance; however, the coastal scrub areas may support this species.</p> | <p><b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.</p> <p>No further actions are recommended for this species.</p> |
| <p><i>Potentilla hickmanii</i><br/>Hickman's cinquefoil</p> | <p>FE, SE,<br/>Rank<br/>1B.1</p> | <p>Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps; Situated in freshwater marshes, seeps, and small streams in open or forested areas along the coast. Elevation range: 15 – 410 feet. Blooms: April – August.</p> | <p><b>Unlikely.</b> The Study Area lacks strongly seasonal to perennial wetlands; no species in the genus <i>Potentilla</i> were observed.</p>   | <p>No further actions are recommended for this species.</p>   |

| SPECIES  | STATUS*              | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS   |
|--|----------------------|--|--|---|
| <p><i>Silene verecunda</i> ssp. <i>verecunda</i><br/>San Francisco campion</p> | <p>Rank 1B.2</p>     | <p>Coastal scrub, valley and foothill grassland, coastal bluff scrub, chaparral, coastal prairie; often situated on mudstone or shale; one site on serpentine. Elevation range: 95- 2100 feet. Blooms: March – August.</p> | <p><b>Moderate Potential.</b> The Study Area contains coastal scrub habitat that may support this species; however, this species has not been documented from coastal sites in San Mateo County.</p>   | <p><b>Not Observed.</b> This species was not observed during the June 2013 survey either within the Project Area, within 100 feet of the Project Area, or within the surveyed portions of the Study Area.</p> <p>No further actions are recommended for this species.</p> |
| <p><i>Trifolium amoenum</i><br/>showy rancheria clover</p>                     | <p>FE, Rank 1B.1</p> | <p>Valley and foothill grassland, coastal bluff scrub, swales, open sunny sites, sometimes on serpentine. Elevation range: 15 – 1365 feet. Blooms: April – June.</p>   | <p><b>No Potential.</b> This species has not potential to occur due to extensive historical disturbance and the lack of serpentine substrate.</p>  | <p>No further actions are recommended for this species.</p>   |
| <p><i>Triphysaria floribunda</i><br/>San Francisco owl's-clover</p>            | <p>Rank 1B.2</p>     | <p>Coastal prairie, valley and foothill grassland; located on serpentine and non-serpentine substrate. Elevation range: 30 – 520 feet. Blooms: April – June.</p>   | <p><b>Unlikely.</b> Although the Study Area contains grassland habitat, this species is closely associated with undisturbed open prairie sites; the degree of disturbance within the Study Area precludes this annual species. Additionally, this species has not been documented from coastal San Mateo County.</p> | <p>No further actions are recommended for this species.</p>   |

| SPECIES   | STATUS*                            | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|---|------------------------------------|---|---|--|
| <i>Triquetrella californica</i><br>coastal triquetrella | Rank<br>1B.2                       | On shallow, thin soil in coastal bluff scrub, coastal scrub, and valley and foothill grassland on open gravel substrates of roads, hillsides, bluffs, and slopes. Elevation range: 30 – 325 feet. | <b>Unlikely.</b> Although the Study Area contains coastal scrub habitat, it does not contain shallow, thin substrate.   | No further actions are recommended for this species. |
| <b>WILDLIFE</b>   |                                    |   |   |  |
| <b>Mammals</b>  |                                    |   |   |  |
| fringed myotis<br><i>Myotis thysanodes</i>              | WBWG<br>High<br>Priority           | Associated with a wide variety of habitats including mixed coniferous-deciduous forest and redwood/sequoia groves. Buildings, mines and large snags are important day and night roosts.           | <b>Unlikely.</b> Although the Study Area contains trees, this species prefers large snags for roosting which are No Potential. Additionally, no building, caves, or mines are located within the Study Area to provide roost sites. | No further actions are recommended for this species. |
| pallid bat<br><i>Antrozous pallidus</i>                 | SSC,<br>WBWG<br>High<br>Priority   | Occupies a variety of habitats at low elevation including grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting.                        | <b>Unlikely.</b> The Study Area does not provide suitable roosting habitat. May occasionally forage over the site.  | No further actions are recommended for this species. |
| big free-tailed bat<br><i>Nyctinomops macrotis</i>      | SSC,<br>WBWG<br>Medium<br>Priority | Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.  | <b>Unlikely.</b> The Study Area does not contain cliffs or rock outcrops to provide roost sites for this species. Additionally, this species is less common in Northern California.   | No further actions are recommended for this species. |

| SPECIES   | STATUS*                    | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|---|----------------------------|--|---|--|
| hoary bat<br><i>Lasiurus cinereus</i>                                   | WBWG<br>Medium<br>Priority | Prefers open habitat or a mosaic of habitats, with access to trees for cover and open areas or habitat edges for foraging; roosts in dense foliage of medium to large trees, feeds primarily on moths.   | <b>Moderate Potential.</b> Trees within the Study Area may provide roosting sites for this species.   | Work windows or perform preconstruction roost surveys  |
| San Francisco dusky-footed Woodrat<br><i>Neotoma fuscipes annectens</i> | SSC                        | Typically occurs in forest habitats of moderate canopy and moderate to dense understory. Also found in chaparral habitats. Feeds mainly on woody plants, such as coast live oak ( <i>Quercus agrifolia</i> ), maple ( <i>Acer macrophyllum</i> ), coffeeberry ( <i>Frangula californica</i> ), alder ( <i>Alnus</i> spp.), and elderberry ( <i>Sambucus</i> spp.). | <b>Unlikely.</b> This species may nest and forage in the riparian and scrub habitats within the Study Area. Evidence of this species was not observed during the June 2013 or October 2015 survey either within the Project Area, within 100 feet of the Project Area. It was also not observed within the scrub habitats surveyed in the Study Area. | Pre-construction surveys within scrub and riparian habitats within 100 feet of the Project Area to ensure colonization has not occurred from the time of this assessment and project activities. |
| American Badger<br><i>Taxidea taxus</i>                                 | SSC                        | Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable, uncultivated soils. Prey on burrowing rodents.  | <b>Unlikely.</b> The Study Area contains grassland habitat; however, the degree of disturbance, human visitation, and no burrows were observed on site. Additionally, the nearest occurrence is from Peak Mountain in 1948.   | No further actions are recommended for this species.   |

| SPECIES  | STATUS*          | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)                                       | RESULTS AND RECOMMENDATIONS                          |
|--|------------------|--|--|--|
| southern sea otter<br><i>Enhydra lutris nereis</i>       | FT, SMC<br>LCP   | Near-shore marine environments from approximately Año-Nuevo, San Mateo County to point Point Sal, Santa Barbara County. Requires canopies of giant kelp and bull kelp for rafting and feeding. Prefers rocky substrate with abundant invertebrates for forage grounds. | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species. | No further actions are recommended for this species. |
| Pacific harbor seal<br><i>Phoca vitulina richardsi</i>   | MMPA             | Marine and coastal waters, as well as estuaries. Hauls out on coastal rocks, rock reefs, and other habitats relatively isolated from disturbance.  | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species. | No further actions are recommended for this species. |
| Guadalupe fur seal<br><i>Arctocephalus townsendi</i>     | FT, ST,<br>CFP   | Breed on Isla de Guadalupe off the coast of Mexico, occasionally found on San Miguel, San Nicolas, and San Clemente islands. Prefers shallow, nearshore island water with cool and sheltered rocky areas for haul-outs.  | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species. | No further actions are recommended for this species. |
| northern fur seal<br><i>Callorhinus ursinus</i>          | MMPA             | Breeds on large offshore rocks, and along undisturbed rocky or sandy island shorelines. The Farallone Islands are the nearest known breeding site.   | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species. | No further actions are recommended for this species. |
| northern elephant seal<br><i>Mirounga angustirostris</i> | MMPA,<br>SMC LCP | Pacific Ocean and coastal waters. While on land, they prefer sandy beaches.  | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species. | No further actions are recommended for this species. |

| SPECIES  | STATUS*     | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|--|-------------|---|---|--|
| Steller (=northern) sea lion<br><i>Eumetopias jubatus</i>              | FT          | Breeds on Año Nuevo, San Miguel and Farallon islands, Point Saint George, and Sugarloaf. Hauls-out on islands and rocks. Needs haul-out and breeding sites with unrestricted access to water, near aquatic food supply and with no human disturbance. | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species.                                    | No further actions are recommended for this species.                                   |
| <b>Birds</b>   |             |   |   |  |
| California brown pelican<br><i>Pelecanus occidentalis californicus</i> | FE, SE, CFP | Nests colonially on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Does not breed north of the Channel Islands. Winter visitor and post-breeding dispersal to San Francisco Bay region.    | <b>Unlikely.</b> Does not breed in the Study Area, may rarely fly-over the site.  | No further actions are recommended for this species.                                   |
| white-tailed kite<br><i>Elanus leucurus</i>                            | CFP         | Year-round resident of coastal and valley lowlands. Preys on small diurnal mammals and occasional birds, insects, reptiles, and amphibians.   | <b>High Potential.</b> The Study Area contains suitable breeding and foraging habitat for this species. This species winters in the area. | Conduct pre-construction surveys, and/or remove vegetation outside of breeding season. |
| northern harrier<br><i>Circus cyaneus</i>                              | SSC         | Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.              | <b>Moderate Potential.</b> The Study Area contains suitable breeding and foraging habitat for this species.                               | Conduct pre-construction surveys, and/or remove vegetation outside of breeding season. |

| SPECIES  | STATUS*     | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|--|-------------|---|--|--|
| golden eagle<br><i>Aquila chrysaetos</i>             | CFP         | Year-round resident in rolling foothills with open grasslands, scattered trees, and cliff-walled canyons.   | <b>Unlikely.</b> The Study Area does not contain high quality nesting habitat, but may occasionally forage over the site                         | No further actions are recommended for this species. |
| bald eagle<br><i>Haliaeetus leucocephalus</i>        | FD, SE, CFP | Frequents ocean shores, lake margins, and rivers for both nesting and wintering. Requires abundant fish and adjacent snags or other perches. Nests in large, old-growth, or dominant live tree with open branchwork. Shows a preference for ponderosa pine ( <i>Pinus ponderosa</i> ). Roosts communally in winter. | <b>Unlikely.</b> Typical nesting and foraging habitat is not located in the Study Area.  | No further actions are recommended for this species. |
| American peregrine falcon<br><i>Falco peregrinus</i> | FD, SD, CFP | Resident and winter visitor to region. Occurs near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape on a depression or ledge in an open site.   | <b>Unlikely.</b> The Study Area only contains poor quality nesting habitat for this species, however, this species may forage in the Study Area. | No further actions are recommended for this species. |
| prairie falcon<br><i>Falco mexicanus</i>             | BCC         | Resident and winter visitor to region. Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.  | <b>Unlikely.</b> The Study Area does not contain suitable nesting habitat. May infrequently fly-over the site.                                   | No further actions are recommended for this species. |

| SPECIES   | STATUS*          | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|---|------------------|---|---|--|
| California Ridgway's [clapper] rail<br><i>Rallus obsoletus [longirostris] obsoletus</i> | FE, SE, CFP      | Found in tidal salt marsh and brackish marshes supporting emergent vegetation, upland refugia, and incised tidal channels. Restricted to the San Francisco Bay estuary.   | <b>No Potential.</b> The Study Area does not contain marsh habitat necessary to support this species.                               | No further actions are recommended for this species. |
| California black rail<br><i>Laterallus jamaicensis coturniculus</i>                     | ST, CFP, BCC     | Inhabits freshwater marshes, wet meadows, and shallow margins of saltwater marshes bordering larger bays; requires water depth of one inch that does not fluctuate during the year as well as dense vegetation for nesting.                       | <b>No Potential.</b> The Study Area does not contain marsh habitat necessary to support this species.                               | No further actions are recommended for this species. |
| western snowy plover<br><i>Charadrius alexandrinus nivosus</i>                          | FT, SSC, BCC, RP | Federal listing applies only to the Pacific coastal population. Year-round resident on sandy beaches, salt pond levees and shores of large alkali lakes. Requires sandy, gravelly or friable soils for nesting.                                   | <b>No Potential.</b> The Study Area does not contain suitable nesting, foraging, or roosting habitat to support this species.       | No further actions are recommended for this species. |
| Caspian tern<br><i>Sterna caspia</i>  | BCC              | Summer resident in the region. Nests in small colonies inland and along the coast, usually on small islands and sandbars.   | <b>Unlikely.</b> The Study Area does not contain waters suitable for this species. This species may occasionally fly-over the site. | No further actions are recommended for this species. |
| California least tern<br><i>Sterna antillarum browni</i>                                | FE, SE, CFP      | Summer resident in the region. Nests colonially along the coast from San Francisco bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, landfills, or paved areas. | <b>No Potential.</b> The Study Area does not contain nesting, foraging, or roosting habitat for this species.                       | No further actions are recommended for this species. |

| SPECIES  | STATUS*  | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|--|----------|---|--|--|
| black oystercatcher<br><i>Haematopus bachmani</i>      | BCC      | Resident along rocky shorelines. Nests are small bowls or depressions close to the shore.   | <b>No Potential.</b> The Study Area does not contain rocky bluffs directly on the coastline.   | No further actions are recommended for this species. |
| long-billed curlew<br><i>Numenius americanus</i>       | BCC      | Breeds in upland shortgrass prairies and wet meadows in northeastern California. Winter visitor to the region, occurring in grasslands and shores.  | <b>Unlikely.</b> This species may forage in the general area of the Study Area but does not breed here.  | No further actions are recommended for this species. |
| short-tailed albatross<br><i>Diomedea albatrus</i>     | FE, SSC  | Nests on Japanese islands. Very rare winter visitor to offshore California waters.  | <b>No Potential.</b> This species occurs within the region only rarely, and is found well offshore.  | No further actions are recommended for this species. |
| Xantu's murrelet<br><i>Synthliboramphus hypoleucus</i> | SSC      | Generally rare post-breeding dispersal to the region. Pelagic breeding on offshore islands in rock crevices or under bushes. Does not breed north of the Channel Islands.                                       | <b>No Potential.</b> The Study Area does not contain offshore island habitat necessary for this species.                                       | No further actions are recommended for this species. |
| tufted puffin<br><i>Fratercula cirrhata</i>            | BCC      | Pelagic; nests along the coast on islands, islets, or (rarely) mainland cliffs. Typically winters well offshore.  | <b>No Potential.</b> The Study Area does not contain coastal bluff or coastal islands to provide roosting or nesting habitat for this species. | No further actions are recommended for this species. |
| burrowing owl<br><i>Athene cunicularia</i>             | SSC, BCC | Open, dry annual or perennial grasslands, deserts and scrub lands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel. | <b>Unlikely.</b> No ground squirrel burrows are present within the Study Area, and this species is typically located further inland.           | No further actions are recommended for this species. |

| SPECIES  | STATUS*     | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|--|-------------|--|---|--|
| long-eared owl<br><i>Asio otus</i>             | SCC         | Generally uncommon resident and winter visitor in the region. Found in a variety of woodland types. Requires adjacent open land productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.                                       | <b>Unlikely.</b> The Study Area does not provide any typical habitat for this species.  | No further actions are recommended for this species. |
| short-eared owl<br><i>Asio flammeus</i>        | SSC         | Resident and mostly winter visitor to the region. Found in swamp lands, both fresh and salt; lowland meadows; irrigated alfalfa fields. Tule patches/tall grass needed for nesting/daytime seclusion. Nests on dry ground in depression concealed in vegetation. | <b>Unlikely.</b> The Study Area does not provide any typical habitat for this species.  | No further actions are recommended for this species. |
| Vaux's swift<br><i>Chaetura vauxi</i>          | SSC         | Summer resident. Forages high in the air over most terrain and habitats but prefers rivers/lakes. Requires large hollow trees for nesting, usually within old-growth forest.   | <b>Unlikely.</b> There are no recent breeding records within the vicinity of the Study Area, and the Study Area does not contain large, old-growth trees with hollow boles necessary to support this species. | No further actions are recommended for this species. |
| black swift<br><i>Cypseloides niger</i>        | SSC,<br>BCC | Patchily-distributed summer resident in California, occurring in coastal and forested habitats. Nest sites are usually associated with waterfalls.   | <b>Unlikely.</b> The Study Area does not contain waterfall habitat or cliffs necessary for nesting. May fly-over the site.  | No further actions are recommended for this species. |
| rufous hummingbird<br><i>Selasphorus rufus</i> | BCC         | Migrant and uncommon summer resident in California. Found in a wide variety of habitats that provide nectar-producing flowers. Typically breeds further north.   | <b>Unlikely.</b> No known breeding records in San Mateo County; probably occurs within the Study Area during migration.   | No further actions are recommended for this species. |

| SPECIES   | STATUS*     | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS  |
|---|-------------|--|---|--|
| Allen's hummingbird<br><i>Selasphorus sasin</i>                 | BCC         | Summer resident along the California coast, breeding in a variety of woodland and forest habitats, including parks and gardens with abundant nectar sources. Nest in shrubs and trees with dense vegetation. | <b>High Potential.</b> The Monterey pine trees and scrub habitats adjacent to open areas provide suitable nesting habitat.                | Conduct pre-construction surveys, and/or remove vegetation outside of breeding season. |
| Lewis's woodpecker<br><i>Melanerpes lewis</i>                   | BCC         | Uncommon winter resident occurring on open oak savannahs, broken deciduous and coniferous habitats.  | <b>Unlikely.</b> The Study Area does not contain suitable nesting habitat for this species.   | No further actions are recommended for this species.                                   |
| olive-sided flycatcher<br><i>Contopus cooperi</i>               | SSC,<br>BCC | Conifer forests where tall trees overlook canyons, meadows, lakes or other open terrain  | <b>Moderate Potential.</b> The Study Area contains large Monterey pine trees that may provide habitat for this species.                   | Remove vegetation outside of breeding season and conduct pre-construction surveys.     |
| little willow flycatcher<br><i>Empidonax traillii brewsteri</i> | SE, BCC     | Most numerous where extensive thickets of low, dense willows edge on wet meadows, ponds, or backwaters. Winter migrant.  | <b>Unlikely.</b> No known occurrences in San Mateo County, may occur as a migrant.  | No further actions are recommended for this species.                                   |
| purple martin<br><i>Progne subis</i>                            | SSC         | Inhabits woodlands, low elevation coniferous forest. Nest in snags, old woodpecker cavities and human-made structures.   | <b>Unlikely.</b> The Study Area does not contain large snags necessary for nesting habitat. May occasionally forage or fly-over the site. | Conduct pre-construction surveys, and/or remove vegetation outside of breeding season. |
| loggerhead shrike<br><i>Lanius ludovicianus</i>                 | SSC,<br>BCC | Prefers open habitats with scattered shrubs, trees, posts, or other perches. Eats mostly large insects.  | <b>Moderate Potential.</b> The Study Area contains suitable breeding and foraging habitats.   | Conduct pre-construction surveys, and/or remove vegetation outside of breeding season. |

| SPECIES   | STATUS*  | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS  |
|---|----------|--|--|--|
| yellow-breasted chat<br><i>Icteria virens</i>           | SSC      | Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian thickets consisting of willow, blackberry.                              | <b>Unlikely.</b> There are no recent breeding records from San Mateo County, and the Study Area provides only sub-optimal habitat.   | No further actions are recommended for this species.                               |
| yellow warbler<br><i>Setophaga [Dendroica] petechia</i> | SSC, BCC | Summer resident in the region. Nests in riparian stands of aspens, sycamores and alders with a dense understory of willows. Also nests in montane shrubbery in open conifer forests.                   | <b>Unlikely.</b> There are no recent breeding records from San Mateo County, and the Study Area provides only sub-optimal habitat.   | Remove vegetation outside of breeding season and conduct pre-construction surveys. |
| grasshopper sparrow<br><i>Ammodramus savannarum</i>     | SSC      | Frequents dense tall, dry or well-drained grasslands, especially native grasslands with mixed grasses and forbs for foraging and nesting. Nests on ground at base of overhanging clumps of vegetation. | <b>Unlikely.</b> Although this species is documented to breed within two miles of the Study Area, the grassland habitat is fragmented and unlikely to support suitable nesting habitat for this species.                 | No further actions are recommended for this species.                               |
| tricolored blackbird<br><i>Agelaius tricolor</i>        | SSC, BCC | Usually nests over or near freshwater in dense cattails, tules, or thickets of willow, blackberry, wild rose or other tall herbs. Nesting area must be large enough to support about 50 pairs.         | <b>Unlikely.</b> The Study Area does not contain typical breeding habitat for this species.  | No further actions are recommended for this species.                               |
| <b>Reptiles and Amphibians</b>                          |          |  |  |  |
| Pacific pond turtle<br><i>Actinemys marmorata</i>       | SSC      | Occurs in perennial ponds, lakes, rivers and streams with suitable basking habitat (mud banks, mats of floating vegetation, partially submerged logs) and submerged shelter.                           | <b>Unlikely.</b> The Study Area does not contain aquatic habitat for this species. This species is unlikely to be in Montara Creek, but may be in nearby ponds. Visitation in uplands within the Study Area is unlikely. | No further actions are recommended for this species.                               |

| SPECIES  | STATUS*                  | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS  |
|--|--------------------------|---|--|--|
| San Francisco garter snake<br><i>Thamnophis sirtalis tetrataenia</i> | FE, SE, CFP, RP, SMC LCP | Vicinity of freshwater marshes, ponds and slow moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense vegetative cover and water depths of at least one foot. Upland areas near water are important habitat features. | <b>Unlikely.</b> The Study Area does not contain aquatic habitat or burrows for refugia, and is not known in the vicinity of Montara. However the riparian unnamed perennial creek to the south and ponds on adjacent properties provide potential aquatic foraging habitat.   | No further actions are recommended for this species. Measures for CRLF described in Section 5.2.4 are sufficient to avoid impacts should a wandering SFGS occur. |
| California red-legged frog<br><i>Rana draytonii</i>                  | FT, SSC                  | Associated with quiet perennial to intermittent ponds, stream pools and wetlands. Prefers shorelines with extensive vegetation. Documented to disperse through upland habitats after rains.   | <b>Unlikely.</b> The Study Area does not contain aquatic habitat or burrows for refugia, and the Project Area is over 350 feet from aquatic habitats. However the riparian unnamed perennial creek to the south and ponds on adjacent properties provide potential aquatic breeding and non-breeding habitat. This species may disperse through the Study Area between these sites during rain events. | Pre-construction survey, exclusion fencing, monitoring, and additional measures as described in Section 5.2.4.   |
| <b>Fishes</b>  |                          |   |  |  |
| Pacific herring<br><i>Clupea pallasii</i>                            | None                     | Pacific herring is a coastal marine fish that uses large estuaries for spawning and early rearing habitat.  | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species.   | No further actions are recommended for this species.   |

| SPECIES   | STATUS* | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|---|---------|---|--|--|
| tidewater goby<br><i>Eucyclogobius newberryi</i>                      | FE, SSC | Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.  | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species.   | No further actions are recommended for this species. |
| steelhead - Central Valley ESU<br><i>Oncorhynchus mykiss irideus</i>  | FT      | Occurs from the Russian River south to Soquel Creek and Pajaro River. Also in San Francisco and San Pablo Bay Basins. Populations in the Sacramento and San Joaquin Rivers and their tributaries. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for 1 or more years before migrating downstream to the ocean. | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species. Montara Creek does not support salmonids. | No further actions are recommended for this species. |
| steelhead, Central California Coast ESU<br><i>Oncorhynchus mykiss</i> | FT      | Occurs from the Russian River south to Soquel Creek and Pajaro River. Also in San Francisco and San Pablo Bay Basins. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for 1 or more years before migrating downstream to the ocean.   | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species. Montara Creek does not support salmonids. | No further actions are recommended for this species. |

| SPECIES  | STATUS*         | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|--|-----------------|--|--|--|
| winter-run Chinook salmon, Sacramento River<br><i>Oncorhynchus tshawytscha</i>               | FE, SE          | Occurs in the Sacramento River below Keswick Dam. Spawns in the Sacramento River but not in tributary streams. Requires clean, cold water over gravel beds with water temperatures between 6 and 14 degrees C for spawning. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles typically migrate to the ocean soon after emergence from the gravel. | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species. Montara Creek does not support salmonids. | No further actions are recommended for this species. |
| Central Valley spring-run Chinook salmon<br><i>Oncorhynchus tshawytscha</i>                  | FT, ST          | Populations spawning in the Sacramento and San Joaquin Rivers and their tributaries. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for 1 or more years before migrating downstream to the ocean.   | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species. Montara Creek does not support salmonids. | No further actions are recommended for this species. |
| Central Valley fall- and late fall-run Chinook salmon ESU<br><i>Oncorhynchus tshawytscha</i> | NMFS<br>SC, SSC | Populations spawning in the Sacramento and San Joaquin Rivers and their tributaries. Adults migrate upstream to spawn in cool, clear, well-oxygenated streams. Juveniles remain in fresh water for 1 or more years before migrating downstream to the ocean.   | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species. Montara Creek does not support salmonids. | No further actions are recommended for this species. |

| SPECIES   | STATUS*          | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS                          |
|---|------------------|--|---|--|
| Coho salmon - Central CA Coast ESU<br><i>Oncorhynchus kisutch</i> | FE, SE           | Federal listing includes populations between Punta Gorda and San Lorenzo River. State listing includes populations south of San Francisco Bay only. Occurs inland and in coastal marine waters. Requires beds of loose, silt-free, coarse gravel for spawning. Also needs cover, cool water and sufficient dissolved oxygen. | <b>No Potential.</b> The Study Area does contain aquatic / marine habitat necessary to support this species. Montara Creek does not support salmonids.                    | No further actions are recommended for this species. |
| <b>Invertebrates</b>  |                  |  |   |  |
| white abalone<br><i>Haliotis sorenseni</i>                        | FE, SSI          | White abalone is the first marine invertebrate to be listed under the ESA and are reported to be most abundant between 25-30 m (80-100 ft depth).  | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species.  | No further actions are recommended for this species. |
| black abalone<br><i>Haliotis cracherodii</i>                      | FE, SSI, NMFS SC | Ranges from Cabo San Lucas to Mendocino County. Found in intertidal and shallow subtidal areas.  | <b>No Potential.</b> The Study Area does not contain marine habitat necessary to support this species.  | No further actions are recommended for this species. |
| Bay checkerspot butterfly<br><i>Euphydryas editha bayensis</i>    | FT, SSI          | Restricted to native grasslands on outcrops of serpentine soil in the vicinity of San Francisco Bay. <i>Plantago erecta</i> is the primary host plant; <i>Orthocarpus densiflorus</i> and <i>O. purpurascens</i> are the secondary host plants.  | <b>No Potential.</b> The Study Area does not contain serpentine habitat, wildflower fields, or associated larval and nectar resources necessary to support this species.. | No further actions are recommended for this species. |

| SPECIES  | STATUS*                              | HABITAT REQUIREMENTS  | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)  | RESULTS AND RECOMMENDATIONS   |
|--|--------------------------------------|---|---|---|
| monarch butterfly<br><i>Danaus plexippus</i>                       | winter roosts monitored by CDFW, SSI | Winter roost sites located in wind-protected tree groves (Eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.  | <b>Moderate Potential.</b> The mature Monterey pine trees in the Study Area may provide a suitable winter roost site.   | Conduct winter roost survey if potential roost trees are to be removed. |
| Myrtle's silverspot<br><i>Speyeria zerene myrtleae</i>             | FE, SSI                              | Foggy, coastal dunes and hills of the Point Reyes Peninsula.  | <b>No Potential.</b> Extirpated from San Mateo County, and the Study Area does not contain coastal dune habitat.  | No further surveys or mitigation measures are necessary.                |
| callippe silverspot butterfly<br><i>Speyeria callippe callippe</i> | FE, SSI                              | Hostplant is <i>Viola pedunculata</i> , most adults found on east facing slopes, males congregate on hilltops in search of females.   | <b>Unlikely.</b> The Study Area contains very small, fragmented native coastal prairie habitat that is not connected to a larger matrix of coastal prairie habitat. Additionally, no violet species ( <i>Viola</i> spp.) were observed during the site visit. | No further actions are recommended for this species.                    |
| San Bruno elfin butterfly<br><i>Callophrys mossii bayensis</i>     | FE, SSI                              | Colonies are located on steep, north-facing slopes in the vicinity of San Bruno mountain, San Mateo County. Larval host plant is broadleaf stonecrop ( <i>Sedum spathulifolium</i> ). | <b>Unlikely.</b> No known occurrences near the Study Area. Additionally broadleaf stonecrop was not observed within the Study Area.   | No further actions are recommended for this species.                    |
| mission blue butterfly<br><i>Plebejus icarioides missionensis</i>  | FE, SSI                              | Grasslands of the San Francisco Peninsula. Host plants are three species of lupine, of which silver bush lupine ( <i>Lupinus albifrons</i> ) is preferred.                            | <b>Unlikely.</b> No known occurrences near the Study Area. Additionally, silver bush lupine and other perennial / shrub lupines not observed within the Study Area.   | No further surveys or mitigation measures are necessary.                |

| SPECIES   | STATUS*    | HABITAT REQUIREMENTS   | POTENTIAL TO OCCUR IN THE STUDY AREA (inclusive of PROJECT AREA)   | RESULTS AND RECOMMENDATIONS                          |
|---|------------|--|--|--|
| San Francisco tree lupine moth<br><i>Grapholita edwardsiana</i> | SMC<br>LCP | Occurs only on sandy northern peninsula sites. Tree lupine ( <i>Lupinus arboreus</i> ) host the larvae of this species. This species is addressed in the San Mateo County LCP. | <b>No Potential.</b> No tree lupine observed near the Study Area.  | No further actions are recommended for this species. |
| California brackish water snail<br><i>Tryonia imitator</i>      | SMC<br>LCP | Occurs in brackish water, such as Pescadero Marsh.   | <b>No Potential.</b> The Study Area does not contain suitable habitat for this species. No marsh or brackish marsh habitat is present. | No further actions are recommended for this species. |
| globose dune beetle<br><i>Coelus globosus</i>                   | SMC<br>LCP | Inhabits California's coastal dune system.   | <b>No Potential.</b> The Study Area and vicinity do not contain dune habitat.  | No further actions are recommended for this species. |

**\*Key to status codes:**

|         |   |
|---------|---|
| FE      | Federal Endangered  |
| FT      | Federal Threatened  |
| SE      | State Endangered  |
| SD      | State Delisted  |
| ST      | State Threatened  |
| SR      | State Rare  |
| SMC LCP | San Mateo County Local Coastal Program Endangered, Rare or Unique Species                                     |
| Rank 1A | California Rare Plant Rank 1A: Plants presumed extinct in California  |
| Rank 1B | California Rare Plant Rank 1B: Plants rare, threatened or endangered in California and elsewhere              |
| Rank 2A | California Rare Plant Rank 2A: Plants presumed extinct in California but more common elsewhere                |
| Rank 2B | California Rare Plant Rank 2B: Plants rare, threatened, or endangered in California but more common elsewhere |
| Rank 3  | CNPS List 3: Plants about which CNPS needs more information (a review list)                                   |
| Rank 4  | CNPS Rank 4: Plants of limited distribution (a watch list)  |

**Potential to Occur:**

No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

## Appendix C

### Representative Photographs of the Study Area



Photograph 1. Coyote brush scrub, coffeeberry scrub, and Monterey pine groves in the southern portion of the Study Area. View facing west. Photograph taken September 30, 2015.



Photograph 2. The understory of the Monterey pine grove in the western portion of the Study Area. View facing west. Photograph taken September 30, 2015.



Photograph 3. Overview of the northern portion of the Study Area, showing non-native grassland. View facing east. Photograph taken September 30, 2015.



Photograph 4. Overview of the western portion of the Study Area, showing non-native grassland and coastal terrace prairie. View facing south. Photograph taken September 30, 2015.



Photograph 5. California wild strawberry (*Fragaria vesca* [*F. californica*]) in the western portion of the Study Area. Photograph taken September 30, 2015.



Photograph 6. Beach strawberry (*Fragaria chiloensis*) in the northern portion of the Study Area. Photograph taken September 30, 2015.

## Appendix D

Site Assessment for the San Francisco Garter Snake and California Red-legged Frog at the Bewley Parcel in Montara, San Mateo County, California (Karen Swaim)

**SITE ASSESSMENT FOR THE  
SAN FRANCISCO GARTER SNAKE &  
CALIFORNIA RED-LEGGED FROG  
AT THE BEWLEY PARCEL IN MONTARA,  
SAN MATEO COUNTY CALIFORNIA**

*Prepared for:*

**Henri Mannik**  
**Architectural and Engineering**  
5429 Telegraph Ave.  
Oakland, CA 94609

*Prepared by:*

**SWAIM BIOLOGICAL, INC.**  
4435 First Street, PMB # 312  
Livermore, California 94551

**November 16, 2013**

# TABLE OF CONTENTS

| <b>Section</b>                        | <b>Page</b> |
|---------------------------------------|-------------|
| <b>1.0 Introduction.....</b>          | <b>1</b>    |
| Purpose and Scope of Report.....      | 1           |
| Project Location and Description..... | 1           |
| <b>2.0 Species Accounts .....</b>     | <b>1</b>    |
| 2.1 California Red-legged Frog .....  | 1           |
| 2.2 San Francisco Garter Snake .....  | 4           |
| <b>3.0 Methods .....</b>              | <b>5</b>    |
| <b>4.0 Results .....</b>              | <b>5</b>    |
| 4.1 California Red-legged Frog .....  | 5           |
| 4.2 San Francisco Garter Snake .....  | 9           |
| <b>5.0 Conclusions .....</b>          | <b>10</b>   |
| <b>6.0 Literature Cited .....</b>     | <b>11</b>   |

# LIST OF FIGURES

| <b>Figure</b>  | <b>Page</b> |
|--|-------------|
| Figure 1. Regional location.....                                     | 2           |
| Figure 2. Bewley Parcel Boundary. ....                               | 3           |
| Figure 3. California Red-legged Frog Records.....                    | 7           |
| Figure 4. Aquatic Habitat in the Vicinity of the Bewley Parcel. .... | 8           |

## **List of Abbreviations and Acronyms**

|        |   |
|--------|---|
| CDFW   | California Department of Fish and Game  |
| CNDDDB | California Natural Diversity Database   |
| CRLF   | California Red-legged Frog              |
| FWS    | United States Fish and Wildlife Service |
| GGNRA  | Golden Gate National Recreation Area    |
| NPS    | National Park Service                   |
| SBI    | Swaim Biological, Inc.                  |
| SFGS   | San Francisco Garter Snake              |

# **1.0 Introduction**

## **Purpose and Scope of Report**

This report presents the results of a focused habitat assessment for the San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) and California red-legged frog (*Rana draytonii*) on the Bewely Parcel in Montara, San Mateo County, California. This report was prepared to offer analysis and further biological information for the site, specifically for these listed species. Further analysis was requested after a consultant reported the presence of the San Francisco garter snake (SFGS) on the property. The consultant reported in a memo that he had observed a San Francisco garter snake at the northwest corner of the parcel on the site, on May 6, 2011 (Heal Environmental Consulting Memo to Henri Mannik, June 29, 2011).

## **Project Location and Description**

The proposed project is the construction of a single family residence on the parcel (APN 036-310-180). The project site is located approximately 5 miles north of the Town of Half Moon Bay, California in San Mateo County (Figure 1). The project site is a residential lot 8.2 acres in size located on the south end of Audubon Street in Montara (Figure 2). Audubon Street is a private unpaved road. The southern boundary of the lot is the centerline of Montara Creek. The site is currently undeveloped fallow pasture and open space, and land use in the surrounding area is open space, pasture, and residential development.

This single family residential project will include utilities, a driveway, paths, outbuildings, a garden, and swales and detention structures for surface water runoff. Landscaping of the site will include control of invasive plant species and the use of native vegetation as well as ornamental species.

# **2.0 Species Accounts**

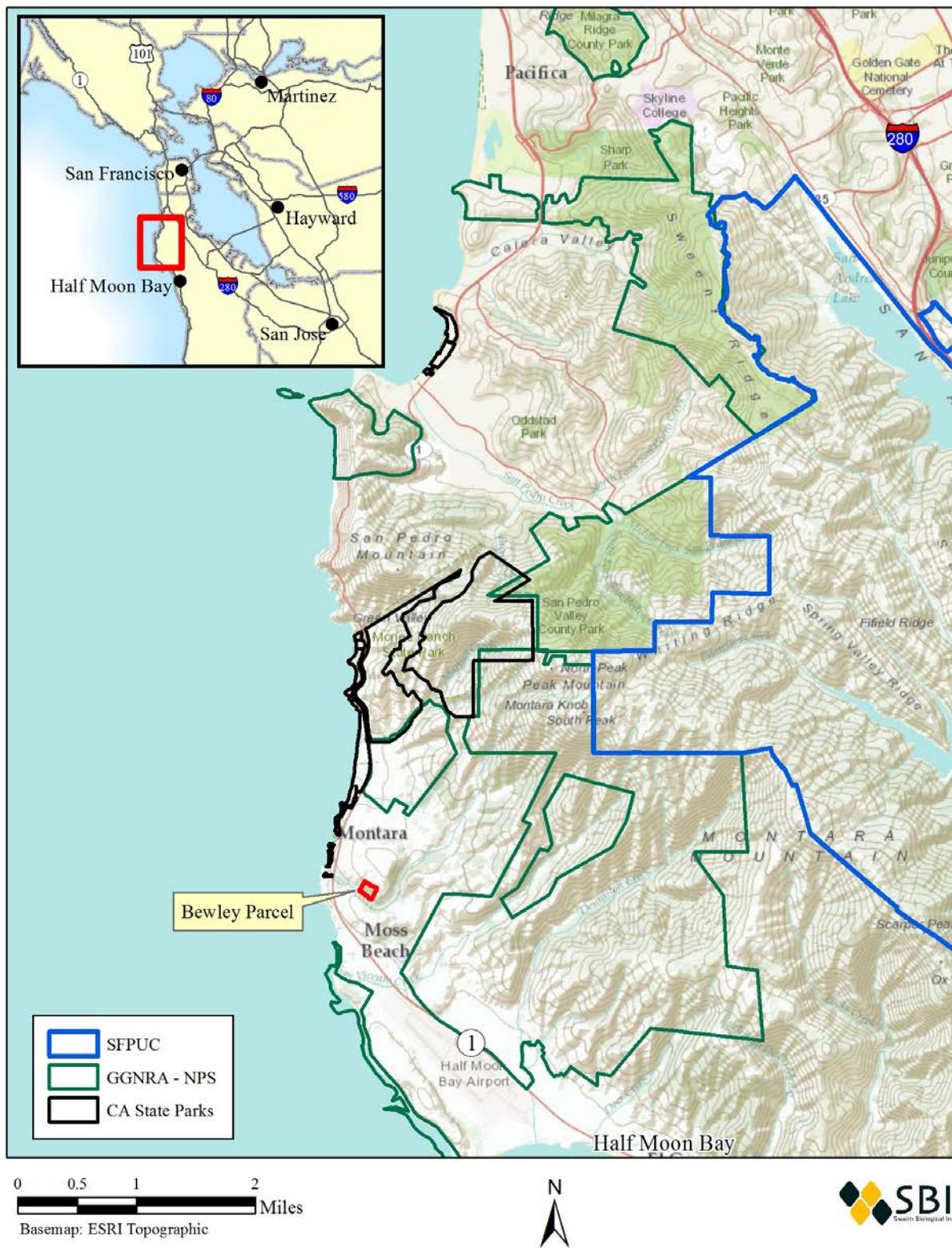
## **2.1 California Red-legged Frog**

### **Status**

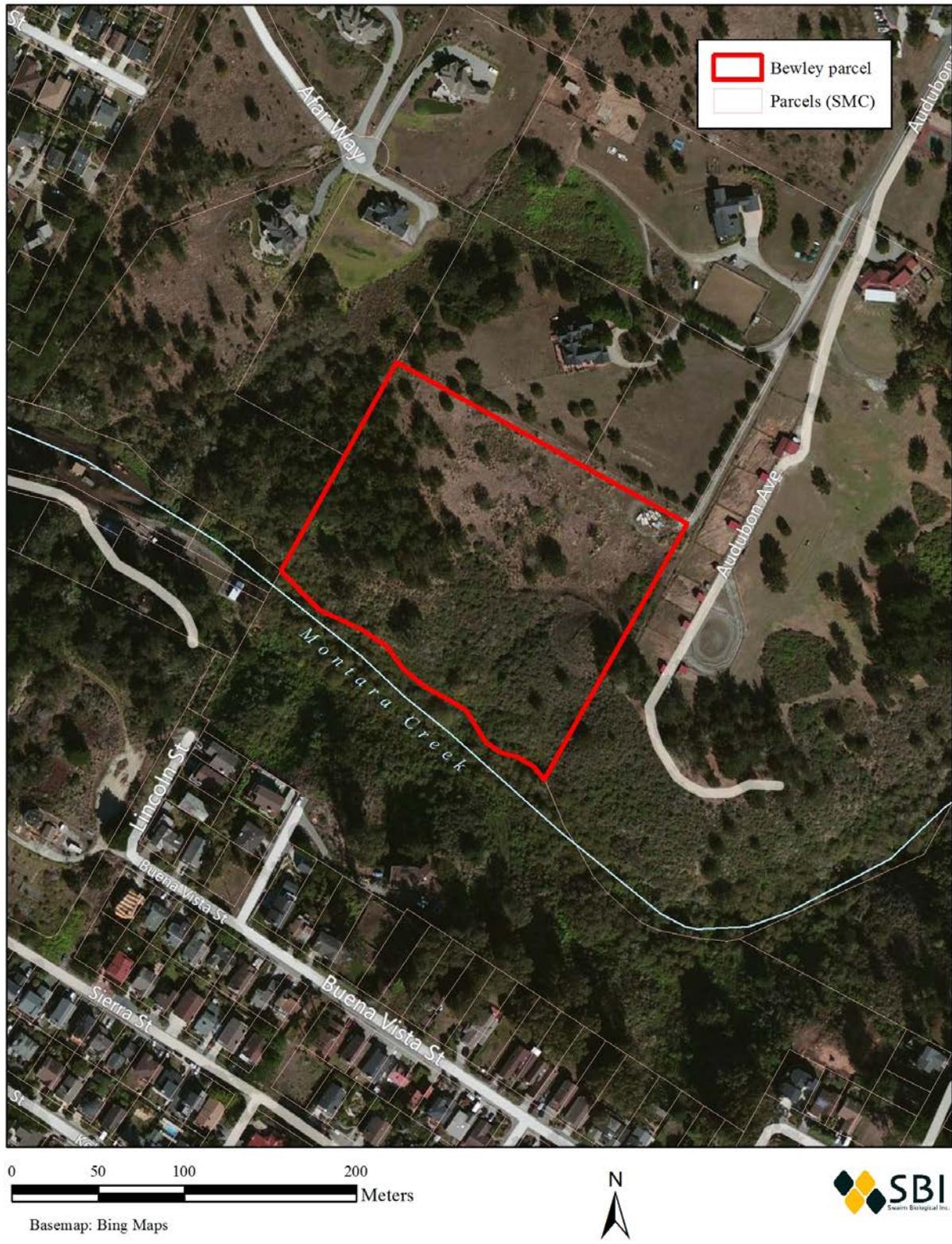
The California red-legged frog is listed as federally threatened (USFWS 1996). Critical habitat was designated for the frog in 2006 (USFWS 2006) and was revised in 2010 (USFWS 2010). The project site is not within designated critical habitat.

### **Distribution and Habitat Associations**

The CRLF is distributed along the coast and Coast Ranges from Mendocino to northern Baja, California and in patches along the Sierra Nevada foothills. California red-legged frogs breed in wetlands, lakes, ponds, and other still or slow-moving sources of water. During summer months CRLF may take refuge in cool, moist areas including rodent burrows and soil crevices. Although many CRF appear to remain close to aquatic habitats year-round one recent study



**Figure 1. Regional location**



**Figure 2. Bewley Parcel Boundary.**

found that nearly half of all females in some areas disperse into other locations during the non-breeding season (Fellers and Kleeman 2007). Dispersal distances from breeding habitat are generally less than 0.5 miles (Fellers 2005), but some individuals have been observed to move more than 2 miles through surrounding uplands (Bulger *et al.* 2003). Dispersal typically occurs along riparian corridors, but a wide variety of habitat types may be traversed by frogs moving to non-breeding habitat areas. Bulger *et al.* (2003) reported CRLF in northern Santa Cruz County dispersing without apparent regard to riparian corridors or topography.

## **2.2 San Francisco Garter Snake**

### **Status**

The SFGS has suffered primarily from habitat loss, as sag ponds and meadows were filled and developed over the past century. Additional threats include collecting by black-market reptile hobbyists, and predation and competition from introduced species. For these reasons, the SFGS was one of the first species to be designated federally endangered in 1967, and state listed as endangered in 1971. California also lists SFGS as a “fully protected” species. There is no designated critical habitat for the SFGS.

### **Distribution and Habitat Associations**

SFGS occupy a limited geographic range that is restricted to San Mateo County and northern Santa Cruz County, California, and enter into a zone of intergradation with the conspecific California red-sided garter snake (*Thamnophis sirtalis infernalis*) just south of Pulgas water temple (adjacent to Lower Crystal Springs Reservoir in southern San Mateo County). This zone of intergradation extends into extreme northern Santa Clara County, with pure forms of California red-sided garter snakes appearing on and south of the Stanford University campus (Barry 1994).

SFGS can be found at permanent and seasonal freshwater wetlands that provide areas of dense vegetation for cover, open space for basking and are proximate to upland areas where snakes may retreat into rodent burrows through winter (Barry 1994, Larsen 1994). The presence of preferred prey items, specifically CRLF (*Rana draytonii*), and Pacific chorus frogs (*Pseudacris regilla*) is a key component of suitable SFGS habitat.

Although SFGS populations are closely associated with permanent and near permanent aquatic habitats, they also range into uplands, make significant use of highly seasonal wetlands found within the mosaic of more permanent aquatic habitats, and move into dry uplands during winter to seek retreats (Barry 1994, McGinnis 1991, Larsen 1994). SBI (2008a) has documented SFGS in drainages with no standing water over 250 meters from a permanent water source. Similar results were obtained in trapping studies near San Andreas Lake (SBI 2008a).

## 3.0 Methods

Prior to the field visits, SBI conducted a review of existing environmental documents with SFGS and CRLF distribution information that pertain to the alignment, and searched the CNDDDB and museum collection data. We also reviewed multiple years of digital aerial photos to locate areas of potential wetland habitat/ponds on the site or in the vicinity that could support breeding amphibians, including the Pacific chorus frog, California red-legged frog, and/or newts (*Taricha* sp.). In addition, SBI has prepared site wide inventory and assessments of SFGS and CRLF via field surveys and habitat assessments for GGNRA and the SFPUC. SBI is very familiar with the distribution of both potential and occupied habitat for the SFGS and CRLF in the region and we were able to draw on information obtained in these previous studies.

Karen Swaim conducted field visits to the site and publically accessible areas in the vicinity on October 8, October 24 and November 14, 2011 and March 5, April 12, and May 21, 2012, and June 14, 2013. On the site a number of pieces of plywood that have been on the ground for many years provided cover objects to inspect for snakes on each visit up to May 21, 2012. At least six separate pieces ranging in size from 2 ft x 2 ft to 4ft x 6ft were lifted each time the site was visited, the boards were lifted and the ground carefully inspected for snakes and other wildlife. The entire site was visually surveyed during visits, including one survey of Montara Creek along the length of the property to determine if suitable CRLF breeding habitat was present.

## 4.0 Results

### 4.1 California Red-legged Frog

No CRLF were observed on the site during any of the site visits and no suitable breeding habitat is present on the site. There are 9 records of CRLF observations within three miles of the project site (Table 1 and Figure 3). The closest record of breeding CRLF is from a pond approximately 0.8 miles northwest of the site and constructed in the last decade on land currently owned by GGNRA (K. Swaim, Personal Observation, March 5, 2012).

A small remnant of a pond is present on an adjacent parcel just west of the northwest corner of the Bewley Parcel, but is not of sufficient size to provide breeding habitat for CRLF. In normal or wet years it may provide breeding habitat for the Pacific chorus frog, which was found in small numbers on the project site under plywood boards on the site.

A wetland/pond is also present approximately 200 feet from the northwest corner of the Bewley parcel (Figure 4). This pond/wetland is visible in 1993 aerial photos, prior to construction of the four houses on Afar Way, in Montara. This pond is on private property and was only viewed from aerials and the public road that accesses area. Based on analysis multiple years of aerial photos, the size, habitat and hydroperiod of the pond is adequate to potentially support a breeding population of CRLF.

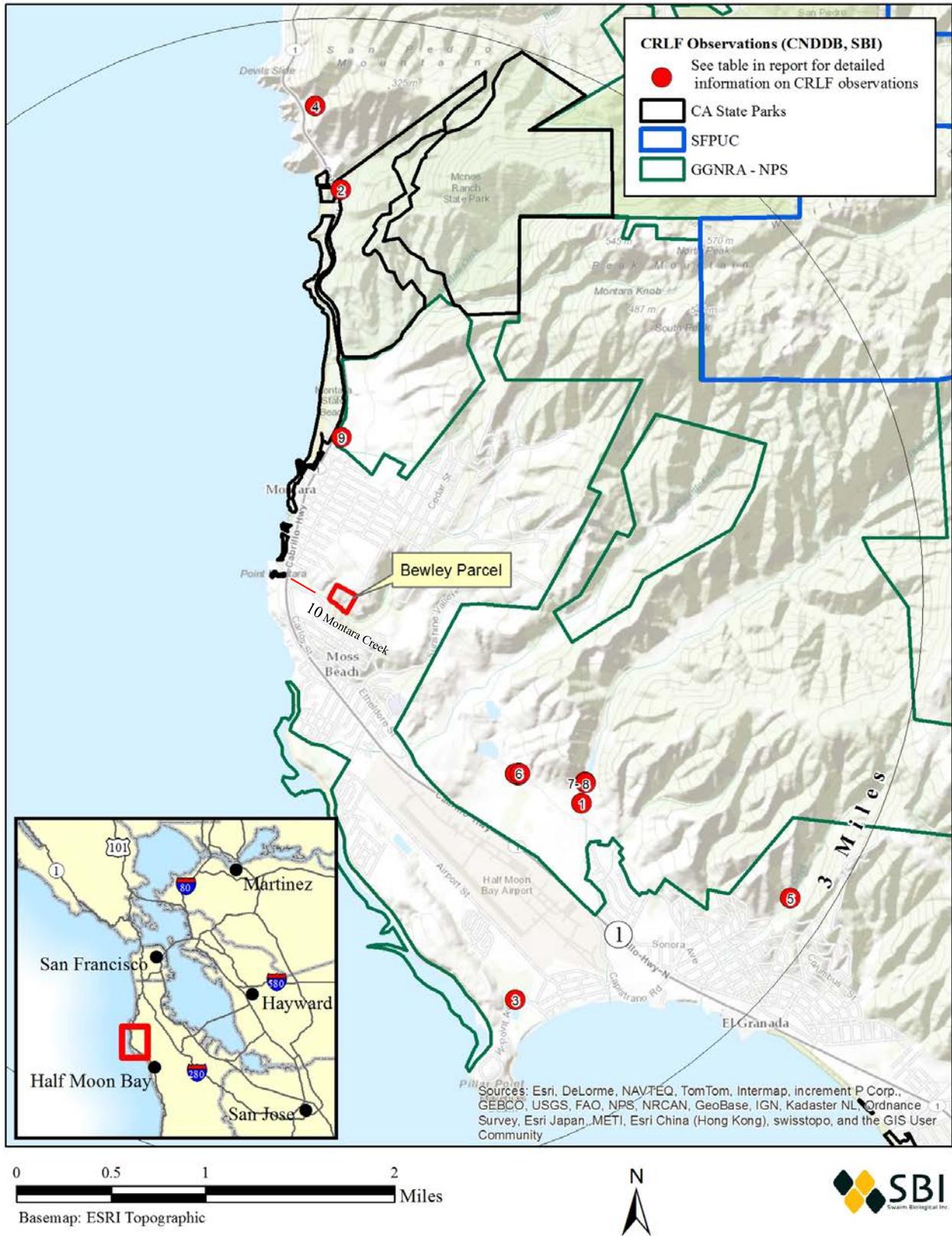
Table 1. CRLF Observations in the vicinity of the Bewley project

| Map # | CNDDDB Occurrence # | Source                       | Date of Obs. | Age Class | Distance from Project Site | Description       |
|-------|---------------------|------------------------------|--------------|-----------|----------------------------|-------------------|
| 1     | 38                  | CNDDDB 2013                  | 12-Jul-06    | A         | 1.60 mi. SE                | Possible breeding |
| 2     | 242                 | CNDDDB 2013                  | 16-Apr-97    | A,L       | 2.09 mi. N                 | Breeding pond     |
| 3     | 301                 | CNDDDB 2013                  | 7-May-99     | A,S       | 2.24 mi. SE                | Possible breeding |
| 4     | 539                 | CNDDDB 2013                  | 12-Aug-02    | A,S       | 2.54 mi. N                 | breeding unlikely |
| 5     | 853                 | CNDDDB 2013                  | 18-Jun-01    | A         | 2.79 mi. SE                | Possible breeding |
| 6     | 976                 | CNDDDB 2013                  | 12-Jun-06    | A         | 1.24 mi. SE                | Breeding pond     |
| 7     | N/A                 | Swaim Bio, 2006              | 18-Jun-06    | A         | 1.56 mi. SE                | Breeding pond     |
| 8     | N/A                 | Swaim Bio, 2006              | 12-Jul-06    | A         | 1.56 mi. SE                | Breeding pond     |
| 9     | N/A                 | Swaim Bio, 2012              | 5-Mar-12     | A         | .78 Mi. N                  | Breeding pond     |
| 10    | N/A                 | Kozak, Chuck-Go Native, Inc. | 2007, 2013   | A         | ?? Montara Creek           | Non-breeding      |

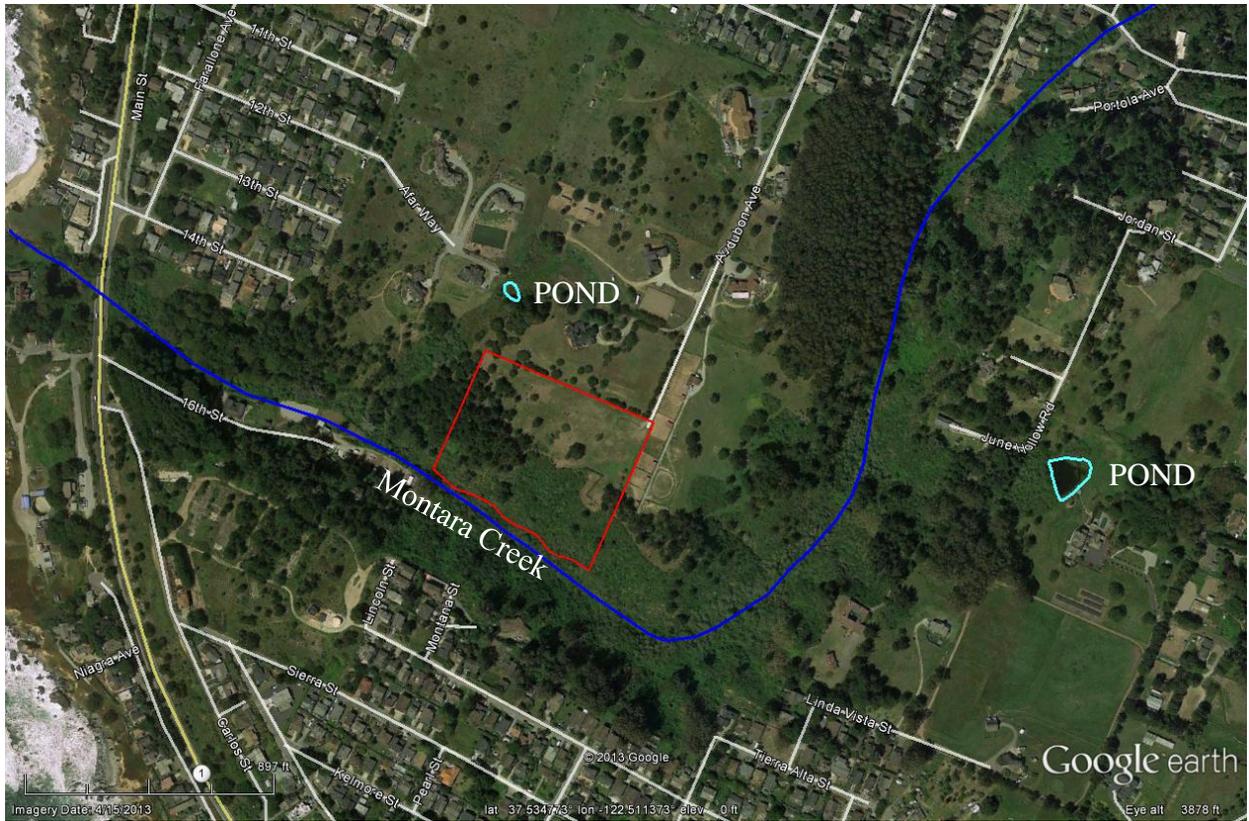
Only observations within 3 miles of property included

A=Adult

S=Sub-Adult L=Larva(e)



**Figure 3. California Red-legged Frog Records.**



**Figure 4. Aquatic Habitat in the Vicinity of the Bewley Parcel.**

A second pond is also present approximately 0.28 miles to the east near June Hollow Road. This pond is permanent based on review of aerial photos and provides potential breeding habitat for CRLF.

## 4.2 San Francisco Garter Snake

No San Francisco garter snakes were observed on the project site or any of the publicly accessible locations visited during the study period. Amphibian and reptile species observed on the property included slender salamander (*Batrachoseps attenuatus*), yellow-eyed salamander (*Ensatina eschscholtzii*), Pacific chorus frog (*Pseudacris regila*) terrestrial garter snake (*Thamnophis elegans*), racer (*Coluber constrictor*), ring-necked snake (*Diadophis punctatus*), and gopher snake (*Pituophis melanolucus*). Most of these were observed under the plywood boards and multiple terrestrial garter snakes were observed abroad on the parcel as well.

There is only a single record of SFGS within 5 miles of the site (Table 2). This record is from the Denniston Reservoir approximately 1.5 miles southwest of the Bewley Parcel. The closest records to the north and west are over five miles and Montara Mountain which lies between those records and the site is thought to be a significant topographical feature that resulted in a break in distribution of the SFGS between approximately San Pedro Point near Pacifica and Tunitas Creek just south of Half Moon Bay (Barry 1994). Only two records of SFGS in Half Moon Bay include the observations at Denniston Reservoir and a single individual at the mouth of Pilarcitos Creek in 1988 are known. The Denniston Reservoir population does not appear stable as past surveys (Barry 1994) and the most recent surveys did not detect SFGS (Swaim Biological, 2006). The last observation there was from 1994 (Barry 1994). CNDDDB Record (#35 in 2004) from the Pilarcitos Creek Trail in Half Moon Bay are in error, as photos obtained for the record are of a terrestrial garter snake (*Thamnophis elegans*), not an SFGS.

Table 2. SFGS Observations in the vicinity of the Bewley project

| CNDDB Occurrence | Source          | Observed by     | Date of Obs. | Distance from Project Site |
|------------------|-----------------|-----------------|--------------|----------------------------|
| 7                | CNDDB 2012      | Barry, 1978     | 1978         | 1.6 Mi. SE                 |
| 31               | CNDDB 2012      | Murphy, 1988    | 1988         | 5.4 Mi. SE                 |
| N/A              | McGinnis, 1989  | McGinnis, 1989  | Apr-89       | 5.4 Mi. N                  |
| N/A              | McGinnis, 1989  | McGinnis, 1989  | Apr-89       | 5.4 Mi. N                  |
| N/A              | Swaim Bio, 2011 | Swaim Bio, 2011 | 5-May-11     | 4.5 Mi. NE                 |

## 5.0 Conclusions

Based on available information, the site provides potential upland habitat for the CRLF. However, the project has maintained sufficient buffer from aquatic habitats (Montara Creek and the pond on the parcel to the northwest) to avoid the potential for any significant impact if Avoidance and Minimization Measures are implemented (See Appendix A).

Based on available information, it is very unlikely the SFGS is present on the site. In my professional opinion, it is very likely the snake on the Bewley property was misidentified by the consultant, as an SFGS. Terrestrial garter snakes are commonly misidentified as SFGS, even when a photo is taken. Terrestrial garter snakes often have enough red on them and even a turquoise colored belly to be mistaken for SFGS. No photo was obtained for positive identification, but it was likely that the snake observed was a terrestrial garter snake. Even with a photo, an observer is often convinced they have seen an SFGS, but upon review it turns out to be a terrestrial garter snake.

Barry (1994) noted a break in distribution that likely included the project area. Additional evidence of the break in distribution comes from the lack of any observations of SFGS during the extensive pre-project surveys and project monitoring for the construction of the Devils Slide Tunnel. During pre-project surveys, including trapping surveys and over four years of biological monitoring, no SFGS were ever observed in the project area.

Although SFGS are very unlikely to be present on the project site, due to the sites location in San Mateo County, it is recommended that the project implement Avoidance and Minimization Measures in Appendix A.

## 6.0 Literature Cited

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## APPENDIX A: Site Photos

## APPENDIX B- Avoidance and Minimization Measures

Appendix E  
Project Site Plans

# Bewley Residence

Audubon  
Montara, CA 94037

Project

**BEWLEY  
RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p

Consultant

Stamp

**NOT FOR  
CONSTRUCTION**

Printing Date

|                    |            |
|--------------------|------------|
| Planning Permit    | 03.18.2010 |
| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
| Coordination       | 07.19.2013 |
| Coordination       | 08.08.2013 |
| Coordination       | 10.07.2013 |
| Coordination       | 11.05.2013 |
| Constraints Map    | 11.07.2013 |
| Constraints Map    | 11.25.2013 |
| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Site Drainage Rev. | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |
| Title 24           | 11.03.2016 |
| Coordination       | 12.05.2016 |
| Planning           | 10.06.2017 |

HM,a+e Job Number  
2005.01

Sheet Title

**COVER**

Sheet Number

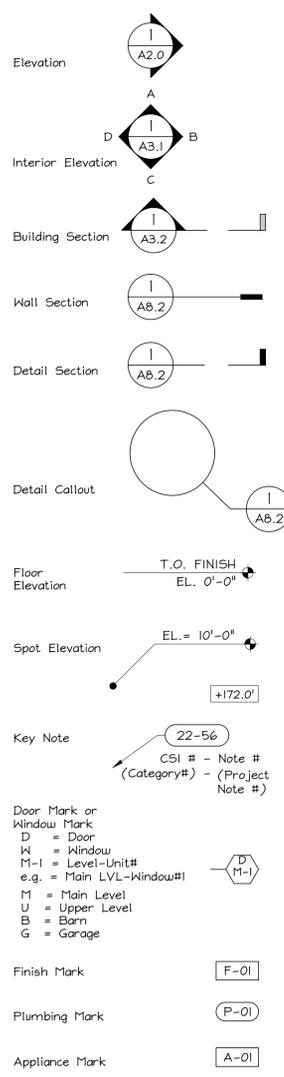
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## ARCHITECTURAL ABBREVIATIONS

|   |        |                          |     |          |                  |                       |                   |                         |                         |      |
|---|--------|--------------------------|-----|----------|------------------|-----------------------|-------------------|-------------------------|-------------------------|------|
| A | AB     | Anchor bolt              | LAV | Lavatory |                  |                       |                   |                         |                         |      |
|   | ABV    | Above                    | LVL | Level    |                  |                       |                   |                         |                         |      |
|   | ADJ    | Adjustable/Adjacent      | M   | MAT      | Material         |                       |                   |                         |                         |      |
|   | ALT    | Alternate                |     | MAX      | Maximum          |                       |                   |                         |                         |      |
|   | ALUM   | Aluminum                 |     | MB       | Machine Bolt     |                       |                   |                         |                         |      |
|   | ARCH   | Architecture             |     | MC       | Medicine Cabinet |                       |                   |                         |                         |      |
| B | BD     | Board                    |     | MECH     | Mechanical       |                       |                   |                         |                         |      |
|   | BDRM   | Bedroom                  |     | MEMB     | Membrane         |                       |                   |                         |                         |      |
|   | BLDG   | Building                 |     | MFR      | Manufacturer     |                       |                   |                         |                         |      |
|   | BLKG   | Blocking                 |     | MIN      | Minimum          |                       |                   |                         |                         |      |
|   | BM     | Beam                     |     | MISC     | Miscellaneous    |                       |                   |                         |                         |      |
|   | BOT    | Bottom                   |     | MTD      | Mounted          |                       |                   |                         |                         |      |
|   | BOV    | Bottom of wall           |     | MTL      | Metal            |                       |                   |                         |                         |      |
|   | BOW    | Bottom of wall           |     | MW       | Microwave        |                       |                   |                         |                         |      |
| C | CAB    | Cabinet                  |     | N        | (N)              | New                   |                   |                         |                         |      |
|   | CAR    | Cold air return          |     | NEC      | Necessary        |                       |                   |                         |                         |      |
|   | CER    | Ceramic                  |     | NIC      | Not in contract  |                       |                   |                         |                         |      |
|   | CFM    | Cubic Feet per Minute    |     | NOT      | Nominal          |                       |                   |                         |                         |      |
|   | C      | Center Line              |     | NTS      | Not to scale     |                       |                   |                         |                         |      |
|   | CLG    | Ceiling                  |     | NTV      | Not true View    |                       |                   |                         |                         |      |
|   | CLR    | Clear                    |     | O        | OA               | Overall               |                   |                         |                         |      |
|   | CMU    | Concrete Masonry Unit    |     |          | OC               | On Center             |                   |                         |                         |      |
|   | CO     | Clean Out                |     |          | OD               | Outside Diameter      |                   |                         |                         |      |
|   | CONC   | Concrete                 |     |          | OPNG             | Opening               |                   |                         |                         |      |
|   | CONSTR | Construction             |     |          | OPF              | Opposite              |                   |                         |                         |      |
|   | CONT   | Continuous               |     | P        | PPL              | Perforated Drain Line |                   |                         |                         |      |
| D | DIA    | Diameter                 |     |          | PERF             | Perforated Drain Line |                   |                         |                         |      |
|   | DBL    | Double                   |     |          | P.L.             | Plate or Property     |                   |                         |                         |      |
|   | DF     | Douglas Fir              |     |          | PLLAM            | Plastic Laminate      |                   |                         |                         |      |
|   | DET    | Detail                   |     |          | PLYND            | Plywood               |                   |                         |                         |      |
|   | DHW    | Domestic Hot Water       |     |          | FR               | Framing               |                   |                         |                         |      |
|   | DINRM  | Dining room              |     |          | PT               | Point                 |                   |                         |                         |      |
|   | DISP   | Disposal                 |     |          | PTN              | Partition             |                   |                         |                         |      |
|   | DN     | Down                     |     |          | PWDRRM           | Powder Room           |                   |                         |                         |      |
|   | DR     | Door                     |     |          | Q                | QT                    | Quarry Tile       |                         |                         |      |
|   | DS     | Downspout                |     |          |                  | R                     | Radius            |                         |                         |      |
|   | DWR    | Dryer                    |     |          |                  | RD                    | Roof Drain        |                         |                         |      |
|   | DW     | Dishwasher               |     |          |                  | RDWD                  | Redwood           |                         |                         |      |
| E | (E)    | Existing                 |     |          |                  | REF                   | Refrigerator      |                         |                         |      |
|   | EA     | Each                     |     |          |                  | REIN                  | Reinforced        |                         |                         |      |
|   | ELEC   | Electrical               |     |          |                  | REQ                   | Required          |                         |                         |      |
|   | ELEV   | Elevation                |     |          |                  | RM                    | Room              |                         |                         |      |
|   | EQ     | Edge of                  |     |          |                  | RO                    | Rough Opening     |                         |                         |      |
|   | EQ     | Equal                    |     |          |                  | RWL                   | Rain Water Leader |                         |                         |      |
|   | ENCL   | Enclosure                |     |          |                  | S                     | SC                | Solid Core              |                         |      |
|   | EP     | Electrical Panel         |     |          |                  |                       | SC                | Square Foot             |                         |      |
|   | EXT    | Exterior                 |     |          |                  |                       | SHT               | Sheet                   |                         |      |
| F | FA     | Fire Alarm               |     |          |                  |                       | SHT               | Sheet                   |                         |      |
|   | FD     | Floor Drain              |     |          |                  |                       | SHW               | Solar Hot Water         |                         |      |
|   | FDN    | Foundation               |     |          |                  |                       | SHT               | Similar                 |                         |      |
|   | FF     | Finish Floor             |     |          |                  |                       | SKYL              | Skylight                |                         |      |
|   | FHNS   | Flat Head Nood Screw     |     |          |                  |                       | SOG               | Slab on Ground/grade    |                         |      |
|   | FIN    | Finish                   |     |          |                  |                       | SQ                | Square Foot             |                         |      |
|   | FLK    | Fluorescent              |     |          |                  |                       | STD               | Standard                |                         |      |
|   | FLUOR  | Fluorescent              |     |          |                  |                       | STOR              | Storage                 |                         |      |
|   | FOC    | Face of Concrete         |     |          |                  |                       | S.S.              | Stainless Steel         |                         |      |
|   | FOP    | Face of Framing          |     |          |                  |                       | See               | See Civil Drawings      |                         |      |
|   | FO CMU | Face of CMU              |     |          |                  |                       | See               | See Landscape Drawings  |                         |      |
|   | FOS    | Face of Stud             |     |          |                  |                       | SMD               | See Mechanical Drawings |                         |      |
|   | FTG    | Footing                  |     |          |                  |                       | SMD               | See Structural Drawings |                         |      |
|   | FURR   | Furring                  |     |          |                  |                       | SMT               | Symmetrical             |                         |      |
| G | GA     | gauge                    |     |          |                  |                       | T                 | Tread                   |                         |      |
|   | GALV   | Galvanized               |     |          |                  |                       | TB                | Towel Bar               |                         |      |
|   | GD     | Garbage Disposal         |     |          |                  |                       | TDL               | Tight Drain Line        |                         |      |
|   | GFI    | Ground Fault             |     |          |                  |                       | TEL               | Telephone               |                         |      |
|   | GL     | Glazing                  |     |          |                  |                       | TG                | Tongue and Groove       |                         |      |
|   | GLB    | Glue Laminated Beam      |     |          |                  |                       | TH                | Thermostat              |                         |      |
|   | GLULAM | Glue Laminated           |     |          |                  |                       | THRD              | Threaded                |                         |      |
|   | GR     | Grade                    |     |          |                  |                       | TOC               | Top of Concrete         |                         |      |
|   | GSP1   | Galvanized sheet metal   |     |          |                  |                       | TON               | Typical                 |                         |      |
|   | GYBDB  | Gypsum Board             |     |          |                  |                       | TYP               | Typical                 |                         |      |
| H | HB     | Hose Bib                 |     |          |                  |                       | U                 | UCN                     | Unless Otherwise Noted  |      |
|   | HC     | Hollow Core              |     |          |                  |                       |                   | VERT                    | Vertical                |      |
|   | HDR    | Header                   |     |          |                  |                       |                   | VGDF                    | Vertical Grain Doug Fir |      |
|   | HDND   | Hardwood                 |     |          |                  |                       |                   | W                       | W/                      | With |
|   | HDWR   | Hardware                 |     |          |                  |                       |                   | WAR                     | Warm Air Register       |      |
|   | HHN    | Heating Hot Water        |     |          |                  |                       |                   | WC                      | Water closet            |      |
|   | HORIZ  | Horizontal               |     |          |                  |                       |                   | WD                      | Wood                    |      |
|   | HT     | Height                   |     |          |                  |                       |                   | WH                      | Water heater            |      |
| I | ICF    | Insulated Concrete Forms |     |          |                  |                       |                   | W/O                     | Without                 |      |
|   | ID     | Inside Dimension         |     |          |                  |                       |                   | WP                      | Waterproof              |      |
|   | INSUL  | Insulation               |     |          |                  |                       |                   | WR                      | Water-Resistant         |      |
|   | INT    | Interior                 |     |          |                  |                       |                   | WRT                     | Welded Wire Mesh        |      |
| J | JST    | Joist                    |     |          |                  |                       |                   |                         |                         |      |
| K | KIT    | Kitchen                  |     |          |                  |                       |                   |                         |                         |      |
| L | LAM    | Laminate                 |     |          |                  |                       |                   |                         |                         |      |

## LEGEND



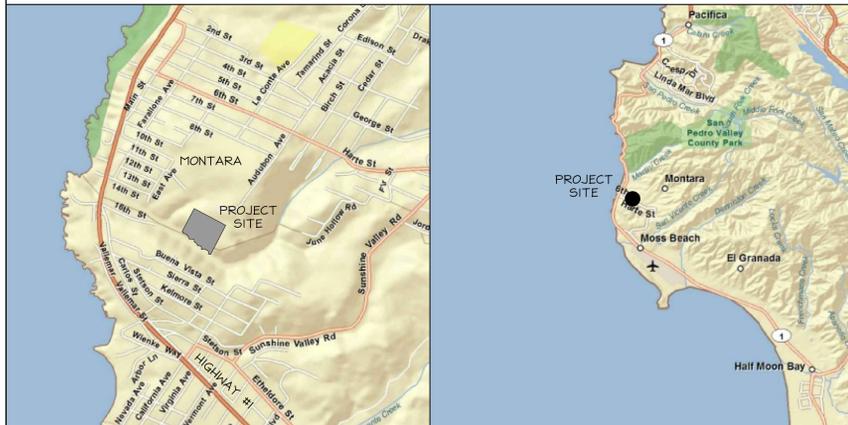
## CODES / AGENCIES

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Electrical Code
- 2016 California Energy Code
- 2016 California Fire Code
- 2016 California Green Building Code
- Fitzgerald Area of Special Biological Significance.
- S.M.C. Water Efficient Landscape Ordinance.
- Municipal Regional Stormwater Permit: C.3 # C.6 (MRP)
- Coastside Fire District Ordinance 2013-03
- State's Model Water Efficient Landscape Ordinance (MWELO)
- Coastal Commission
- State Water Board Special Protection.
- Army Corp. of Engineering
- CA Fish and Wildlife / U.S. Fish and Wildlife.
- San Mateo County Geotechnical
- San Mateo County Public Works
- San Mateo County Environmental Health
- San Mateo County Fire Marshal
- Coastside Fire Protection District
- Sanitary District
- Agricultural Advisory Committee
- C.H.R.I.S.
- Regional Water Quality Board
- Bay Area Air Quality Management
- And other local, State, and Federal regulations.

## BUILDING IMAGE



## VICINITY MAP



## PROJECT DESCRIPTION

The project consists of a new single family residence located in the coastal town of Montara, California.

Development will be roughly limited to the North East quadrant of the property by the existing tree line and the existing horse stables on the adjacent property. There will be an access drive from Audubon Avenue and around an inner meadow area. The drive passes an studio/barn structure.

The site design includes water storage features and stormwater management which encourages ground water absorption. A large portion of the site will be untouched.

The house will be a durable structure constructed of concrete/masonry with an insulated cavity and outer masonry veneer. The walls utilize insulated thermal mass to retain solar heat gain. The building shape and glazing enable interior spaces to have natural light from at least two sides.

Where possible, the building systems are accessible for repair and maintenance.

Salvaged materials will be used where possible.

The structural detailing considers the proximity to the San Gregorio fault.

## DESIGN TEAM

|  |   |   |   |  |
|--|---|---|---|--|
| <b>Architect:</b><br>Henri Mannik, a+e<br>5429 Telegraph Ave.<br>Oakland, CA 94609<br>T. 510.652.1511<br>Contact:<br>Henri Mannik, Architect<br>h.mannik@hm-a-e.com                      | <b>Structural Engineer:</b><br>HM,a+e<br>5429 Telegraph Ave.<br>Oakland, CA 94609<br>T. 510.652.1402<br>Contact:<br>Henri Mannik, P.E.<br>h.mannik@hm-a-e.com | <b>Civil Engineer:</b><br>Sherwood<br>One Union St., 2nd Floor<br>San Francisco, CA 94111<br>T. 415.677.7300<br>Contact:<br>Ken Coverdale<br>Bruce Atkinson<br>info@blueskydesignsinc.com | <b>Landscape Architect:</b><br>Blue Sky Design<br>440 Purisimo Way<br>Half Moon Bay, CA 94109<br>T. 650.726.5990<br>Contact:<br>Michelle Austin | <b>Title-24 Consultant:</b><br>Gabel Associates<br>20825 Nunes Ave.<br>Castro Valley, CA 94546<br>T. 510.428.0803<br>Contact:<br>Michelle Austin |
| <b>Biologist:</b><br>W.R.A.<br>Environmental<br>Consulting<br>2169-G East Francisco Blvd.<br>San Rafael, CA<br>T. 415.454.8868<br>Contact:<br>Geoff Smick, Principal<br>smick@ura-ca.com | <b>Surveyor:</b><br>Turnrose Land Surveying<br>125 East Main St.<br>Ripon, CA 95346<br>T. 209.599.5100<br>Contact:<br>Mike Turnrose<br>mikels7454@verizon.net | <b>Geotech:</b><br>Earth Investigations<br>Consultants<br>P.O. Box 795<br>Pacific, CA 94044<br>T. 650.557.0262<br>Contact:<br>Joel Baldwin<br>earthinvestigations4@comcast.net            | <b>Contractor:</b><br>Sierra West Builders<br>440 Capitano<br>Half Moon Bay, CA 94109<br>T. 650.728.0960<br>Contact:<br>Mark Stegmaier          |  |

## PROJECT DATA

SEE A1.2 FOR ZONING DATA

|   |   |
|---|---|
| Project Name                            | Bewley Residence  |
| Project Address                         | 1455 Audubon Ave. (South end)<br>Montara, CA 94037  |
| Project Owner                           | Sir-je Bewley<br>P.O. Box 370453<br>Montara, CA 94037   |
| A.P.N.                                  | 036-310-180   |
| San Mateo County Planning Dept Permit # | P.L.N. 2010-00079   |
| Zone                                    | P.A.D.-C.D.;<br>Planned Agricultural District   |
| Type of Construction                    | Concrete Masonry or Cast Concrete,<br>Light Framed Wood   |
| Occupancy Type                          | R-3   |
| Number of Stories                       | 2 Stories with a Crawlspace   |
| Fire Sprinklers                         | Yes (County Requirement)  |
| Fire Marshal                            | Half Moon Bay Fire<br>Protection District   |
| Green Building Rating                   | "Build It Green" New Home<br>GreenPoints Checklist, 2006 Edition  |
| San Mateo County Rating Standard        | ...points (Pending)<br>(Based on S.M.C. Green Building Ordinance #0411 amendment<br>adding Chapter 14 to the County Ordinance Code. |

X = INCLUDED IN SET + = REVISED AND INCLUDED IN SET

050-A1-1.dwg Plot Date: 10.8.2017

**NOTES**

**GOVERNING CODES:**  
 1. These notes apply to all drawings and govern unless otherwise noted or specified.  
 2. All work shall conform to the 2013 California Building Code, as modified by the local jurisdiction.  
 3. Nothing in the Drawings or in these Specifications is to be construed as requiring or permitting work that is contrary to these rules, regulations and codes.  
 4. All work and materials shall be in full accord with the latest rules and regulations of the Safety Orders of the Division of Industrial Safety, California Labor Code and all applicable federal, state and/or local health regulations.  
 5. Any reference to standards shall comply with requirements of latest revision.  
 6. Construction shall comply with all State of California Title-24 energy code requirements and mandatory measures per Compliance certification herein.

**DRAINING USE:**  
 7. These architectural drawings are copyrighted instruments of service of Henri Mannik, Architecture and Engineering (HM,a+e), for the sole use for this project. If the contract has been terminated with HM,a+e, these Construction Documents in whole or part may not be used for any construction. Use of these drawings are not transferable without a new contract. Reproductions of these drawings in part or whole are not permitted without the permission of HM,a+e.  
 8. The Construction Documents include these Drawings and Notes, Specifications and all revisions, additions and addenda's.  
 9. Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions. Drawings do not illustrate every detail but show only special requirements to assist contractor.  
 10. Do not scale drawings.  
 11. Specifications take precedence over drawings.  
 12. Any existing building or site data is based on observation and/or existing information only. Destructive testing, removal of existing finishes, equipment disassembly, and material testing was not performed for the as-built condition, data, and code analysis.  
 13. The Contractor and Special Inspector shall contact the Architect regarding any questions of interpretation of these specifications and drawings.  
 14. The Contractor shall thoroughly examine the drawings and specifications, and existing site conditions. By entering into the work, the Contractor states that the documents are sufficient to provide a complete installation of pertinent portions of the work. Report any questions or requests for clarification to HM,a+e immediately. If, in the opinion of any contractor, any construction details shown or otherwise specified are in conflict with accepted industry standards for quality construction or might interfere with his full guarantee of the work, he/she is to notify HM,a+e immediately for clarification. No omission or lack of detailed requirements in the drawings or specifications is to be construed as allowing any materials or workmanship below industry standards.  
 15. Confirm with HM,a+e that these contract documents are the most recent issue before layout and construction.  
 16. Verify all existing conditions and proposed dimensions at the job site. Compare architectural drawings with structural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved.  
 17. The Architect and the Architect's consultants have no responsibility for any modification, revisions, or substitutions of the work shown in the Construction Documents unless approved in writing by the Architect.  
 18. HM,a+e CAD files may only be used as backgrounds for shop drawings after HM,a+e receives a signed waiver from each party using the files, addressing the limitations and proper use of these CAD files.

**GEOTECHNICAL REPORT**  
 19. For geotechnical information, see the Geotechnical Investigation Report prepared by Earth Investigations Consultants (650-557-0262) and dated October 30, 2009.  
 20. Follow the recommendations of the report including but not limited to: site preparation, grading, compaction, trenches, foundations, slabs, driveways, drainage, and maintenance.

**BIOLOGICAL MITIGATION MEASURES, PRECONSTRUCTION BIOLOGICAL SURVEY, & AREA OF DISTURBANCE**  
 21. All work shall comply with local, City, County, State, and Federal environmental and biological regulations. The specific regulations listed are for coordination. Other regulations may apply.  
 22. See the Biological Report by W.R.A. Environmental Consultants of San Rafael dated ..... biological information relevant to the project and for information, protection, and procedures on sensitive environmental habitats and conditions.  
 23. See Site Plans and W.R.A.'s Biological Report for identified Environmentally Sensitive Habitat Areas (E.S.H.A.) protected by the CA Coastal Commission's and San Mateo County's Local Coastal Program (L.C.P.).  
 24. See Site Plans for the protected riparian corridor defined by San Mateo County regulations.  
 25. See Site Plans and W.R.A.'s Biological Report for required protection of the James V. Fitzgerald Area of Special Biological Significance (ASBS). Water Board Resolution No. 2012-0012 and San Mateo County's Fitzgerald ASBS Pollution Reduction Program.  
 26. The drawings and reports contain required measures and procedures to protect sensitive environmental areas. Install and maintain measures during construction.  
 27. Prior to the commencement of grading, excavation, vegetation removal, installation of utilities, and the construction of site improvements and structures, a biological survey is required to identify any flora, fauna, or raptor nesting listed in the Biological Report by W.R.A. Environmental Consultants. The contractor shall allow time for the Biological Survey and any potential mitigation measures identified in the report.  
 28. See sheet A1.3 for area to be surveyed for flora, fauna, and raptor nesting. No work, site modifications or disturbances shall occur outside of the Indicated Area of Disturbance. During construction, field stakes shall identify the Area of Disturbance. Replace damaged or missing stakes.  
 29. No work or site modifications temporary or permanent are permitted within the Riparian Setback existing on the site plans.  
 30. Any repair or maintenance of the existing well to ensure domestic capacity and quality shall be approved by the California Conservation Corp (C.C.C.).

**REQUIREMENTS FOR ARCHITECTURAL COPPER**  
 31. Copper from buildings may harm aquatic life. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions typically contain acids. After treatment when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. County prohibits discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.  
 32. The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.  
 33. During installation use the following BMPs. If possible, purchase copper materials that do not have a pre-patina or have been pre-patinated at the factory with acid removed.  
 34. If patination is done on-site, implement one or more of the following BMPs:  
 34.1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm

drain. Block off storm drain inlet if needed.  
 34.2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.  
 34.3. Collect the rinse water in a tank and haul off-site for proper disposal.  
 35. Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff.  
 36. During maintenance of architectural copper implement the following BMPs during routine maintenance activities, such as cleaning, treating, or washing of copper architectural features. Violators of the municipal storm water ordinance may be subject to a fine.  
 37. Block storm drain inlets as needed to prevent runoff from entering storm drains.  
 38. Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.  
 39. Contractor and owner are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features. Violators of the municipal storm water ordinance may be subject to a fine.  
 40. See San Mateo Countywide Water Pollution Prevention Program for additional requirements or updates to standards. See County information on the James V. Fitzgerald Area of Special Biological Significance. The project is located within the protected watershed.  
 41. See biological report for additional measures. Stricter measures on the biological report govern.

**EROSION CONTROL**  
 42. See Civil drawings for storm water runoff control and construction erosion control.  
 43. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, and petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharge to storm drains and watercourses.  
 44. Store, handle, and dispose of construction materials/wastes properly to prevent contact with storm water.  
 45. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.  
 46. See sheet A1.3 for add'l info.

**SITE GRADING**  
 47. See Civil drawings for information on grading.

**SITE DRAINAGE**  
 48. See Civil drawings for information on site drainage.  
 49. See BUILDING DRAINAGE on A1.2 for additional information.

**LANDSCAPE**  
 50. See Landscape drawings for planting and site improvements.  
 51. Follow State's Model Water Efficient Landscape Ordinance (MWELO).

**TREE REMOVAL**  
 26. See Site plans for trees to be removed. Do not remove trees unless specifically noted on drawings and permitted by the local jurisdiction.  
 28. Trees with a trunk circumference of 55 inches measured 4'-6" above the average surface of the ground have a special county status.

**WELL**  
 30. Repair and upgrade the existing well for domestic capacity and quality. 300" deep with conc lining @ surface.  
 31. See S.M.C Environmental Health Division's "Certification for an Individual Water System" dated Dec 18, 2015.  
 32. Well Testing by HR Henry Plumbing, 650-728-1131.

**RADON**  
 50. Project is in a US EPA Zone 2. Vent crawlspaces and foundation gravel beds to vent and remove Radon from the ground.

**DIMENSIONS**  
 51. Unless specifically noted on the drawings, all wall dimensions are to face of framing or face of structure, unless otherwise shown on masonry walls. See drawings for walls, columns, and other items dimensioned to center lines. Window dimensions are to centerline of window or door unless otherwise noted. Vertical dimensions are to finish floor unless noted otherwise.  
 52. Contractor shall verify and be responsible for all job site measurements and levels pertinent to their work. If they differ from Contract Drawings or reviewed Submittals, discrepancies shall be brought to HM,a+e's attention immediately.  
 53. It is the subcontractor's responsibility to establish sub floor elevations.

**FINISHES:**  
 54. HM,a+e shall observe and advise on work in order to produce harmony of matching finishes, textures, colors, etc. throughout various components of the project.  
 55. All interior wall and ceiling finishes shall comply with CBC Chapter 8.  
 56. Stucco shall be three coat - 7/8" min. thick exterior stucco application per CBC, unless otherwise noted on drawings. See masonry details for additional info.  
 57. Doors and panels of shower shall be finished with stone and adjacent wall openings within 60 inches above a standing surface and drain inlet shall be fully tempered, laminated safety glass or approved plastic and shall comply with CBC.  
 58. Shower area walls shall be finished water resistant board to a height of not less than 70" above drain outlet. See drawings for elevations.

**MATERIALS AND PRODUCTS**  
 59. Unless otherwise shown or noted, follow Manufacturer's recommendations for all products used on this project.  
 60. All materials and equipment are to be installed in strict accordance with the latest edition of manufacturer's written installation instructions and specifications. Generic materials not specified by manufacturer are to be installed in accordance with recommendations of applicable trade associations (For example, Concrete Steel Institute, Gypsum Association, etc.)  
 61. Substitutions may only be considered if submitted in writing. The burden of proof of the proposed substitution is on the contractor.  
 62. Shop drawings, design/build items and product literature shall be submitted and reviewed by the General Contractor and Architect, before fabrication. All submittals shall have a clear 3.5" x 7" space reserved for shop drawing stamps by the General Contractor, Architect, and Engineer. If the submitted sheets do not have sufficient room, a cover sheet with a table of contents and sufficient space for stamps may be submitted. Each shop drawing submittal to HM,a+e shall consist of one reproducible copy on bond, to be marked and returned by the Architect and one copy for each specific reviewer to keep including the architect and each applicable consultant. Additional copies for submission will be returned unmarked. Submit shop drawings well in advance of fabrication; allow at least three weeks for the Architect to review, and additional time for reviews by the consultants and forwarding between the Architect and General Contractor. Allow time for revisions and re-submittal, if required. Shop drawings and submittals shall be dated, and each update shall be identified with a revision number. All items on the shop drawings that vary from the Drawings, alter details, purchase copper materials that do not have a pre-patina or have been pre-patinated at the factory with acid removed.  
 34.1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm

fabrication/installation costs or credits due to such re-detailing may be submitted. The following items shall be submitted:  
 63. See sheet A1.7 for additional info.  
 64. The building shall be fully protected with a modified NFPA 13D residential fire sprinkler system as required by the code.  
 65. Discharge sprinkler test water to sanitary sewer or to storm drain to daylight and to well-drained, gently sloped areas, covering existing roof, re-patination or re-application of impervious coating.  
 66. Provide draft stops and fire blocking as required by CBC.

**FIRE PROTECTION:**  
 67. Unless otherwise noted, provide perimeter drains, perforated drain pipe, drain rock, and drainage blanket around entire building foundation and at building and site retaining walls. Extend drains to daylight with a slope of 1/16"-1/8" per foot, unless otherwise noted on the drawings. Drain to daylight and to well-drained, gently sloped areas, or drywells as required. Follow the recommendations and construction documents of the Geo-technical Engineer, Civil Engineer, or requirements of local jurisdiction.  
 68. The Contractor shall provide all temporary erosion controls during the work. See Civil drawings

**BUILDING AND STRUCTURE DRAINAGE:**  
 67. Unless otherwise noted, provide perimeter drains, perforated drain pipe, drain rock, and drainage blanket around entire building foundation and at building and site retaining walls. Extend drains to daylight with a slope of 1/16"-1/8" per foot, unless otherwise noted on the drawings. Drain to daylight and to well-drained, gently sloped areas, or drywells as required. Follow the recommendations and construction documents of the Geo-technical Engineer, Civil Engineer, or requirements of local jurisdiction.  
 68. The Contractor shall provide all temporary erosion controls during the work. See Civil drawings

**INSPECTIONS**  
 1. Provide tests and inspections for all items as required by the 2013 California Building Code and all applicable local ordinances.  
 2. The Owner shall retain an independent testing lab to perform all required testing and inspection.  
 3. The Contractor is responsible for coordinating with the testing lab to schedule all required tests and inspections.  
 4. The following items shall be inspected:  
 4.1. **HYDRANT PRESSURE TEST & FLUSH.** The installing contractor shall pressure test and flush the underground fire hydrant supply pipe as required. The flush and pressure test require verification by County Fire Marshal.  
 4.2. **FIRE SPRINKLER PRESSURE TEST AND FLUSH.** Prior to connecting the underground fire sprinkler supply pipe to the fire sprinkler riser, the pipe shall be pressure tested and flushed by the installing contractor, as required. If the underground piping is not to be connected to the riser immediately, the pipe shall be capped to prevent contamination.  
 5. See consultant drawings for observations not listed.  
 6. Architect does not provide inspection services.

**MOCK-UPS**  
 72. The Contractor shall provide mock-ups where noted in the Construction Documents.  
 73. The mock-ups shall consist of actual materials, colors, techniques, methods and assemblies used in the project. The level of skill in the mock-up shall match the level of skill used in actual construction.  
 74. The mock-up shall be an example of all similar work in the project. Do not proceed with any work represented by the mockup until the mock-up has been approved by the Architect.  
 75. At the start of the work, the contractor shall provide to the architect a schedule for mock-up submittals.  
 76. Submit actual mock-ups well in advance of fabrication; allow at least one week for initial architectural review after notification that the mock-up is complete and accessible. Provide additional time for revisions and re-submittals, if required.  
 77. Re-detailing due to review of the mockup shall be expected. This re-detailing up to 10% of total effort of the work represented by the mockup shall be included at no cost to the Owner. Added fabrication/installation costs or credits due to such re-detailing may be submitted.  
 78. Unless a specific mock-up size is noted, provide adequate size and scale to judge the nature of materials, material patterns, variations in material, relationships of parts, and the mock-up in context. The contractor shall submit the proper mock-up size for approval by the Architect before fabrication of the mock-up.  
 79. Mock-ups shall remain accessible and protected during construction until the completion of all work which is represented by the mock-up. Provide on site a designated and identified location for mock-up storage. Do not destroy or alter mock-ups without the approval of the architect unless otherwise directed. At the completion of the work, if requested, provide the mock-up to the Architect.  
 80. The following items shall be mocked up:  
 Item Description  
 1. Garden Walls Dry stack sample of stone  
 2. Paving Material Sample of any movable paving  
 3. Tree Location Review trees while in pots  
 4. Masonry Finish  
 5. Stucco Finish  
 6. Floor Finish  
 7. Trim Stair/Paint

**JOB SITE:**  
 81. At all times, the Contractor shall be solely and completely responsible for the conditions of the job site. The responsibility includes the safety of people, property, and all necessary independent reviews of these conditions. The Architect's and the Architect's Consultant's job site visits are not intended to include review of the adequacy of the Contractor's safety measures. The Contractor shall take all precautions necessary to protect workers, and public from injury; protect from damage all existing utility lines, structures, and property, on and adjacent to the project site; and keep the job site and adjoining premises free from accumulations of waste and dangerous materials resulting from the work. The Contractor shall not bury or burn rubbish on Owner's premises. Shoring and bracing of the soil, the existing structure, and the new structures shall be the responsibility of the contractor and the contractor's consulting structural engineer.  
 82. The Architect is not responsible for means and methods.  
 83. Contractors shall supervise and direct the pertinent work, inspect all work in progress and materials as they arrive for compliance with the Contract Documents, and reject defective work or materials immediately upon performance or delivery; The contractor shall deliver, store, and handle all materials and products in a manner which will prevent their damage and deterioration, and the contractor shall make all repairs or replacements necessary at no additional cost to the Owner in the event of damage.  
 84. Prior to commencement of any portion of work, the Contractor shall carefully inspect and verify that work is complete to the point where new work may properly commence and all areas of discrepancy have been fully resolved. In event of failure to do so, the subcontractor shall be responsible for correction of any errors at no expense to the Owner.  
 85. It is the Contractor's responsibility to maintain a complete and organized set of construction documents pertinent to their work at the project site at all times when work is in progress. At the end of the project, provide to the client an As-Built set of drawings showing the actual built project including any revisions, alterations, modifications, and substitutions.  
 86. Contractor shall survey the existing building to locate all existing floor elevations, face of framing, column centerlines, and interior and exterior face of wall, in order to locate new alignments, centerlines, face of framing, face of finishes, and clearances.  
 87. Remove all abandoned plumbing, electrical, and mechanical items and equipment.  
 88. The contractor shall protect any occupied areas against dust and fumes during construction. The site shall be left broom clean and tidy at the end of each day.  
 89. The contractor shall remove and dispose of any hazardous materials generated during the work. Follow standards, codes, and regulations on the safe handling, removal, and disposal of these hazardous materials.

**SUSTAINABLE MEASURES:**  
 90. Contractor shall minimize construction waste. Salvage and recycle all construction and demolition materials.  
 91. Use Material with recycled content.  
 92. Use Green Point or LEED for Homes. Follow measures and requirements specified in the Construction Documents to meet the requirements.  
 93. Use FSC Certified wood for framing where noted.  
 94. Provide cement replacement with slag or fly ash where noted.  
 95. Use low VOC interior paints and interior finishes.  
 96. Use materials with a 000 mile radius.  
 97. Provide \_\_\_ air changes per hour. See mech drawings.

**ARCHITECTURAL SUBMITTALS**

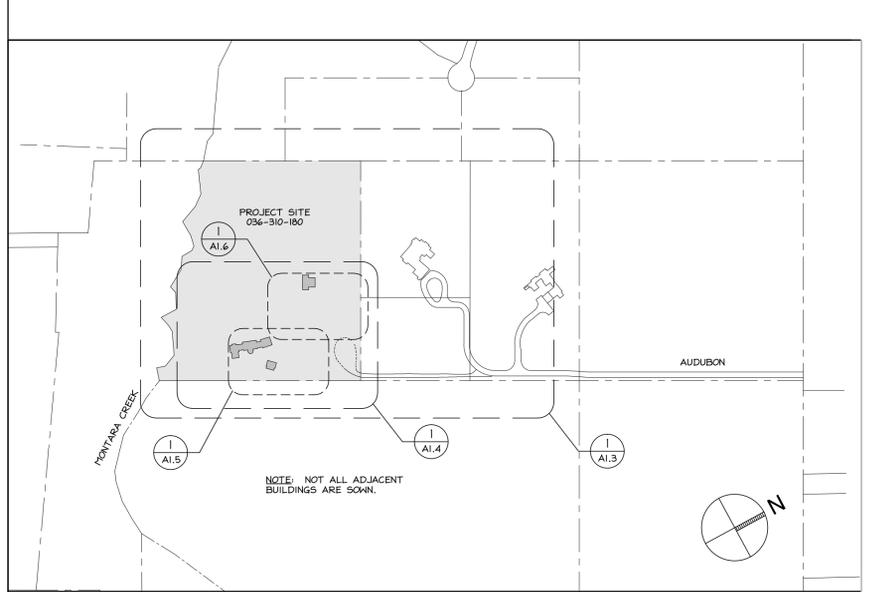
**WATER SYSTEM PLAN SUBMITTAL** Remains breathable. A plan showing all components of the fire protection water system (ENDB) submitted to the Building Inspection Section of San Mateo County or City of Half Moon Bay for review and approval by the Coastside Fire Protection District and shall include the following:  
 1. Size, location and type of all water supply tanks showing vent and outlet locations and sizes.  
 2. A complete description and diagram showing the water piping layout. Include water source (e.g., supply lines, wells, springs, community water system tap.)  
 3. Size, type, location and depth of cover for all piping including domestic/fire sprinkler supply and hydrant supply.  
 4. Size, type and location of all control valves, fittings, required pumps (with specifications), electrical service, and all structures.  
 5. Size, type, location and capability of fire hydrants.  
 6. Elevation of water tank, hydrant and sprinklered buildings.  
 7. REFERENCE: NFPA 1142, CFC Section 508, 4 Appendix B, BS, CA Code of Regulations, Title 14 Section 1275.00-1275.20, CFPD Ordinance 2004-01, Coastside Fire Protection District document "FFE-005, 01/10/09 Rev."

**INSPECTIONS**  
 1. Provide tests and inspections for all items as required by the 2013 California Building Code and all applicable local ordinances.  
 2. The Owner shall retain an independent testing lab to perform all required testing and inspection.  
 3. The Contractor is responsible for coordinating with the testing lab to schedule all required tests and inspections.  
 4. The following items shall be inspected:  
 4.1. **HYDRANT PRESSURE TEST & FLUSH.** The installing contractor shall pressure test and flush the underground fire hydrant supply pipe as required. The flush and pressure test require verification by County Fire Marshal.  
 4.2. **FIRE SPRINKLER PRESSURE TEST AND FLUSH.** Prior to connecting the underground fire sprinkler supply pipe to the fire sprinkler riser, the pipe shall be pressure tested and flushed by the installing contractor, as required. If the underground piping is not to be connected to the riser immediately, the pipe shall be capped to prevent contamination.  
 5. See consultant drawings for observations not listed.  
 6. Architect does not provide inspection services.

**ARCHITECTURAL OBSERVATIONS**  
 1. The following completed items will be observed by the Architect on site. For all layouts, allow time and labor for reasonable modifications at no expense to owner. Observation is for review of intent and not a detailed inspection or observation of all items. The following is not a list of separate site visits. Multiple items will be observed per visit, and the contractor shall allow time in the construction schedule for the Architect to see multiple items per trip when reasonably possible. The Contractor shall notify the Architect at least five working days prior to concealing any architectural items. The Architect will then determine if a site visit is appropriate. Notification shall include the following items:  
 1. Items marked for removal  
 2. Items marked for demolition  
 3. Items marked for reuse  
 4. Demolition  
 5. Site layout  
 6. Grading  
 7. Roadwork  
 8. Site utility location and layout  
 9. Septic layout and installation  
 10. Site drainage  
 11. Site underground drainage cleanouts  
 12. Site equipment and electrical  
 13. Site fire protection systems  
 14. Site walls, fences, and structures  
 15. Site finishes  
 16. Foundation layout  
 17. Foundation waterproofing  
 18. Foundation drainage and any concealed drainage  
 19. Foundation insulation  
 20. Concrete formwork  
 21. Wall layout  
 22. Partitions  
 23. Furring  
 24. Blocking and supports within walls  
 25. Wall, floor, ceiling, and roof penetrations  
 26. Chases, soffits, and raceways  
 27. Stair layout  
 28. All Guardrail and handrail layout  
 29. Doors  
 30. Windows and skylights  
 31. Weather barriers  
 32. Building eave Board  
 33. Rain screens  
 34. Flashing and seals  
 35. Deck waterproofing  
 36. Roofing  
 37. Siding and stucco  
 38. Veneers  
 39. Rainwater leader location  
 40. Gutters  
 41. Insulation  
 42. Plumbing sound attenuation  
 43. Cabinet layout  
 44. Equipment layout  
 45. Electric outlet, switch, and lighting layout  
 46. Lighting units prior to installation  
 47. Smoke and CO2 Alarms  
 48. Sprinklers  
 49. Plumbing fixture locations  
 50. Plumbing clean-outs  
 51. Grab bars  
 52. HVAC and ducts/piping  
 53. Gypsum Wall Board and GNB Finish  
 54. Fire Rated Wall Board  
 55. 1-Hour Fire Assemblies  
 56. Fire blocking and barriers  
 57. Substrate installation  
 58. Finishes  
 59. Paneling  
 60. Tiling  
 61. Flooring pattern and joint layout  
 62. Flooring  
 63. Trim  
 64. Painting  
 65. Stains and sealers  
 66. Furnishings  
 67. Final Cleaning

2. See consultant drawings for observations not listed.

**PROJECT KEY**



**ZONING DATA**

**GENERAL NOTES ON ZONING DATA**  
 1. SEE A1.3 FOR ADD'L INFO

| HOUSE FLOOR AREA                 | UPPER LEVEL | 1,580 S.F. |
|----------------------------------|-------------|------------|
| MAIN LEVEL                       |             | 2,920 S.F. |
| TOTAL OF HABITABLE AREA          |             | 4,500 S.F. |
| HOUSE FOOTPRINT                  |             | 2,920 S.F. |
| BARN FLOOR AREA                  |             |            |
| STUDIO/BARN FLOOR AREA/FOOTPRINT |             | 1,146 S.F. |
| GARAGE FLOOR AREA                |             | 554 S.F.   |
| TOTAL FLOOR AREA                 |             | 6,200 S.F. |

| PLANNING ITEM  | REQUIRED         | PROPOSED                    |
|--|------------------|-----------------------------|
| SEE A1.3 FOR ADD'L INFO  |                  |                             |
| LOT SIZE   |                  | 357,148 S.F.<br>8.199 ACRES |
| LOT WIDTH  |                  | 910 Ft.                     |
| FRONT YARD   | 50 Ft.           | 254 Ft.                     |
| REAR YARD  | Varies. Riparian | 200 Ft.                     |
| RIGHT SIDE (WEST)  | 20 Ft.           | 566 Ft.                     |
| LEFT SIDE (EAST)   | 20 Ft.           | 62 Ft.                      |
| COMBINED SIDE YARD   | 40 Ft.           | 628 Ft.                     |
| BUILDING HEIGHT (SEE A3.7 FOR DETAILED INFO) (HEIGHT DETERMINED PER SAN MATEO COUNTY DOCUMENT, "Maximum Building Heights in Unincorporated San Mateo County", Dated 12/5/01) | 28 Ft.           | 28'-0"                      |
| COVERED PARKING SPACES   |                  | 3                           |
| IMPervIOUS SURFACES: HOUSE, STUDIO, GARAGE   |                  | 3,788 S.F.                  |
| HOUSE ROOF AREA  |                  | 1,553 S.F.                  |
| GARAGE ROOF AREA   |                  | 772 S.F.                    |
| HOUSE SIDEWALKS, PATIOS, PATH  |                  | 1,387 S.F.                  |
| BARN SIDEWALKS, PATIOS, PATH   |                  | 10,855 S.F.                 |
| DRIVEWAY   |                  |                             |
| TOTAL  |                  | 19,033 S.F.                 |
| IMPervIOUS PAVED AREA AS % OF LOT  |                  | 5.33 %                      |
| GRADING. SEE C3.0 (CU.YD.)   |                  |                             |

| CUT      | FILL      | TOTAL          |
|----------|-----------|----------------|
| -2250 +  | +416      | = -2,666 CUT   |
| (+2000)  | (+590)    | = (+2,590 FILL |
| -250 +   | (+1174)   | = (-776 CUT    |
| SITE CUT | BLDG FILL | TOTAL (CU.YD.) |

Project

**BEWLEY RESIDENCE**

Audubon Ave.  
 Montara, CA 94037  
 A.P.N. 036-310-180

Architect

**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510 652 1511 p

Consultant

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Printing Date

Planning Permit 03.18.2010  
 Coordination 09.12.2011  
 Planning 09.13.2011  
 Coordination 10.05.2011  
 Coordination 10.11.2011  
 Coordination 07.19.2013  
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 Coordination 03.19.2014  
 D.R.Pre-app conf. 03.26.2014  
 Design Review 08.12.2014  
 Story Pole 11.14.2014  
 D.R. coord 06.08.2015  
 Design Review 07.10.2015  
 Story Pole 10.23.2015  
 Site Drainage Rev. 04.10.2016  
 Foundation Rev. 05.20.2016  
 Contractor Set 06.29.2016  
 Coordination 09.13.2016  
 Civil Rev. 09.22.2016  
 Planning 10.18.2016  
 Title 24 11.03.2016  
 Coordination 12.05.2016  
 Planning 10.06.2017

HM,a+e Job Number  
 2005,01

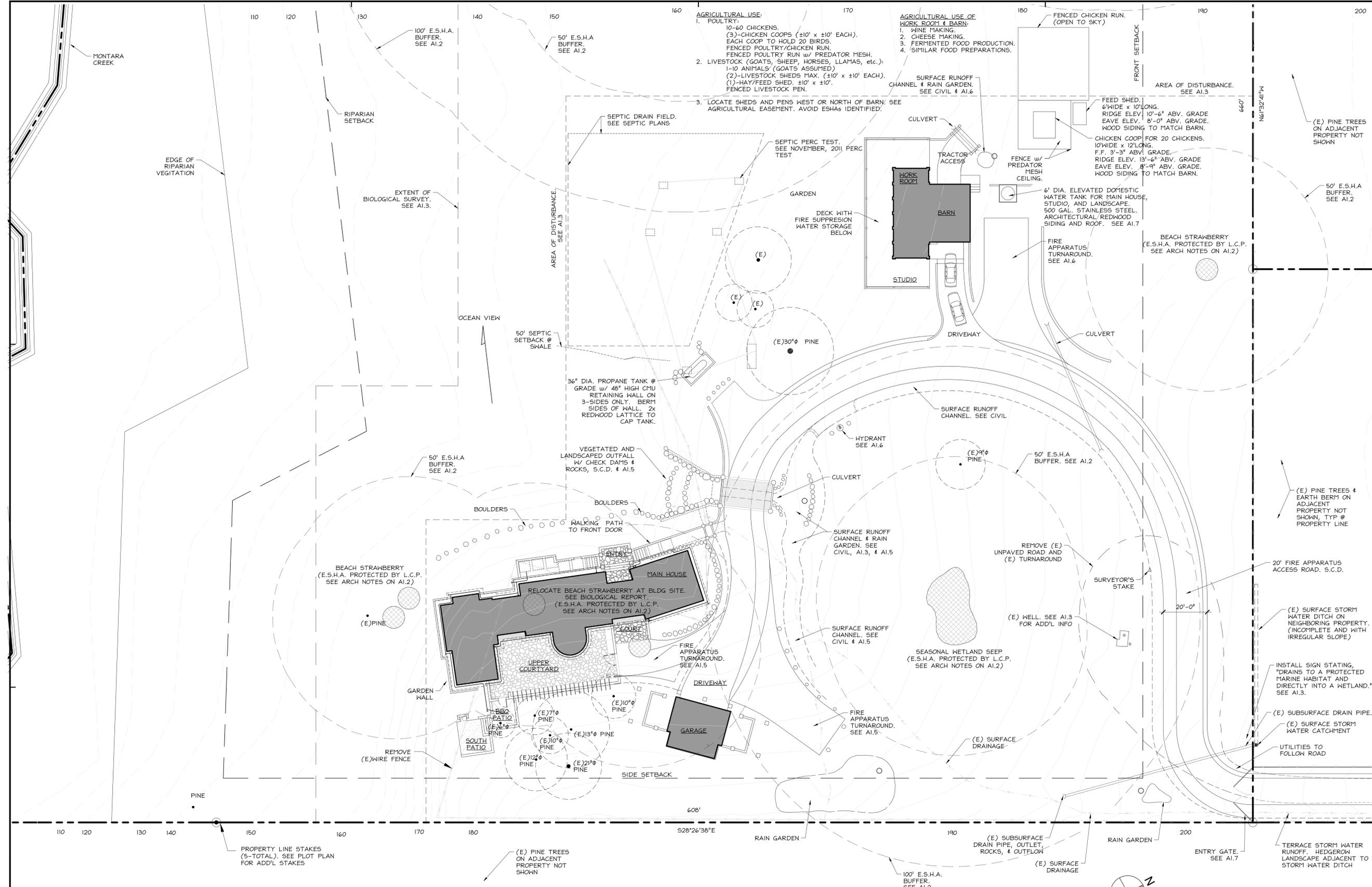
Sheet Title  
**PROJECT DATA**

Sheet Number

**A1.2**

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**SITE PLAN**

- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL".
  - SEE A1.3 AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

Project  
**BEWLEY RESIDENCE**  
 Audubon Ave.  
 Montara, CA 94037  
 A.P.N. 036-310-180

Architect  
**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510.652.1511 p  
 510.601.7196 f

Consultant

Stamp

Printing Date

|                    |            |
|--------------------|------------|
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| Coordination       | 09.12.2011 |
| Planning           | 09.13.2011 |
| Coordination       | 10.05.2011 |
| Coordination       | 10.11.2011 |
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| Coordination       | 03.19.2014 |
| D.R.Pre-app conf.  | 03.26.2014 |
| Design Review      | 08.12.2014 |
| Story Pole         | 11.14.2014 |
| D.R. coord         | 06.08.2015 |
| Design Review      | 07.10.2015 |
| Story Pole         | 10.23.2015 |
| Site Drainage Rev. | 04.10.2016 |
| Foundation Rev.    | 05.20.2016 |
| Contractor Set     | 06.29.2016 |
| Coordination       | 09.13.2016 |
| Civil Rev.         | 09.22.2016 |
| Planning           | 10.18.2016 |

HM,a+e Job Number  
 2005,01

Sheet Title  
**SITE PLAN**

Sheet Number  
**A1.4**

0501-A1-A1-4.dwg Plot Date: 10.28.2016

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

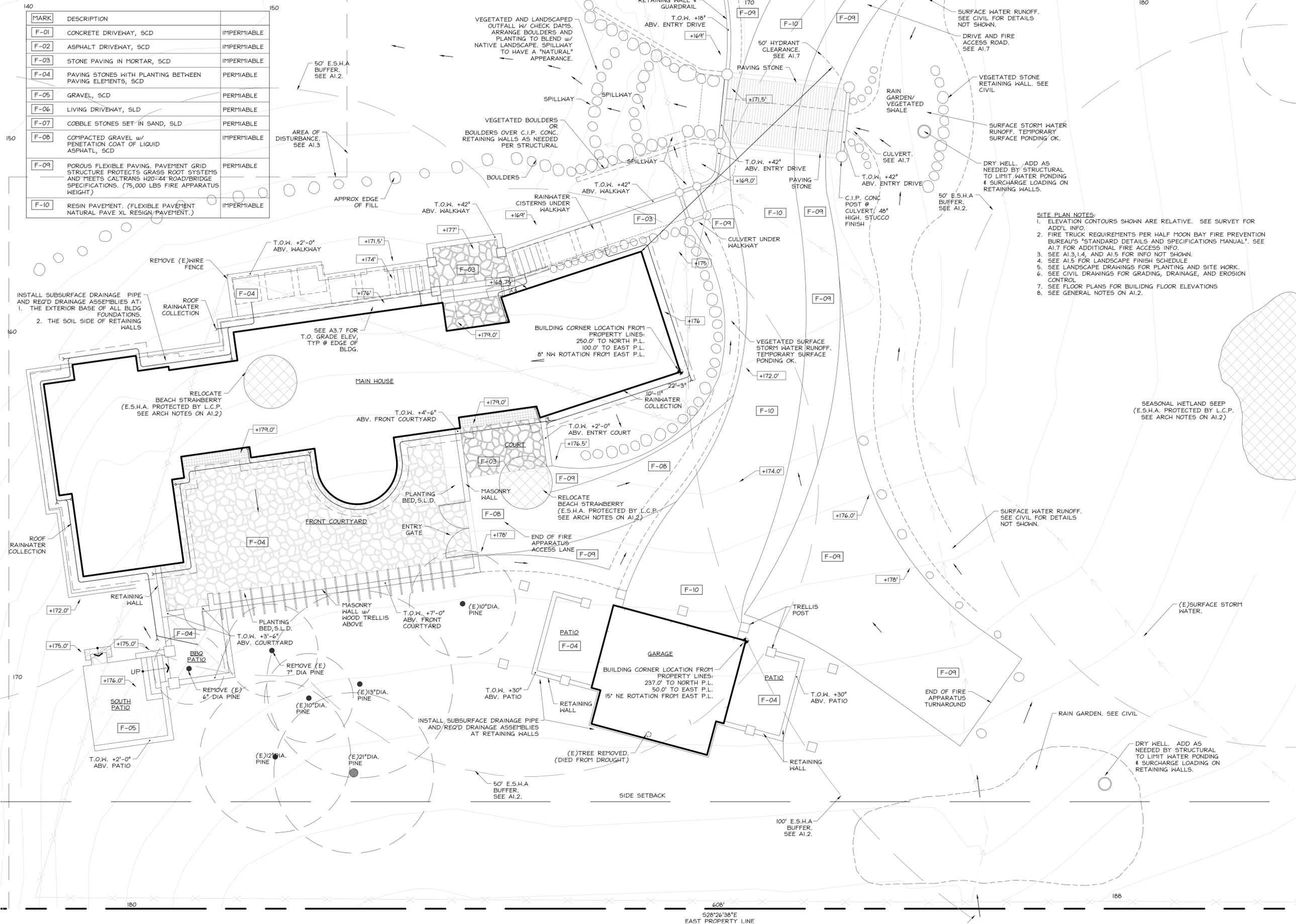
HM,a+e Job Number  
2005,01

## BUILDING SITE PLAN

Sheet Number

# A1.5

| MARK | DESCRIPTION   |             |
|------|---|-------------|
| F-01 | CONCRETE DRIVEWAY, SCD  | IMPERMIABLE |
| F-02 | ASPHALT DRIVEWAY, SCD   | IMPERMIABLE |
| F-03 | STONE PAVING IN MORTAR, SCD   | IMPERMIABLE |
| F-04 | PAVING STONES WITH PLANTING BETWEEN PAVING ELEMENTS, SCD  | PERMIABLE   |
| F-05 | GRAVEL, SCD   | PERMIABLE   |
| F-06 | LIVING DRIVEWAY, SLD  | PERMIABLE   |
| F-07 | COBBLE STONES SET IN SAND, SLD  | PERMIABLE   |
| F-08 | COMPACTED GRAVEL w/ PENETRATION COAT OF LIQUID ASPHALT, SCD   | IMPERMIABLE |
| F-09 | POROUS FLEXIBLE PAVING. PAVEMENT GRID STRUCTURE PROTECTS GRASS ROOT SYSTEMS AND MEETS CALTRANS H20-44 ROAD/BIDGE SPECIFICATIONS. (75,000 LBS FIRE APPARATUS WEIGHT) | PERMIABLE   |
| F-10 | RESIN PAVEMENT. (FLEXIBLE PAVEMENT NATURAL PAVE XL RESIN PAVEMENT.)   | IMPERMIABLE |



- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL". SEE A1.7 FOR ADDITIONAL FIRE ACCESS INFO.
  - SEE A1.3, 1.4, AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

0501-A1-5.dwg Plot Date: 8.2.2016

1  
A1.5

### MAIN BUILDING SITE PLAN

1/8" = 1'-0"



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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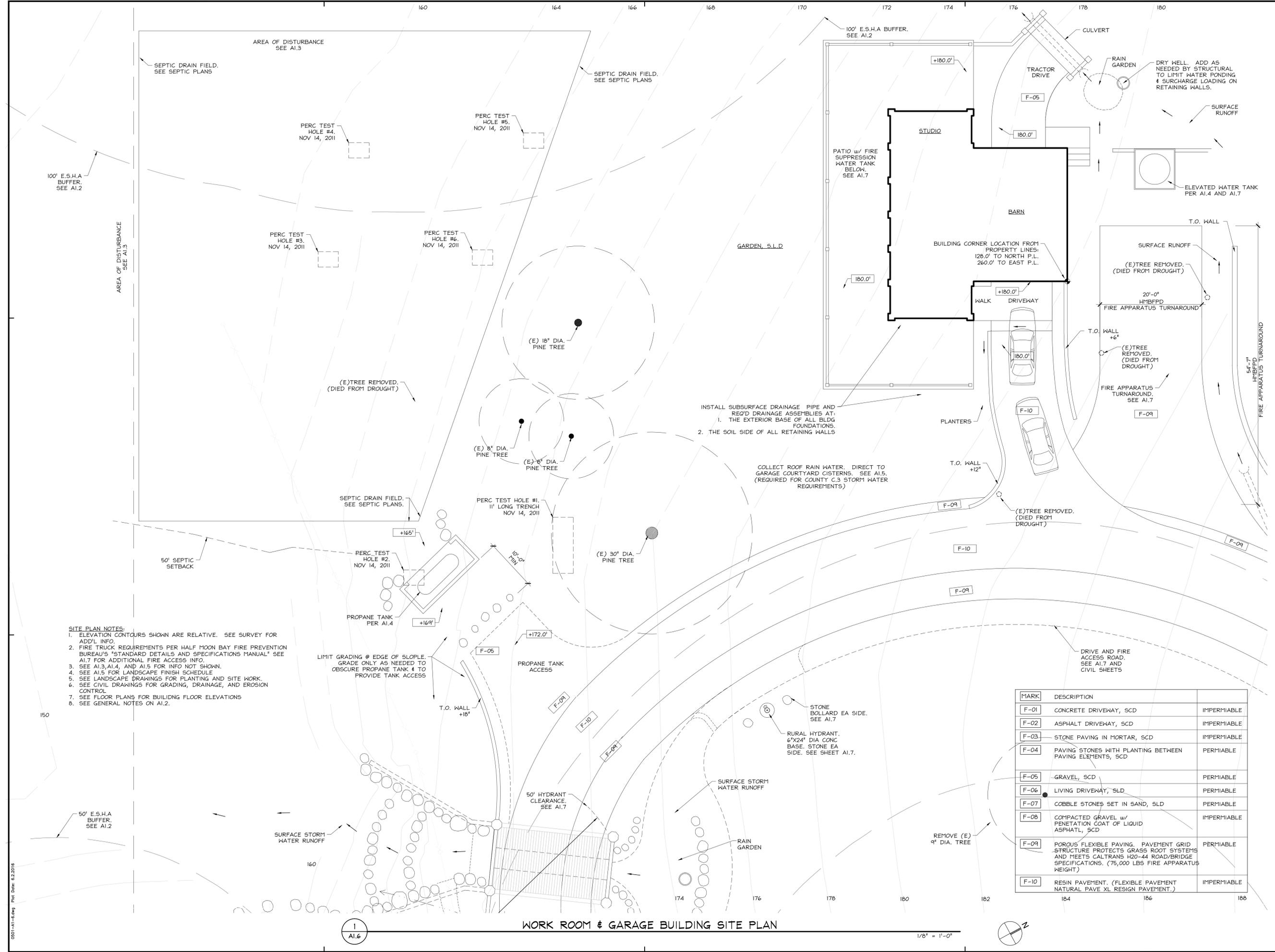
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

HM,a+e Job Number  
2005,01

## BUILDING SITE PLAN

Sheet Number

# A1.6



- SITE PLAN NOTES:**
- ELEVATION CONTOURS SHOWN ARE RELATIVE. SEE SURVEY FOR ADD'L INFO.
  - FIRE TRUCK REQUIREMENTS PER HALF MOON BAY FIRE PREVENTION BUREAU'S "STANDARD DETAILS AND SPECIFICATIONS MANUAL" SEE A1.7 FOR ADDITIONAL FIRE ACCESS INFO.
  - SEE A1.3, A1.4, AND A1.5 FOR INFO NOT SHOWN.
  - SEE A1.5 FOR LANDSCAPE FINISH SCHEDULE.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE WORK.
  - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND EROSION CONTROL.
  - SEE FLOOR PLANS FOR BUILDING FLOOR ELEVATIONS.
  - SEE GENERAL NOTES ON A1.2.

- INSTALL SUBSURFACE DRAINAGE PIPE AND REQ'D DRAINAGE ASSEMBLIES AT:
- THE EXTERIOR BASE OF ALL BLDG FOUNDATIONS.
  - THE SOIL SIDE OF ALL RETAINING WALLS

COLLECT ROOF RAIN WATER. DIRECT TO GARAGE COURTYARD CISTERNS. SEE A1.5. (REQUIRED FOR COUNTY C.3 STORM WATER REQUIREMENTS)

| MARK | DESCRIPTION   |             |
|------|---|-------------|
| F-01 | CONCRETE DRIVEWAY, SCD  | IMPERMIABLE |
| F-02 | ASPHALT DRIVEWAY, SCD   | IMPERMIABLE |
| F-03 | STONE PAVING IN MORTAR, SCD   | IMPERMIABLE |
| F-04 | PAVING STONES WITH PLANTING BETWEEN PAVING ELEMENTS, SCD  | PERMIABLE   |
| F-05 | GRAVEL, SCD   | PERMIABLE   |
| F-06 | LIVING DRIVEWAY, SLD  | PERMIABLE   |
| F-07 | COBBLE STONES SET IN SAND, SLD  | PERMIABLE   |
| F-08 | COMPACTED GRAVEL w/ PENETRATION COAT OF LIQUID ASPHALT, SCD   | IMPERMIABLE |
| F-09 | POROUS FLEXIBLE PAVING. PAVEMENT GRID STRUCTURE PROTECTS GRASS ROOT SYSTEMS AND MEETS CALTRANS H20-44 ROAD/BIDGE SPECIFICATIONS. (75,000 LBS FIRE APPARATUS WEIGHT) | PERMIABLE   |
| F-10 | RESIN PAVEMENT. (FLEXIBLE PAVEMENT NATURAL PAVE XL RESIGN PAVEMENT.)  | IMPERMIABLE |

### WORK ROOM & GARAGE BUILDING SITE PLAN

1/8" = 1'-0"



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architect and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## FIRE ACCESS & SITE DETAILS

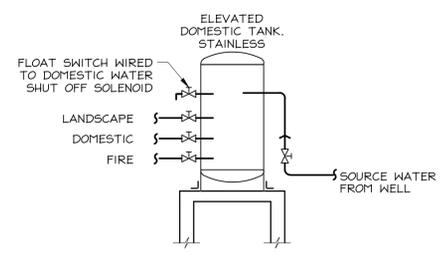
Sheet Number

# A1.7

### WATER TANKS:

SEE A2.5, A1.4

- NOTES:**
- A SCREENED VENT 1.5 TIMES THE DIAMETER OF THE OUTLET IS REQUIRED. (e.g. 4" OUTLET=6" VENT).
  - WATER TANK(S) SUPPLYING HYDRANTS SHALL BE LOCATED AT AN ELEVATION WHICH PROVIDES ADEQUATE POSITIVE PRESSURE.
  - WATER TANKS SHALL BE INTERCONNECTED BY USING A MINIMUM PIPE SIZE OF 4 INCH. INTERCONNECTION PIPING AND VALVES MUST BE OF A MATERIAL NOT DAMAGED BY UV EXPOSURE. THE CROSS CONNECTION SHALL ALSO HAVE AN APPROPRIATELY SIZED CONTROL VALVE LOCATED AT EACH TANK.
  - LANDSCAPING WATER SUPPLY SHALL NOT BE STORED IN TANKS PROVIDING WATER FOR FIRE HYDRANTS. THE LANDSCAPING WATER IS IN ADDITION TO THAT REQUIRED FOR FIRE PROTECTION AND A AUTOMATIC ACTIVATED SOLENOID VALVE SHALL BE REQUIRED TO AVOID PRESSURE LOSS IN FIRE PROTECTION WATER SUPPLY DUE TO LARGE DEMAND FROM THE SAME WATER SUPPLY (LANDSCAPING OR AGRICULTURAL IRRIGATION).
  - WATER TANKS USED FOR FIRE PROTECTION SHALL REMAIN FULL AT ALL TIMES, AND SHALL BE FILLED AUTOMATICALLY FROM A RELIABLE WATER SOURCE (e.g. WELL, YEAR ROUND SPRING OR CREEK).
  - WHERE WATER TANKS PROVIDE BOTH DOMESTIC AND FIRE PROTECTION SUPPLY, THE WATER TANK SHALL BE FITTED WITH A FLOAT SWITCH WIRED TO THE DOMESTIC WATER SHUT OFF SOLENOID.
  - CONTROL VALVES SHALL BE PROVIDED FOR ALL HYDRANT INSTALLATIONS AND BE LOCATED AT THE TANK OR IN A LOCATION APPROVED BY THE FIRE MARSHALL.
  - ALL ABOVE GROUND FIRE SPRINKLER OR FIRE HYDRANT WATER PIPING SHALL BE METALLIC.
  - LABEL ALL TANKS, PIPES, & VALVES FOR FUNCTION: "FIRE", "DOMESTIC", OR "LANDSCAPE."
  - SEE WATER SYSTEM PLAN FOR DETAILED DESIGN OF FIRE PROTECTION SYSTEM. THE DETAIL SHOWN IS A SCHEMATIC DRAWING FOR PLANNING APPROVAL. IF THESE DETAILS CONFLICT WITH THE WATER SYSTEM PLAN, THE WATER SYSTEM PLAN SHALL GOVERN.
  - DOMESTIC & FIRE WATER SUPPLY SHALL NOT BE IN SEPARATE TANKS.
  - WATER SUPPLY SHALL BE IN MINIMUM TWO TANKS. ALL FITTINGS SHALL OPERATE IN A MANNER ALLOWING ONE TANK TO REMAIN OPERATING WHILE THE OTHER TANK IS REPAIRED.
  - WATER TANKS SHALL BE CONSTRUCTED OF NON-COMBUSTABLE MATERIALS.
  - DOMESTIC WATER SHALL BE STORED IN STAINLESS STEEL.



### RURAL HYDRANTS:

SEE A1.5

- NOTES:**
- HYDRANTS SHALL BE LOCATED NO CLOSER THAN 50' TO ANY BUILDING, NO FURTHER AWAY THAN 150' OF THE PROTECTED STRUCTURE, AND BE LOCATED ON THE FIRE DEPARTMENT ACCESS SIDE OF THE BUILDING.
  - HYDRANT SUPPLY PIPE SHALL BE LISTED AND APPROVED FOR FIRE PROTECTION SERVICE FOR UNDERGROUND PIPE, SUCH AS AWWA C900.
  - PIPES SUPPLYING RURAL HYDRANTS SHALL HAVE A MINIMUM DIAMETER OF NO LESS THAN 4" STANDARD.
  - RURAL HYDRANTS SHALL HAVE AT LEAST ONE 4" OUTLET WITH "NATIONAL HOSE" THREAD STANDARD AND SHALL HAVE A REMOVABLE METALLIC CAP.
  - THE HYDRANT RISER AND ELBOW SHALL BE STEEL. ALL ABOVE GROUND PIPING USED FOR FIRE HYDRANT WATER SUPPLY SHALL BE METALLIC.
  - HYDRANTS SHALL HAVE A CONCRETE PAD. SEE DETAIL.
  - ALL HYDRANTS SHALL BE POSITIVE PRESSURE AND MEET THE REQUIRED FIRE FLOW ON DEMAND. (HYDRANTS REQUIRING PRIMING, SHALL NOT BE CONSIDERED AS A PRIMARY WATER SOURCE).
  - CONCRETE THRUST BLOCKS (WHEN REQUIRED) SHALL BE SIZED IN ACCORDANCE WITH NATIONAL STANDARDS AND SHALL BE PROVIDED AT ALL CHANGES IN PIPE DIRECTION. SEE DETAIL.
  - ALL HYDRANTS SHALL HAVE A 3" DIAMETER MINIMUM PHYSICAL CLEARANCE FROM RETAINING WALLS GUARDPOSTS, ROCKS etc..
  - FLAMMABLE VEGETATION SHALL BE CLEARED FOR A MINIMUM 8' RADIUS AROUND ALL HYDRANTS REGARDLESS OF TYPE.
  - PERMANENT GUARD POSTS OR BOLLARDS SHALL BE INSTALLED TO PROTECT EXPOSED FIRE HYDRANTS FROM VEHICULAR DAMAGE.
  - HYDRANTS SHALL NOT BE OBSTRUCTED BY PARKING OR IN ANY OTHER MANNER. "NO PARKING" SIGNS MAY BE REQUIRED.
  - HYDRANT LOCATION SHALL BE IDENTIFIED BY THE INSTALLATION OF BLUE REFLECTIVE MARKERS.
  - RURAL HYDRANTS SHALL HAVE A PERMANENT SIGN AFFIXED, RED IN COLOR WITH WHITE 1" INCH LETTERS STATING "WET DRAFT HYDRANT \_\_\_\_GALLONS", WITH THE GALLONS OF WATER AVAILABLE TO THE HYDRANT PROVIDED, SHALL BE PAINTED RED AND HAVE A MINIMUM 2" BLUE REFLECTIVE BAND AROUND THE TOP OF THE PIPE JUST BELOW THE VALVE.

### CULVERT:

SEE GARAGE COURTYARD ON A1.5

- NOTES:**
- WHEN A CULVERT IS USED AS A PART OF EMERGENCY ACCESS, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH AASHTO HB-17. THE CULVERT SHALL BE DESIGNED FOR A LIVE LOAD SUFFICIENT TO CARRY THE IMPOSED LOADS OF FIRE APPARATUS AS STATED HEREIN.
  - WEIGHT: EVERY PRIVATE CULVERT (BRIDGE) HEREAFTER CONSTRUCTED OR RE-CONSTRUCTED DUE TO DAMAGE, DETERIORATION, OR OBSOLESCENCE SHALL BE DESIGNED TO SUPPORT AN IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. VEHICLE LOADS SHALL BE POSTED AND DATED AT BOTH ENTRANCES TO BRIDGES. (HS20-44 HIGHWAY LOADING)
  - WIDTH: ALL CULVERTS (BRIDGES) MUST BE A MINIMUM OF 20 FEET CLEAR WIDTH. ONE-WAY CULVERTS (BRIDGES), AND CULVERTS (BRIDGES) WITH LESS THAN 20' OF CLEAR WIDTH, REQUIRE A TURNOUT AT BOTH ENDS TO THE BRIDGE.

### GATES:

SEE A1.3

- NOTES:**
- GATES SHALL BE A MINIMUM OF 2 FEET WIDER THAN THE ROADWAY THEY SERVE.
  - OVERHEAD GATE STRUCTURES SHALL HAVE A MINIMUM OF 13 1/2 FEET OF VERTICAL CLEARANCE.
  - LOCKED GATES SHALL BE PROVIDED WITH A KNOX BOX OR KNOX PADLOCK FOR THE FIRE DEPARTMENT ACCESS.
  - ELECTRIC GATES SHALL BE PROVIDED WITH A KNOX GATE SWITCH AND AUTOMATICALLY OPEN DURING POWER FAILURES UNLESS EQUIPPED WITH MANUAL OVERRIDE CAPABILITY (WHEN AUTHORIZED BY COASTSIDE FIRE DIST.).
  - GATES PROVIDING FIRE ACCESS TO A DRIVEWAY OR OTHER ROADWAY SHALL BE LOCATED AT LEAST 35 FEET FROM THE PRIMARY ROAD OR STREET AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ADJOINING ROADWAY.
  - CONTACT COASTSIDE FIRE DISTRICT FOR KNOX BOX APPLICATION.

### EMERGENCY ACCESS ROADS

SEE A1.4, A1.6, AND CIVIL DRAWINGS

- NOTES:**
- EMERGENCY ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED MINIMUM WIDTH OF 20'-0".
  - WHERE HYDRANTS ARE LOCATED, THE ROAD SHALL BE A MINIMUM OF 26 FEET WIDE FOR A LENGTH OF 20 FEET ON EACH SIDE OF THE HYDRANT (40 FEET TOTAL LENGTH).
  - EMERGENCY ACCESS ROADS SHALL HAVE 13'-6" FEET OF VERTICAL CLEARANCE.
  - EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS AND SHALL HAVE A MINIMUM OF 2" ASPHALT SURFACE PROVIDING ALL-WEATHER DRIVING CAPABILITIES. SEE CIVIL DETAILS.
  - GRADES OF LESS THAN 15% SHALL BE SURFACED WITH A MINIMUM CLASS 2 AGGREGATE BASE WITH 95% COMPACTION AND AN ASPHALT SURFACE. U.O.N.
  - GRADES OF 15% TO 20% SHALL REQUIRE A NON-SKID ASPHALT OR CONCRETE SURFACE, OR EQUIVALENT, U.O.N.
  - WATER TANKS USED FOR FIRE PROTECTION SHALL REMAIN FULL AT ALL TIMES, AND SHALL BE FILLED AUTOMATICALLY FROM A RELIABLE WATER SOURCE (e.g. WELL, YEAR ROUND SPRING OR CREEK).
  - THE CENTERLINE TURNING RADIUS FOR EMERGENCY APPARATUS ACCESS ROADS SHALL BE 35 FEET.
  - DEAD-END EMERGENCY ACCESS EXCEEDING 150 FT SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS MEETING CALIFORNIA FIRE CODE APPENDIX D.
  - TURNAROUNDS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE NO GREATER THAN EIGHT PERCENT (8%). THE LONGITUDINAL SLOPE IS DEFINED AS THE SLOPE CORRESPONDING TO THE LONG AXIS OF A VEHICLE AS IT TRAVELS INTO, OUT OF, AND THROUGH A TURNAROUND. THIS SLOPE SHALL BE MAINTAINED BEGINNING AT AND ENDING AT THE POINT OF TANGENCY OF THE EDGE OF THE PAVEMENT CURVES FOR THE TURNAROUND.
  - THE CROSS SLOPE PERPENDICULAR TO THE LONGITUDINAL SLOPE SHALL NOT EXCEED FIVE PERCENT (5%).
  - ROAD GRADES SHALL NOT EXCEED 20%.
  - GRADES 15% TO 20% SHALL BE LIMITED TO 150 FT. IN LENGTH.
  - 20-26 FEET ROAD WIDTH-NO PARKING ON EITHER SIDE OF THE ROADWAY.
  - 26-35 FEET ROAD WIDTH-PARKING IS ALLOWED ON ONLY ONE SIDE OF ROADWAY.
  - 36 FEET ROAD WIDTH-PARKING IS NOT RESTRICTED.
  - POLES, FENCES, STONES, OR VISIBLE MARKERS SHALL INDICATE THE EDGE OF FIRE LANES.
  - PROVIDE ALLOWANCE FOR ALL SIGNS AND MARKERS.

### BRIDGE:

NO BRIDGES USED. CULVERTS ONLY USED.

- NOTES:**
- BRIDGES SHALL MEET ALL CULVERT REQUIREMENTS.
  - CERTIFICATION: EVERY PRIVATE BRIDGE PROVIDING FIRE APPARATUS ACCESS HEREAFTER CONSTRUCTED OR RE-CONSTRUCTED SHALL BE ENGINEERED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER AND APPROVED BY THE FIRE MARSHALL. CERTIFICATION THAT THE BRIDGE COMPLIES WITH STRUCTURAL DESIGN STANDARDS MUST BE PROVIDED TO THE FIRE CHIEF.
  - RE-CERTIFICATION: EVERY PRIVATE BRIDGE SHALL BE RE-CERTIFIED EVERY TEN (10) YEARS OR WHENEVER DEEMED NECESSARY BY THE FIRE MARSHALL.

### BUILDING FIRE PROTECTION:

SEE PLANS AND DETAILS

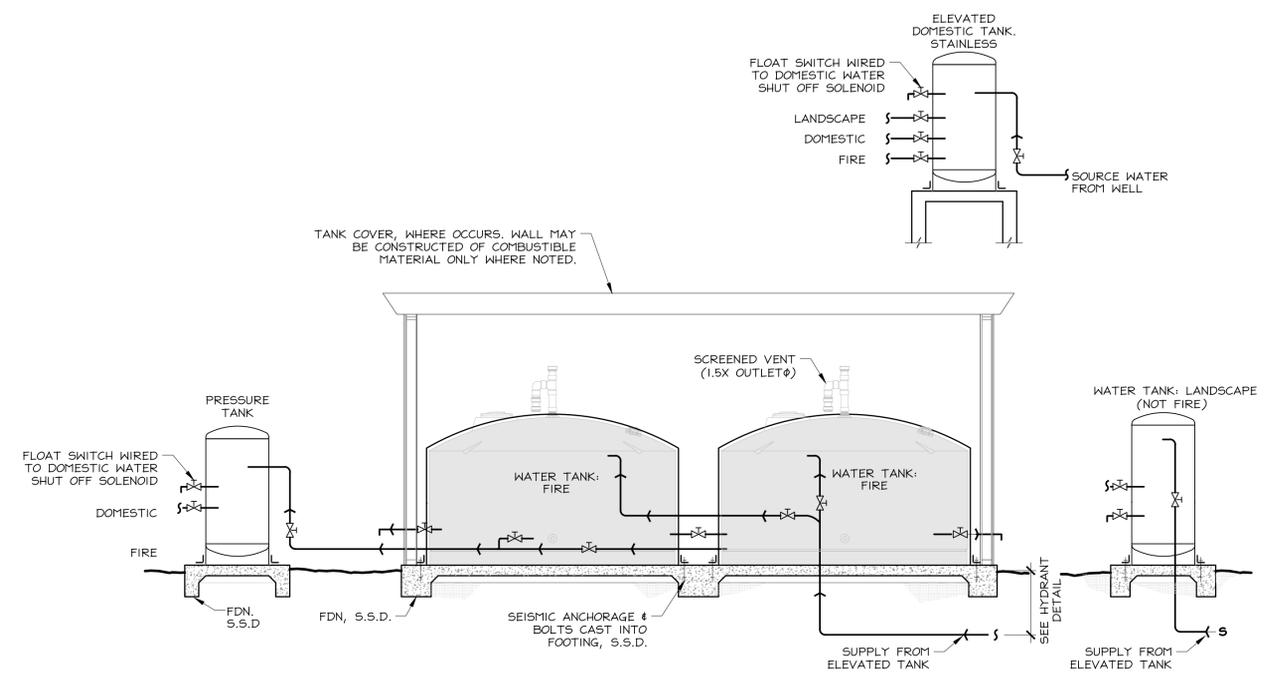
- NOTES:**
- THE BUILDING SHALL BE FULLY PROTECTED WITH A MODIFIED NFPA 13D RESIDENTIAL RISK SPRINKLER SYSTEM AS REQUIRED BY THE CODE.
  - PROVIDE DRAFT STOPS AND FIRE BLOCKING AS REQUIRED BY CBC.
  - SMOKE AND CARBON MONOXIDE ALARMS SHOWN ARE CONNECTED TO THE BUILDING'S ELECTRICAL SYSTEM. ALARMS SHALL HAVE BATTERY BACKUP.
  - PROVIDE SMOKE ALARMS IN EACH BEDROOM. NOTIFY ARCH IF ANY BEDROOMS DO NOT HAVE AN ALARM.
  - INTERCONNECT SMOKE ALARMS IN NEW CONSTRUCTION AND IN REMODELS. WITH REMODELS, INTERCONNECTION TO EXISTING BEDROOM ALARMS IS NOT REQUIRED IF FINISHES NEED TO BE REMOVED, U.O.N.
  - FIRE BLOCKS SHALL BE 2X NOMINAL LUMBER, 3/4" PLYWOOD, 5/8" GYPSUM WALL BOARD. BATT INSULATION OR MINERAL WOOL INSULATION MAY BE USED AS NOTED.
  - FIRE BLOCK ALL STUD BAYS AND VERTICAL WALL CAVITIES WITHIN STRUCTURAL WALLS, PARTITION WALLS, STAIR STRINGERS, AND FURRED WALLS. PROVIDE BLOCKING AT THE FLOOR AND CEILING.
  - FIRE BLOCK IF WALLS EXCEED 10' IN HEIGHT, ADD BLOCKING AT 10' O.C.
  - VERTICAL BLOCK AT 10' O.C. HORIZONTAL BLOCK AT ALL INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL CAVITIES SUCH AS, CRAWL SPACE TO WALL, WALL TO CEILING, SOFFITS AND DROPPED CEILINGS.
  - FIRE BLOCK AT VENT, PIPE, DUCT, CHIMNEY, AND FIREPLACE OPENINGS.
  - FIRE BLOCK AT CONCEALED OPENINGS BETWEEN FLOORS.
  - PROVIDE DRAFTSTOPS AT ALL OPEN CONCEALED SPACES OR CAVITIES BETWEEN USABLE STACKED HABITABLE SPACES. IN THESE AREAS SUCH AS, OPEN WEB FLOOR JOIST OR TRUSSES, INSTALL DRAFTSTOPS AT THE FOLLOWING CONDITIONS:
    - AREAS GREATER THAN 1000 SQUARE FEET
    - AT EACH JOIST 30'O.C., AT EDGES OF KITCHEN
    - AT GARAGE WALLS
    - AT UTILITY ROOMS WITH EQUIPMENT USING COMBUSTIBLE FUELS.
    - PROVIDE DRAFTSTOPS IN SOFFIT AREAS GREATER THAN 500 SQUARE FEET.
  - DRAFTSTOPS SHALL BE 2X LUMBER, SHEET METAL, 3/4" PLYWOOD, OR 5/8" GYPSUM WALL BOARD.

### WATER TANK CAPACITIES:

SEE A2.5 FOR LOCATION. SEE A3.11, A3.12, A3.13. SEE A1.4

- NOTES:**
- 10,000 GALLONS FOR FIRE SUPPRESSION.
    - 4 - 2,500 GALLON TANKS. PLASTIC, ABV GRADE, "TUNA CAN". LOCATED UNDER STUDIO DECK. GRID 1-4/ LINES-B,D,F,H
  - 2,000 GALLONS FOR SPRINKLER
    - 2 - 1,000 GALLON TANKS. PLASTIC, ABV GRADE, "TUNA CAN". LOCATED UNDER STUDIO DECK. GRID LINE-L, APPROX
  - 500 GALLONS FOR DOMESTIC AND LANDSCAPE.
    - ELEVATED TANK NORTH OF BARN, GRID LINE-D STAINLESS STEEL (300 GALLONS FOR DOMESTIC PER DAY PER PLANING PERMIT)

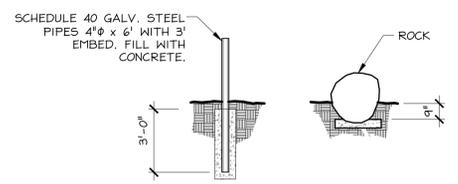
TANK COVER, WHERE OCCURS, WALL MAY BE CONSTRUCTED OF COMBUSTIBLE MATERIAL ONLY WHERE NOTED.



### WATER TANKS SCHEMATIC

1/4" = 1'-0"

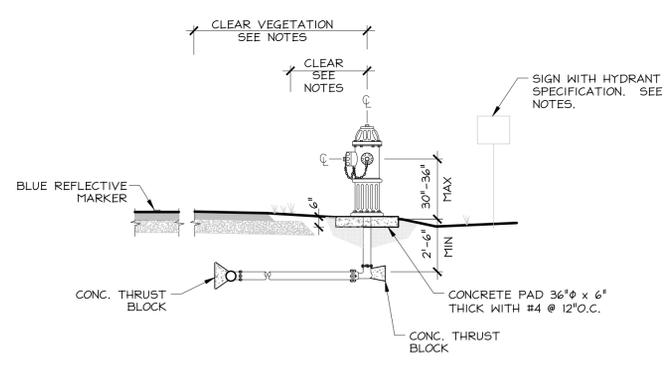
3  
A1.7



### GUARD POSTS

1/4" = 1'-0"

2  
A1.7



### FIRE HYDRANT

1/4" = 1'-0"

1  
A1.7

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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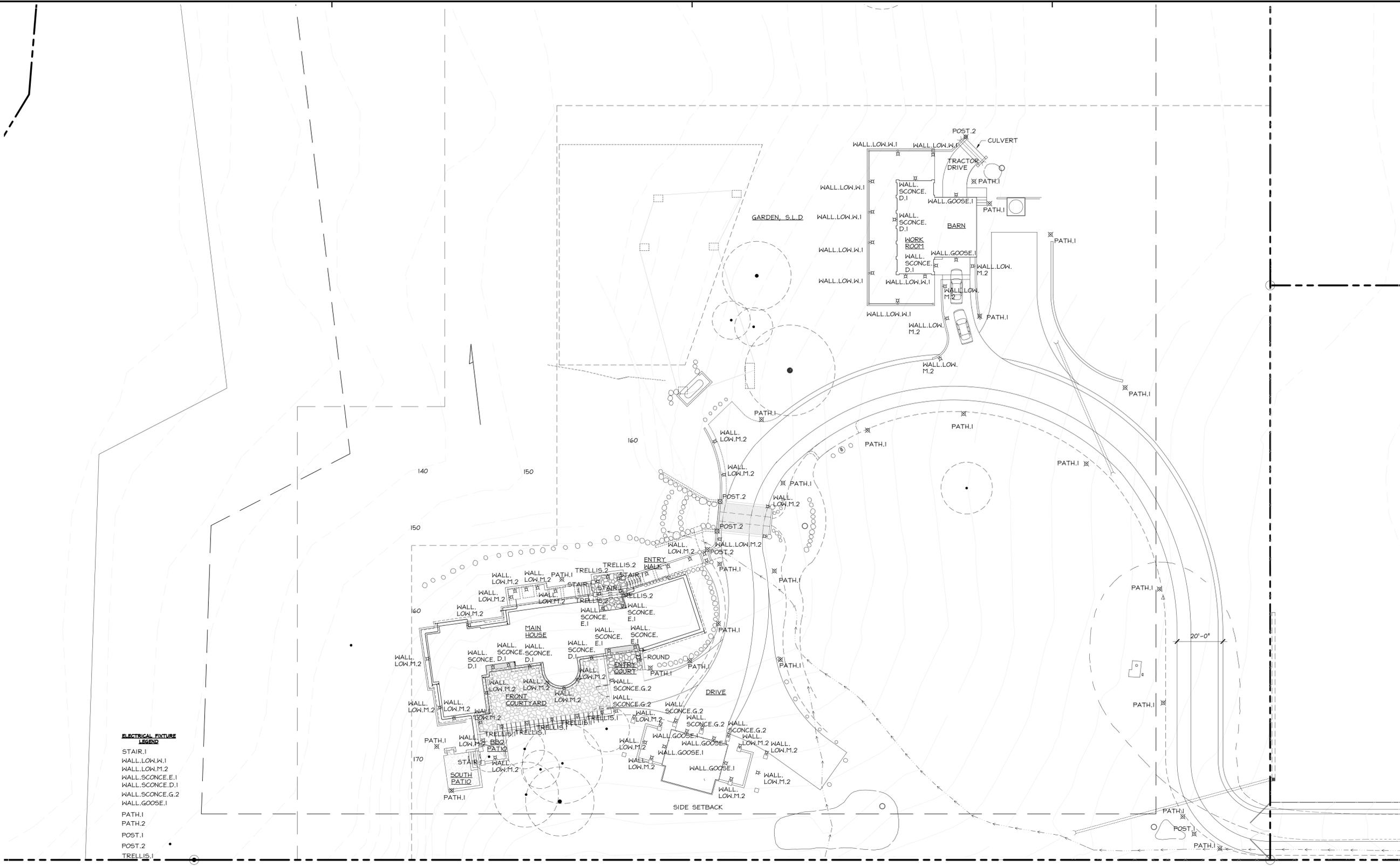
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|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

HM,a+e Job Number  
2005,01

### SHEET TITLE LIGHTING SITE PLAN

Sheet Number

# E1.4



#### ELECTRICAL FIXTURE LEGEND

- STAIR.1
- WALL.LOW.W.1
- WALL.LOW.M.2
- WALL.SCONCE.E.1
- WALL.SCONCE.D.1
- WALL.SCONCE.G.2
- WALL.GOOSE.1
- PATH.1
- PATH.2
- POST.1
- POST.2
- TRELLIS.1

#### NOTES:

1. SEE COUNTY DESIGN REVIEW SUBMITTAL FOR LIGHTING SCHEDULE AND DETAILS ON SELECTED EXTERIOR LIGHT FIXTURES.

#### ELECTRICAL LEGEND

- ⊗ LANDSCAPE LIGHT FIXTURE
- WALL SCONCE
- STEP LIGHT

1  
E1.4

### SITE LANDSCAPE LIGHTING PLAN DARKSKY COMPLIANCE

1" = 20'-0"

#### SITE PLAN NOTES:

1. SEE A1.3, A1.4, A1.5, AND A1.6 FOR INFO NOT SHOWN.
2. SEE PROJECT MANUAL FOR LIGHTING FIXTURE SCHEDULE.
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
4. SEE BUILDING ELEVATIONS IN A3 SERIES FOR ADDITIONAL LIGHT FIXTURES ATTACHED TO THE BUILDING THAT ARE NOT SHOWN ON ELECTRICAL SITE PLAN.
5. SEE SHEET A1.2 AND NOTE SECTION, "BIOLOGICAL MITIGATION" FOR REQUIREMENTS ON ARCHITECTURAL COPPER AND BMPs REGARDING COPPER FINISHES.
6. NO FACTORY PATINA OR ON SITE PATINA ON COPPER. (SEE A1.2 FOR INFO. ON ACID WASH AND REQ'D BMPs) ALLOW COPPER TO PATINA NATURALLY.
7. SEE S.M. COUNTY ZONING REGULATIONS FOR LIGHTING REQUIREMENTS. SECTION: 6565.20(F).4



### BEWLEY RESIDENCE

1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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| Coordination      | 9.25.2009 |
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| Design Review     | 7.10.2015 |
| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

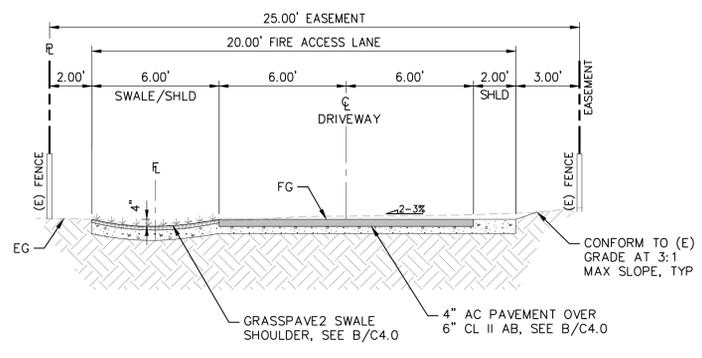
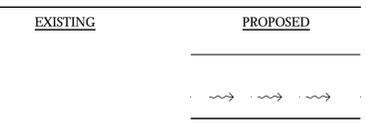
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Sheet Number

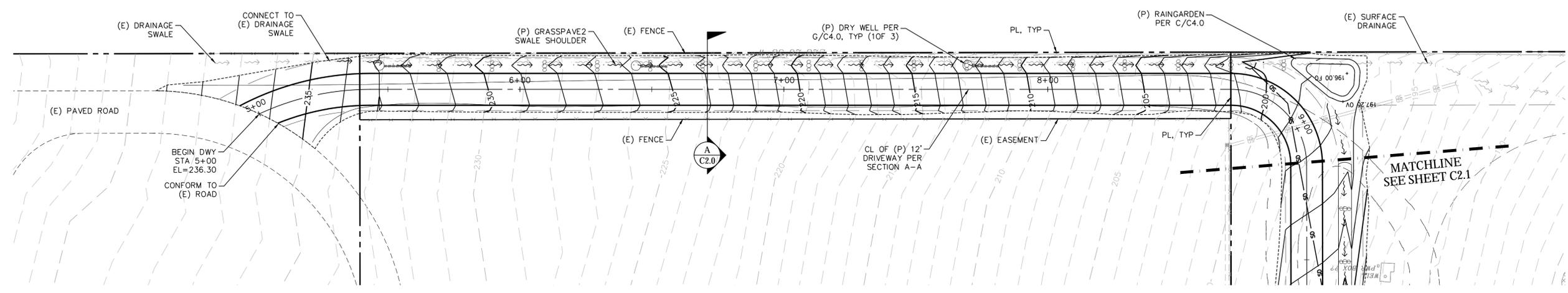
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### LEGEND

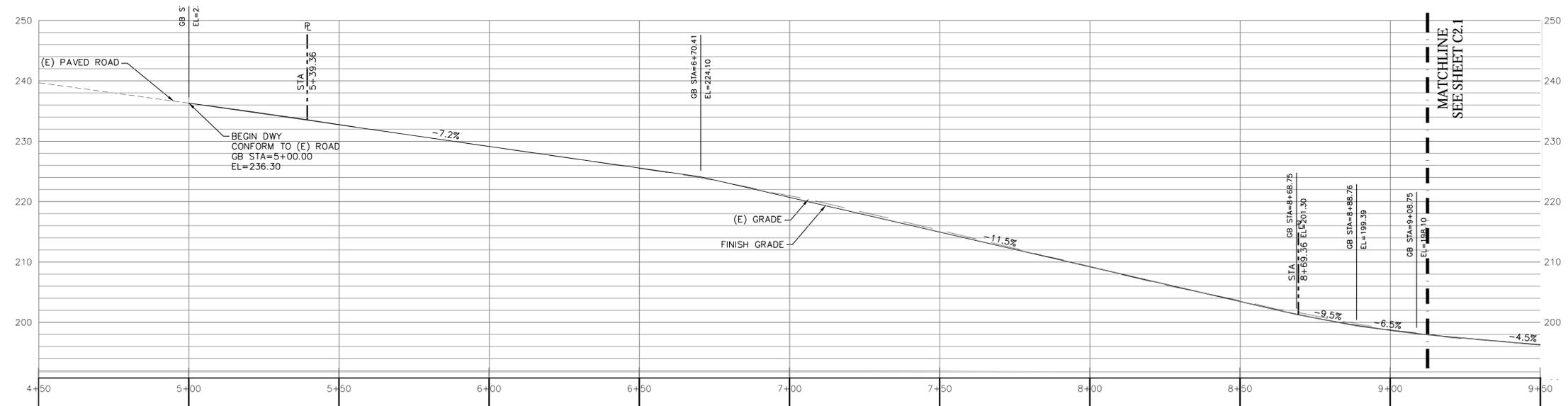
PROPOSED CURB AND GUTTER  
EDGE OF PAVEMENT ONSITE  
PROPOSED FLOW LINE  
RIGHT OF WAY



**A SECTION A-A**  
SCALE: NTS



**PLAN VIEW**  
Scale: 1"=20'



**PROFILE**  
HORIZ: 1"=20'  
VERT: 1"=20'

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1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant



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| Planning Resubmit | 3.22.2017 |

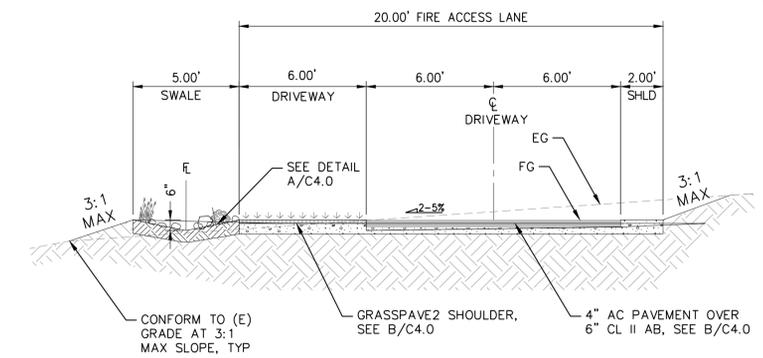
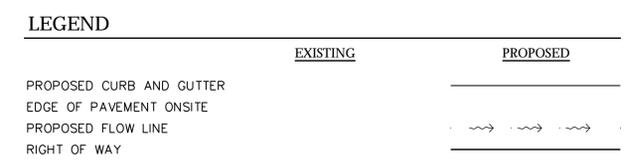
HM,a+e Job Number  
2005,01

### DRIVEWAY PLAN & PROFILE

Sheet Number

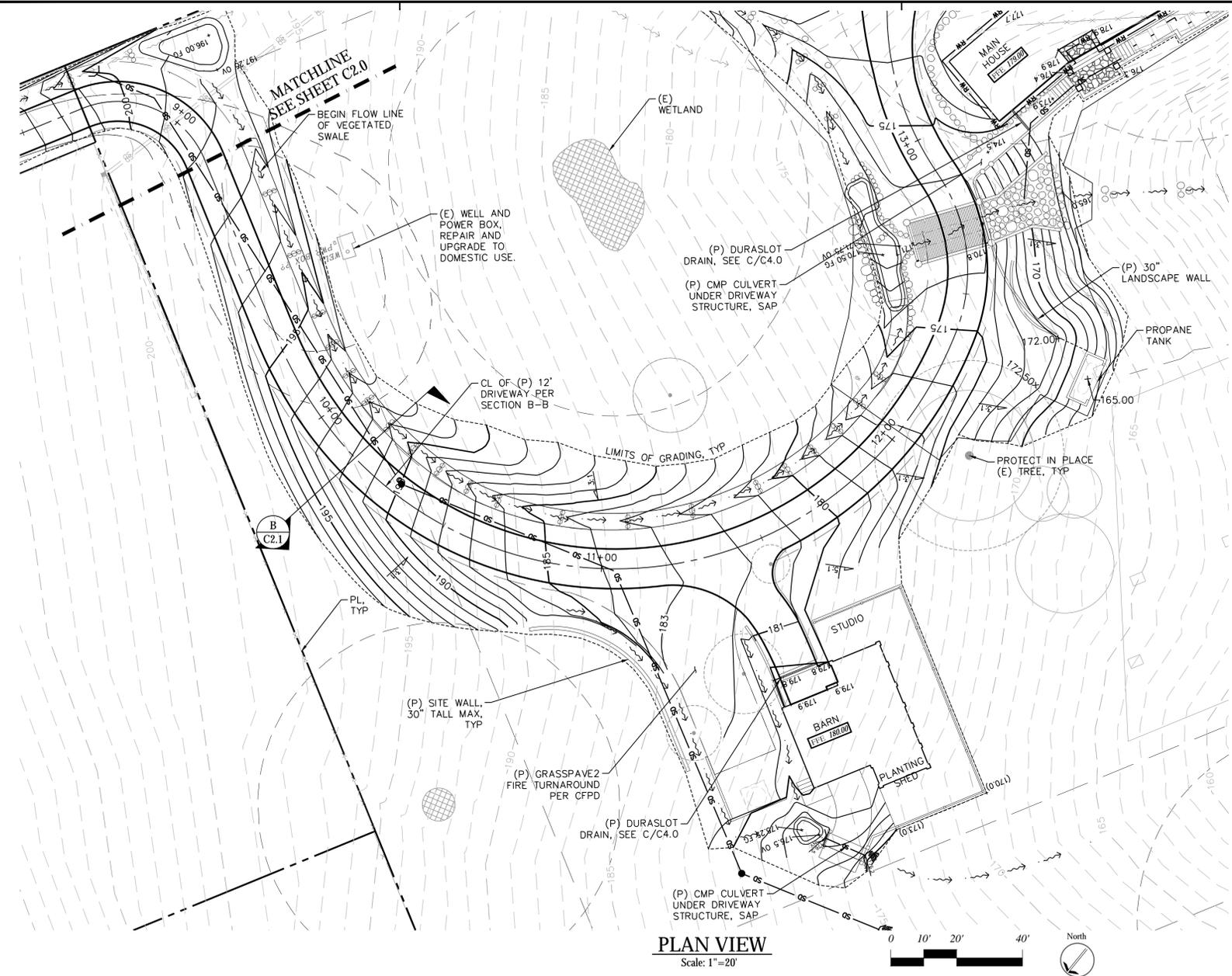
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PRELIMINARY - NFC

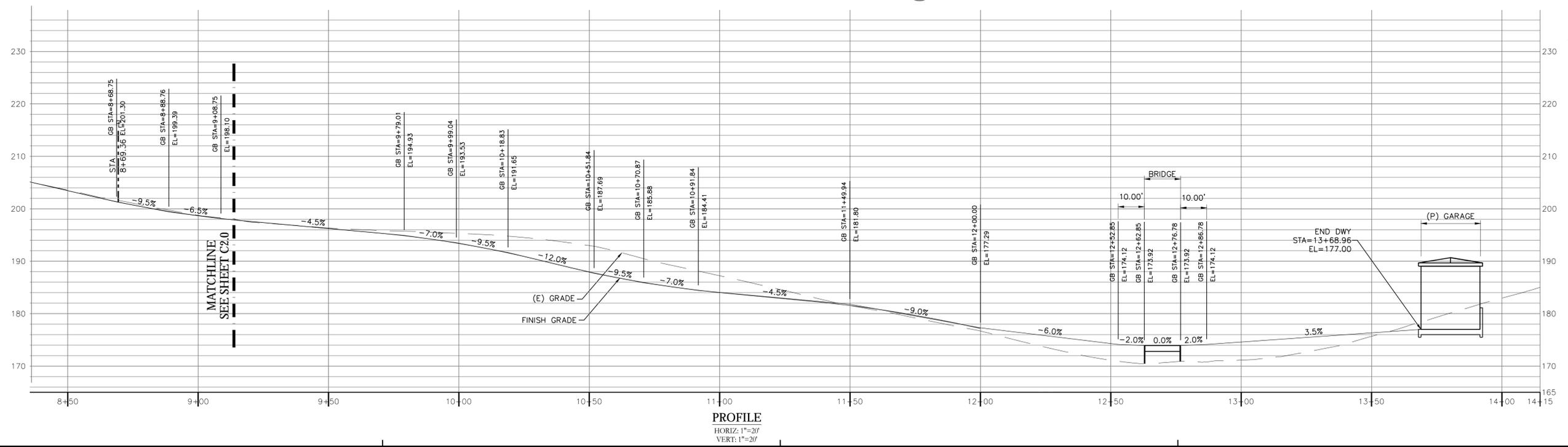


**B SECTION B-B**

SCALE: NTS



**PLAN VIEW**  
Scale: 1"=20'



**PROFILE**  
HORIZ: 1"=20'  
VERT: 1"=20'

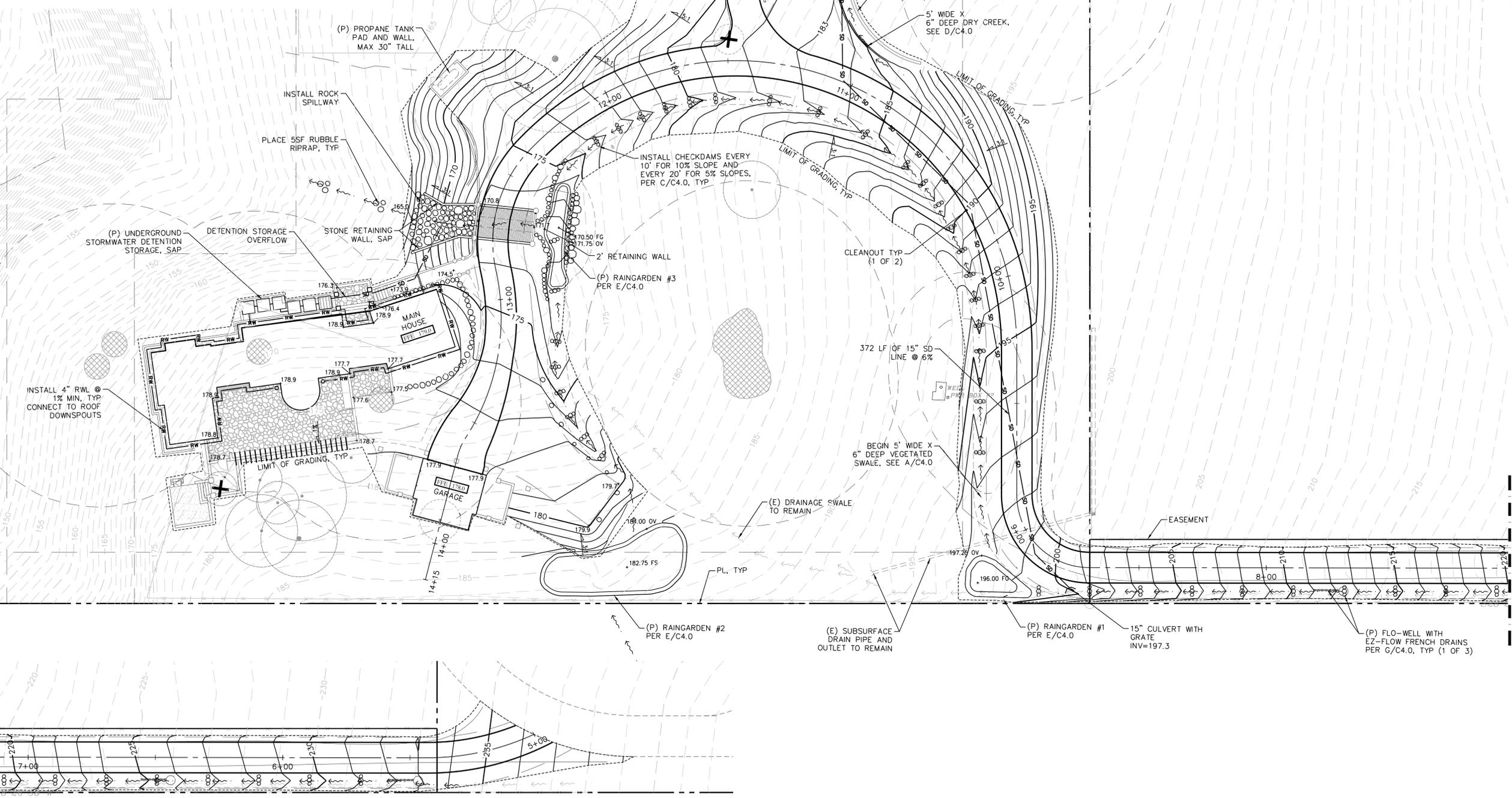
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**EARTHWORK ANALYSIS**

| PROJECT AREA | CUT ANALYSIS (CUBIC YARDS) | FILL ANALYSIS (CUBIC YARDS) |
|--------------|----------------------------|-----------------------------|
| SITE         | 2,250                      | 2,000                       |
| PROJECT NET  | 250 ± CU YDS (EXPORT)*     |                             |

\*SITE GRADING TO BE ADJUSTED ON-SITE SO THAT NO IMPORT OR EXPORT IS REQUIRED

**NOTE**  
 SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.



**GRADING AND DRAINAGE PLAN**  
 SCALE: 1"=20'



PRELIMINARY - NFC

MATCHLINE SEE BELOW

Project  
**BEWLEY RESIDENCE**  
 1435 Audubon Ave.  
 Montara, CA 94037  
 APN: 036-310-180

Architect  
**HM,a+e**  
 Henri Mannik,  
 Architecture and Engineering

5429 Telegraph Ave.  
 Oakland, CA 94609  
 510 652 1511 p  
 510 601 7196 f

Consultant  
  
**SHERWOOD DESIGN ENGINEERS**  
 58 Maiden Lane, Third Floor  
 San Francisco, CA 94108  
 www.sherwoodengineers.com

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| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
 2005,01

Sheet Title  
**GRADING & DRAINAGE PLAN**

Sheet Number

**C3.0**

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# BEWLEY RESIDENCE

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Montara, CA 94037  
APN: 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

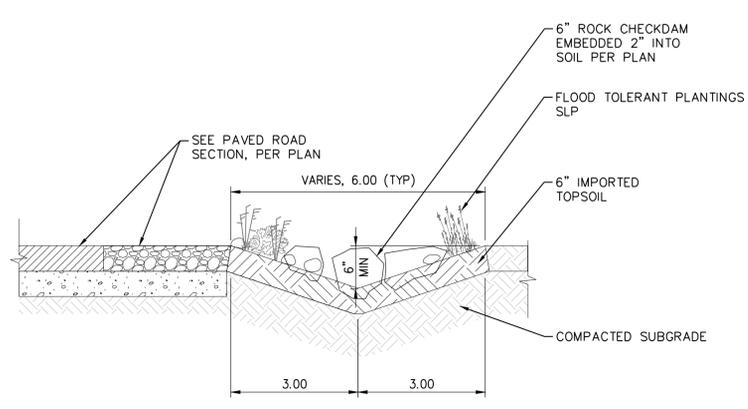


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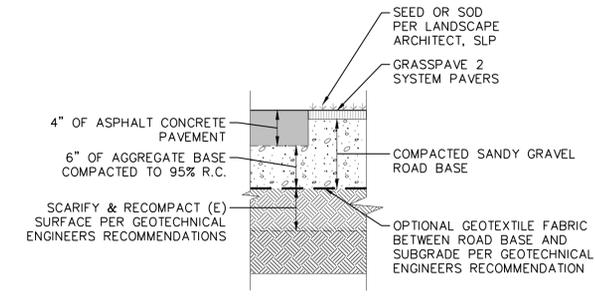
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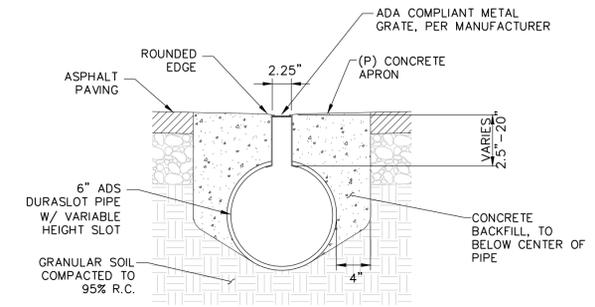


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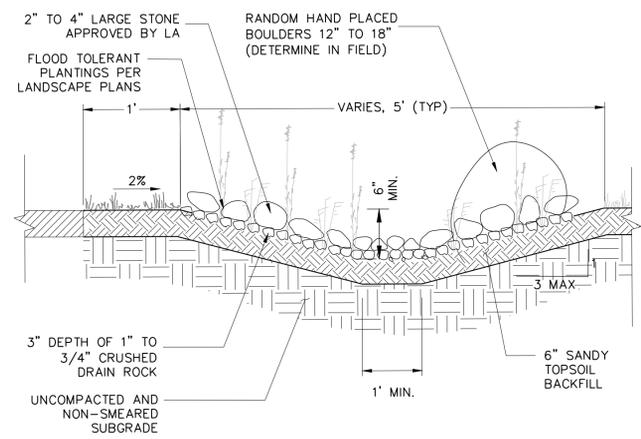


- NOTE:**
- RIP AND RECOMPACT 6" OF SUBGRADE
  - AS NECESSARY, PLACE LAYER OF MIRAFI HP270 GEOTEXTILE FABRIC PER GEOTECHNICAL RECOMMENDATIONS

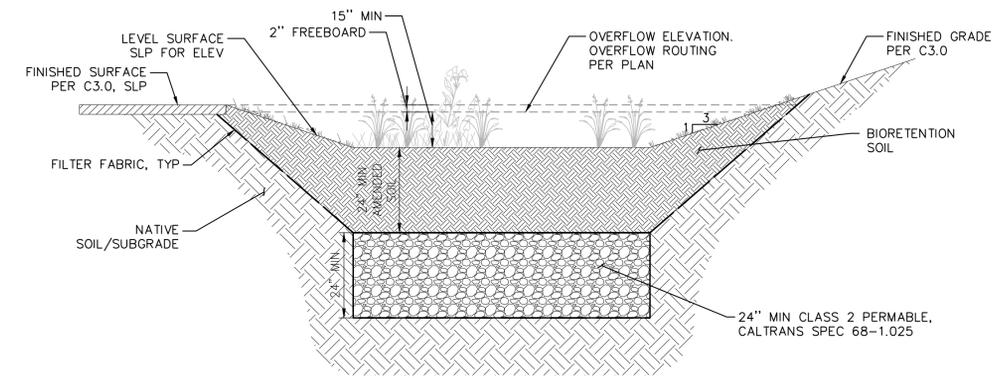
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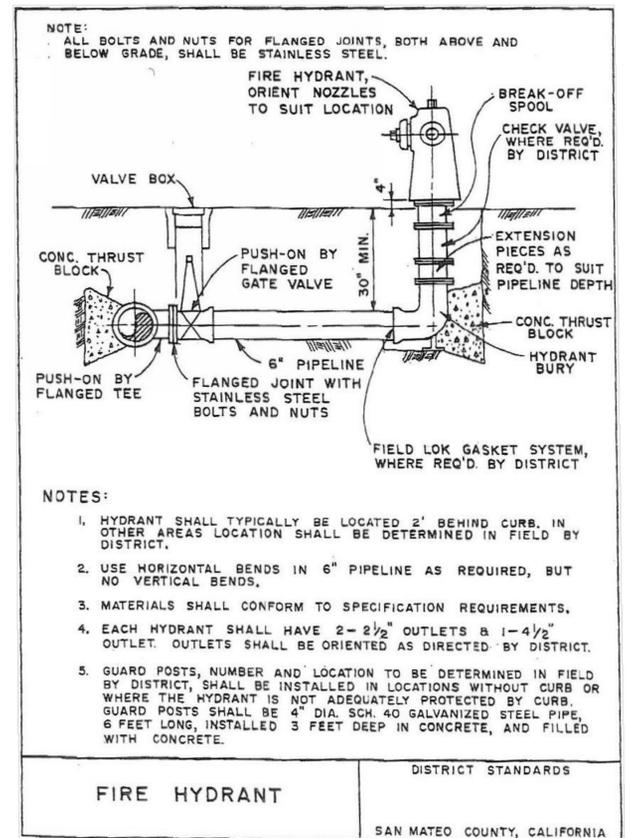
**C DURASLOT DRAIN DETAIL**  
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**D DRY CREEK**  
SCALE: NTS



**E RAIN GARDEN**  
SCALE: NTS



**F FIRE HYDRANT**  
SCALE: NTS



**G FLOW WELL AND EZ FLOW EXTENSION**  
SCALE: NTS

PRELIMINARY - NFC

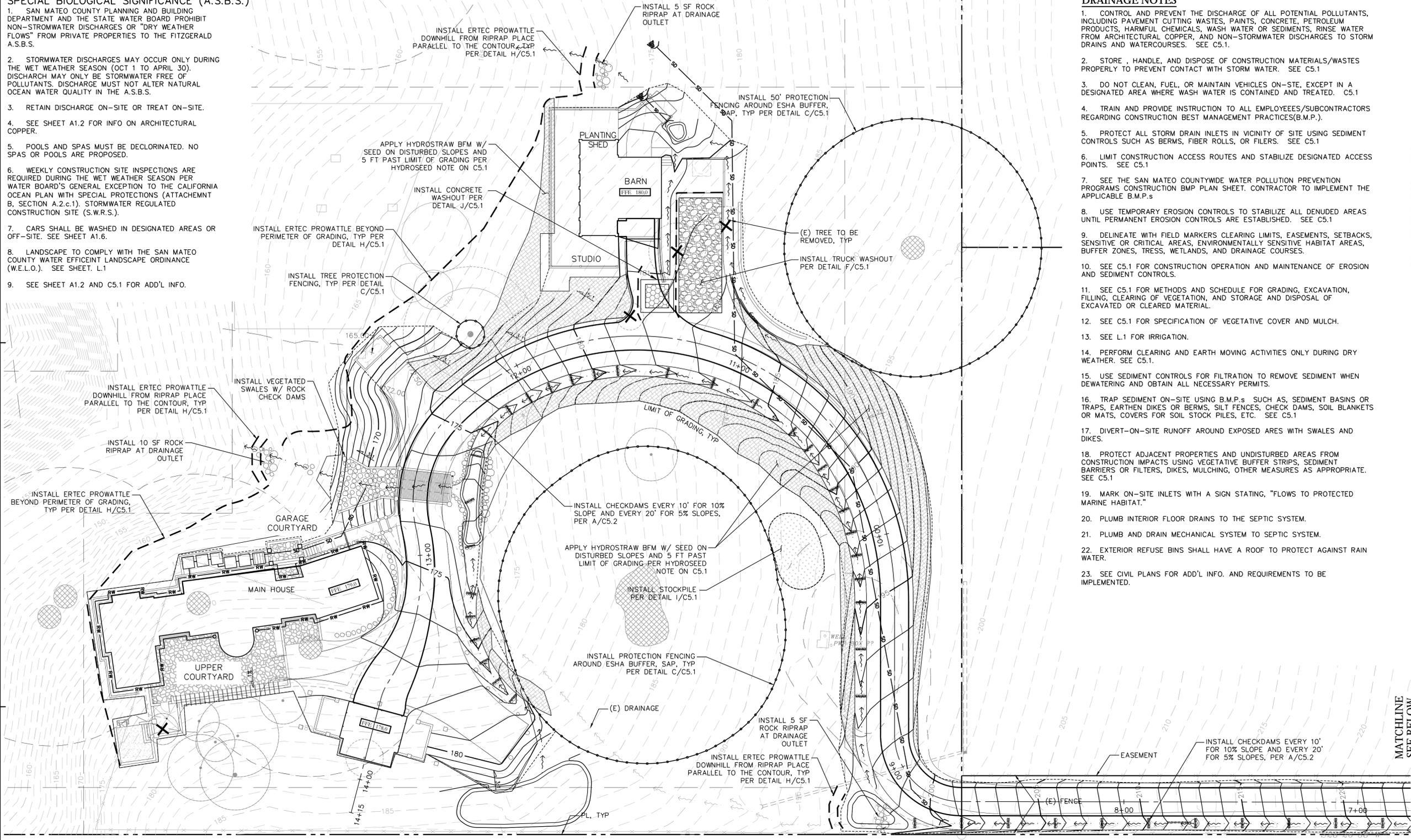
## DETAILS

Sheet Number

# C4.0

SAN MATEO COUNTY, FITZGERALD AREA of SPECIAL BIOLOGICAL SIGNIFICANCE (A.S.B.S.)

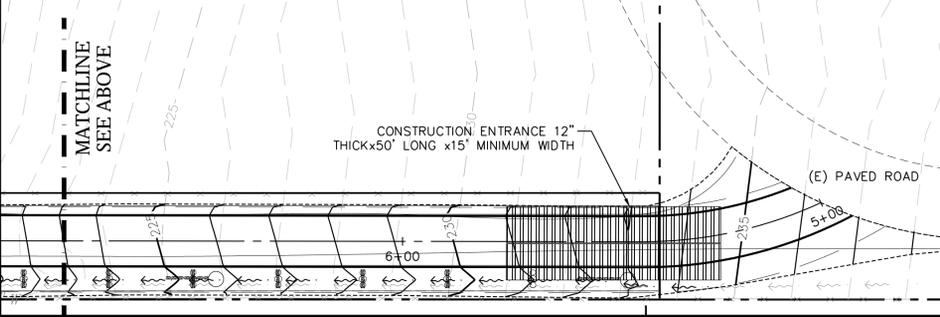
- SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENT AND THE STATE WATER BOARD PROHIBIT NON-STORMWATER DISCHARGES OR "DRY WEATHER FLOWS" FROM PRIVATE PROPERTIES TO THE FITZGERALD A.S.B.S.
- STORMWATER DISCHARGES MAY OCCUR ONLY DURING THE WET WEATHER SEASON (OCT 1 TO APRIL 30). DISCHARGE MAY ONLY BE STORMWATER FREE OF POLLUTANTS. DISCHARGE MUST NOT ALTER NATURAL OCEAN WATER QUALITY IN THE A.S.B.S.
- RETAIN DISCHARGE ON-SITE OR TREAT ON-SITE.
- SEE SHEET A1.2 FOR INFO ON ARCHITECTURAL COPPER.
- POOLS AND SPAS MUST BE DECHLORINATED. NO SPAS OR POOLS ARE PROPOSED.
- WEEKLY CONSTRUCTION SITE INSPECTIONS ARE REQUIRED DURING THE WET WEATHER SEASON PER WATER BOARD'S GENERAL EXCEPTION TO THE CALIFORNIA OCEAN PLAN WITH SPECIAL PROTECTIONS (ATTACHMENT B, SECTION A.2.c.1). STORMWATER REGULATED CONSTRUCTION SITE (S.W.R.S.).
- CARS SHALL BE WASHED IN DESIGNATED AREAS OR OFF-SITE. SEE SHEET A1.6.
- LANDSCAPE TO COMPLY WITH THE SAN MATEO COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.). SEE SHEET L1.
- SEE SHEET A1.2 AND C5.1 FOR ADD'L INFO.



**DRAINAGE NOTES**

- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, HARMFUL CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES. SEE C5.1.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORM WATER. SEE C5.1.
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED. C5.1
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS REGARDING CONSTRUCTION BEST MANAGEMENT PRACTICES(B.M.P.).
- PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS. SEE C5.1
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS. SEE C5.1
- SEE THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAMS CONSTRUCTION BMP PLAN SHEET. CONTRACTOR TO IMPLEMENT THE APPLICABLE B.M.P.s
- USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED. SEE C5.1
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, ENVIRONMENTALLY SENSITIVE HABITAT AREAS, BUFFER ZONES, TRESS, WETLANDS, AND DRAINAGE COURSES.
- SEE C5.1 FOR CONSTRUCTION OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS.
- SEE C5.1 FOR METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION, AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL.
- SEE C5.1 FOR SPECIFICATION OF VEGETATIVE COVER AND MULCH.
- SEE L1 FOR IRRIGATION.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER. SEE C5.1.
- USE SEDIMENT CONTROLS FOR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
- TRAP SEDIMENT ON-SITE USING B.M.P.s SUCH AS, SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC. SEE C5.1
- DIVERT-ON-SITE RUNOFF AROUND EXPOSED AREAS WITH SWALES AND DIKES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OTHER MEASURES AS APPROPRIATE. SEE C5.1
- MARK ON-SITE INLETS WITH A SIGN STATING, "FLOWS TO PROTECTED MARINE HABITAT."
- PLUMB INTERIOR FLOOR DRAINS TO THE SEPTIC SYSTEM.
- PLUMB AND DRAIN MECHANICAL SYSTEM TO SEPTIC SYSTEM.
- EXTERIOR REFUSE BINS SHALL HAVE A ROOF TO PROTECT AGAINST RAIN WATER.
- SEE CIVIL PLANS FOR ADD'L INFO. AND REQUIREMENTS TO BE IMPLEMENTED.

P:\2009\09-230-Bewley-Residence\04-Design\01-DD-C5.0 EROSION CONTROL.dwg, C5.0 EROSION CONTROL, Date: 02/21/2017, 10:07:26 AM, ARCHITECT full bleed D (24.00 x 36.00 inches), 1:1



**EROSION CONTROL PLAN**  
SCALE: 1"=20'



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Project  
**BEWLEY RESIDENCE**  
1435 Audubon Ave.  
Montara, CA 94037  
APN: 036-310-180

Architect  
**HM,a+e**  
Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant  
**SHERWOOD**  
DESIGN ENGINEERS  
58 Maiden Lane, Third Floor  
San Francisco, CA 94108  
www.sherwoodengineers.com

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| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

Sheet Title  
**EROSION CONTROL PLAN**  
Sheet Number

**C5.0**

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Montara, CA 94037  
APN: 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

**SHERWOOD DESIGN ENGINEERS**  
58 Maiden Lane, Third Floor  
San Francisco, CA 94108  
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| Planning Permit   | 4.14.2014 |
| Design Review     | 7.10.2015 |
| Planning Resubmit | 3.22.2017 |

HM,a+e Job Number  
2005,01

Sheet Title

**EROSION CONTROL DETAILS**

Sheet Number

**C5.1**

**EROSION CONTROL NOTES**

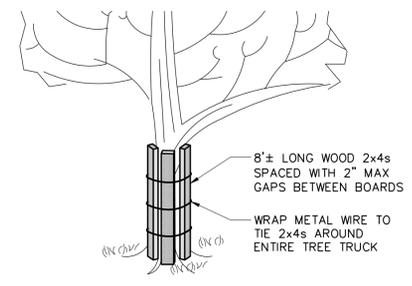
- ALL FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT FROM RUNOFF AND NON-STORM RUNOFF FROM LEAVING THE SITE. PROTECTIVE DEVICES, PROVIDED IN THESE PLANS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHALL BE MAINTAINED AND RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR AROUND OR UNTIL VEGETATION IS ESTABLISHED ON SLOPED SURFACES.
- EROSION CONTROL FACILITIES SHALL BE INSPECTED AND MAINTAINED DAILY AS WELL AS WHENEVER RAIN IS FORECAST. BREACHES IN DIKES AND SWALES BE REPAIRED AT THE CLOSE OF EACH DAY. THE NAME OF THE PERSON RESPONSIBLE FOR THE DAILY MAINTENANCE OF THESE FACILITIES SHALL BE ON RECORD WITH THE CITY ALONG WITH A PHONE NUMBER AND WHICH INTERFERE WITH THE WORK. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER AND NON-STORM WATER DISCHARGE INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES AND PRE-EXISTING DRAINAGE PATTERNS. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE CIVIL ENGINEER. (OCTOBER 1 TO APRIL 15)
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTRUCTION GENERAL PERMIT 2008-00007 AND WHICH INTERFERE WITH THE WORK. SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OF THE GOVERNING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, STOP NOTICES, AND / OR A PROJECT STOP ORDER.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OF THE GOVERNING JURISDICTION.
- THE CONTRACTOR SHALL INSTALL CONTROLLED ACCESS AND EGRESS AS DEFINED IN THESE PLANS. LOCATION TO BE APPROVED BY THE ENGINEER IN THE FIELD.
- CONSTRUCTION EQUIPMENT SHALL BE TIRE WASH STATION AS NEEDED. ALL DISCHARGE FROM THE TIRE WASH STATION WILL BE DIRECTED TO APPROPRIATE COLLECTION AREAS, AND NOT ALLOWED TO LEAVE THE SITE. ANY MUD OR SEDIMENT THAT IS TRACKED OFF-SITE ON PUBLIC AREAS WILL BE REMOVED AS NEEDED. POWER WASHING OF STREETS IS NOT PERMITTED. STREET CLEANING EQUIPMENT WILL HAVE SWEEPERS AND VACUUM CAPABILITY.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM OR ADJACENT LANDSCAPE.
- DURING PERIODS WHEN STORMS ARE FORECAST -
  - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
  - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
  - WHERE STOCKPILING IS NECESSARY, USE A TARPULIN AND SURROUND THE STOCKPILED MATERIAL WITH SEDIMENT ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
  - USE INLET CONTROLS AS NEEDED (E.G. ERTEC DRAIN INLET PROTECTION) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
- THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- STAND-BY CREWS SHALL BE ALERTED BY THE PERMITEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- AS A PART OF THE EROSION CONTROL MEASURES, DRAINAGE INLET PROTECTION (SEDIMENT BARRIERS) SHALL BE INSTALLED ON INLETS TO REMAIN DURING THIS PHASE.
- IT IS RECOMMENDED THAT ERTEC S-FENCE OR COMPARABLE PRODUCTS BE USED IN PLACE OF TRADITIONAL STRAW OR SEDIMENT ROLLS AND SILT FENCES. THESE PRODUCTS CAN BE REUSED AFTER THE COMPLETION OF THIS PROJECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE STABILIZED WITH HYDRAULICALLY APPLIED MATERIAL OR SOIL STABILIZER PER THIS PLAN.
- FOR GRADED BANKS WITH SLOPES BETWEEN 50:1 AND 3:1, EXPOSED EARTH SHALL BE STABILIZED WITH ATLAS SOIL-LOK PRODUCT, HYDRO STRAW GUARD PLUS OR HYDRO STRAW BFM AND SOIL LANDSCAPED, OR SEALED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS TO THE EROSION AND SEDIMENT CONTROL FACILITIES. FOLLOW THE DESIGN OF THESE FACILITIES IN THIS PLAN.
- FOR SLOPES OF 2:1 OR STEEPER, SEE HYDROSEED NOTES BELOW.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING ERTEC S-FENCE, OR EQUAL, AS SPECIFIED ON THESE PLANS.
- APPLY ATLAS DUST LOCK (OR EQUAL) TO ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS THAT DO NOT HAVE FINAL PAVEMENT OR PERMANENT STABILIZATION.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES PER PLAN TO THE SATISFACTION OF THE CITY ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES. CONTRACTOR SHALL ENSURE THAT PONDING/FLOODING IN STREETS DOES NOT INTERFERE WITH TRAFFIC LANES AT ANY TIME.
- DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED ESPECIALLY IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR VEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.
- ALL TREES ALLOCATED TO REMAIN SHALL BE PROTECTED PER THIS PLAN AND ARBORIST'S RECOMMENDATIONS.
- WHEN POSSIBLE WORK SHOULD BE CONDUCTED DURING PERIODS OF NO FLOW OR LOW-FLOW.
- PRO-WATTLE (OR EQUAL) MAY BE USED IN PLACE OF S-FENCE (OR EQUAL) EXCEPT FOR PERMETER PROTECTION AND TOP OF BANK PROTECTION AT SEDIMENT BASIN OUTFITS.
- HYDRO STRAW GUARD PLUS OR HYDRO STRAW BFM TO BE APPLIED PER MANUFACTURER'S RECOMMENDATION AND PER THE DIRECTION OF THE CIVIL ENGINEER TO DISTURBED AREAS NOT TO RECEIVE STRUCTURAL FILL OR VEHICULAR TRAFFIC.

**HYDROSEED NOTES**

- THE FOLLOWING HYDROSEED NOTES ARE APPLICABLE TO GRADED BANKS STEEPER THAN 2:1. FOR GRADED BANK SLOPED AT 3:1 OR LESS, SEE NOTE 15 ABOVE.
- HYDROSEED SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS IN THE FOLLOWING STEPS:
    - APPLY HYDRAULIC GROWTH MEDIUM (HGM, SEE NOTE 2 BELOW) AT A RATE OF 3,500 LB/ACRE
    - APPLY WOOD BONDED FIBER MATRIX (BFM) BY PROFILE OR EQUIVALENT AT A RATE OF 4,000/ACRE
  - FOR HGM, MIX 150 LBS/ACRE "HOLD FAST NATIVE BLEND" SEED MIX WITH 3,500 LBS/ACRE "VERDYLOK BLACK" AND 80 LBS/ACRE ORGANIC BINDER (PLANTAGO GUARD, OR A COMBINATION OF BOTH) SUFFICIENT TO COVER THE AREA 1.5" DEEP. ALL PROCESSES TO BE APPROVED BY CIVIL ENGINEER.



**SNAKE BAG**  
SCALE: NTS

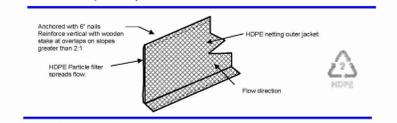


**TREE PROTECTION FENCING**  
SCALE: NTS

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**ProWattle™**  
Stabilized Slopes and Low-Traffic Perimeters

ProWattle is a high performing and low cost approach to protect slopes from erosion and perimeter from sediment movement during construction. Unlike other solutions, ProWattle tends to spread rather than concentrate flow. Installation is very fast - and ProWattle is quality and easily removed. It is highly reusable. Because it packs nearly 10 times as dense as wattles, it provides dramatic logistical cost savings. ProWattle is an important part of a comprehensive Best Management Practice system for soil stabilization. ProWattle allows water flow-through, reduces water velocity and provides particle filtering. Made from durable and recyclable HDPE.



| Product Characteristics | Unit weight (lb/ft²) (dry) | Functional life (months/years) | Dimension - length per module (ft) | Dimension - (height) height (inches) | Installed finished height (inches) | Recyclable Post-consumer #2 (YES) | Reusable (YES) |
|-------------------------|----------------------------|--------------------------------|------------------------------------|--------------------------------------|------------------------------------|-----------------------------------|----------------|
|                         | 0.23                       | 4+                             | 5.0                                | 8.0                                  | 8.0                                | YES                               | YES            |



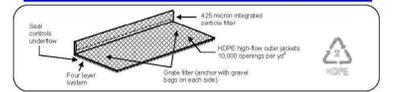
| Product Benefits  | Design and Installation   |
|---|---|
| <ul style="list-style-type: none"> <li>Spreads and spreads flow</li> <li>Low final and total cost</li> <li>Easy to install and maintain</li> <li>Easy to remove, store and reuse</li> </ul> | For proper design and installation refer to the Installation and Maintenance guide. |

**ERTEC PROWATTLE**  
SCALE: NTS

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**Combo Guard™**  
Curb & Grate Inlet Protection

Combo Guard is a patented, low cost, four layer system designed to reduce sediment into combination curb & grate storm drain inlets. ERTEC S-Fence is designed to allow water flow-through and slow water velocity while filtering soil particles. S-Fence stands up to wind, UV exposure and will last many years. It is highly reusable. It is made from recycled materials, best management practice approach for site sediment control. The integrated filler has a vertical height of 2 inches to allow bypass in high flow conditions. The system filters storm water above the ground easing visual inspection and maintenance. The system is easy to install, has a long life, is resistant to traffic, and reusable. During installation, the grate does not need to be removed, reducing installer back and foot injuries. Four sizes fit most grates inlets. The units are made from durable and recyclable HDPE.



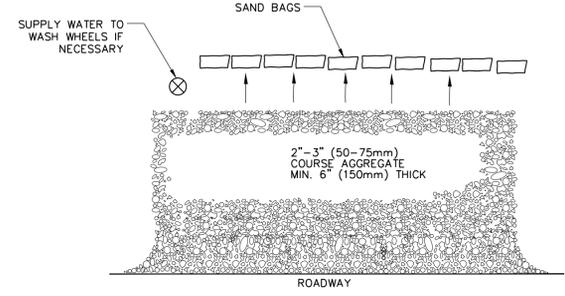
| Product Characteristics | Module weight (average lbs) | Functional life (years) | Dimension - length (ft) | Dimension - (height) height (inches) | Installed finished height (inches) | Recyclable Post-consumer #2 (YES) | Reusable (YES) |
|-------------------------|-----------------------------|-------------------------|-------------------------|--------------------------------------|------------------------------------|-----------------------------------|----------------|
|                         | 4.5                         | 4                       | 2.0                     | 8.0                                  | 8.0                                | YES                               | YES            |

| Product Designation | Grate Size                          |
|---------------------|-------------------------------------|
| CG-20x22            | Fit 22" by 12" Grate                |
| CG-24x24            | Fit 24" by 12" and 24" by 12" Grate |
| CG-36x36            | Fit 36" by 12" and 36" by 12" Grate |
| CG-48x48            | Fit 48" by 24" Grate                |
| CG-60x60            | Fit 48" by 24" Grate                |

**Product Benefits**

- Easy to install
- Easy to inspect & maintain
- Stands up to traffic
- Significantly lower costs
- Long life, UV stable
- Reduces back and foot injuries
- Lightweight, easy to transport
- One installation per project

**ERTEC COMBO GUARD**  
SCALE: NTS



**NOT USED**  
SCALE: NTS

**NOTES**

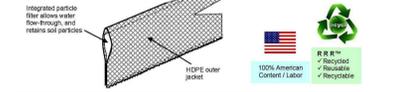
- TRUCK WASHING STATION SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- RECOMMENDED TO BE PLACED NEAR A RELIABLE WATER SOURCE.
- SPRAY TIRES ON TRUCKS AND BROOM OFF TOPS OF TRUCKS BEFORE LEAVING SITE.

**TRUCK WASHOUT**  
SCALE: NTS

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**S-Fence™**  
Alternative to traditional Silt Fence

S-Fence is a patented, high performance, low cost and highly sustainable system which reduces sedimentation and provides erosion control on or around construction sites. S-Fence is an alternative to silt fence and is an important part of a comprehensive best management practice system for soil stabilization.



| Product Characteristics | Unit weight (lb/ft²) (dry) | Functional life (months/years) | Dimension - length per module (ft) | Dimension - (height) height (inches) | Installed finished height (inches) | Recyclable Post-consumer #2 (YES) | Reusable (YES) |
|-------------------------|----------------------------|--------------------------------|------------------------------------|--------------------------------------|------------------------------------|-----------------------------------|----------------|
|                         | 0.350                      | 4+                             | 7                                  | 14                                   | 14                                 | YES                               | YES            |

**Product Benefits -**

- Improve sediment retention via filtration
- Cut project costs 50%
- Will not deteriorate or blow down
- Low undercutting and maintenance
- Fast installation, lightweight
- Recycled Material Content - 90%
- Reusable
- Recyclable at the end of life
- Low shipping and storage costs

| Product Designation | Dimensions         |
|---------------------|--------------------|
| SF-10               | 10' high x 7' long |
| SF-14               | 14' high x 7' long |
| SF-20               | 20' high x 7' long |

**Design and Installation**

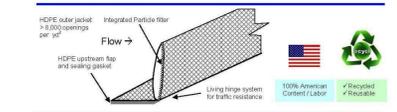
For proper design and installation refer to the Installation and Maintenance guide.

**ERTEC S-FENCE**  
SCALE: NTS

**ERTEC Environmental Systems**  
Protecting the Integrity of Global Lands and Waterways™

**Hard Surface Guard™**  
Perimeter Sediment Control

Hard Surface Guard is a patented, high performance and cost effective system to provide sediment control on hard surfaces around construction sites or industrial facilities. Hard Surface Guard is an important part of a comprehensive best management practice system. Hard Surface Guard is designed to face back and forth in light traffic environments and can be reshaped after deformation.



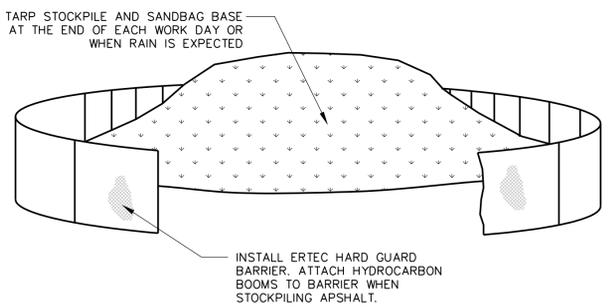
| Product Characteristics | Unit weight (lb/ft²) (dry) | Functional life (months/years) | Dimension - length per module (ft) | Dimension - (height) height (inches) | Installed finished height (inches) | Recyclable Post-consumer #2 (YES) | Reusable (YES) |
|-------------------------|----------------------------|--------------------------------|------------------------------------|--------------------------------------|------------------------------------|-----------------------------------|----------------|
|                         | 0.33                       | 4+                             | 5.0                                | 8.0                                  | 8.0                                | YES                               | YES            |

**Product Benefits -**

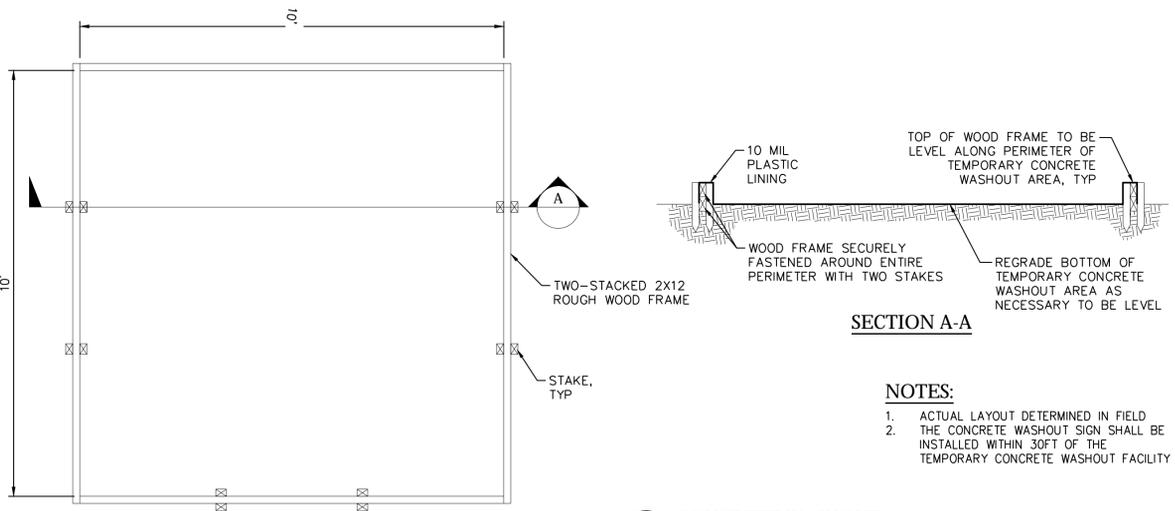
- Cut project costs 50%
- Fast installation, lightweight
- Long life, UV stable, does not deteriorate
- Continuous line of protection
- Reusable
- Significantly less under-cutting and maintenance
- Recyclable
- 75% less storage space, shipping costs

| Design and Installation  |
|--|
| For proper design and installation refer to the Installation and Maintenance guide at www.ertecsystems.com |

**ERTEC HARD GUARD**  
SCALE: NTS



**STOCKPILE**  
SCALE: NTS



**CONCRETE WASHOUT**  
SCALE: NTS

- NOTES:**
- ACTUAL LAYOUT DETERMINED IN FIELD
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY



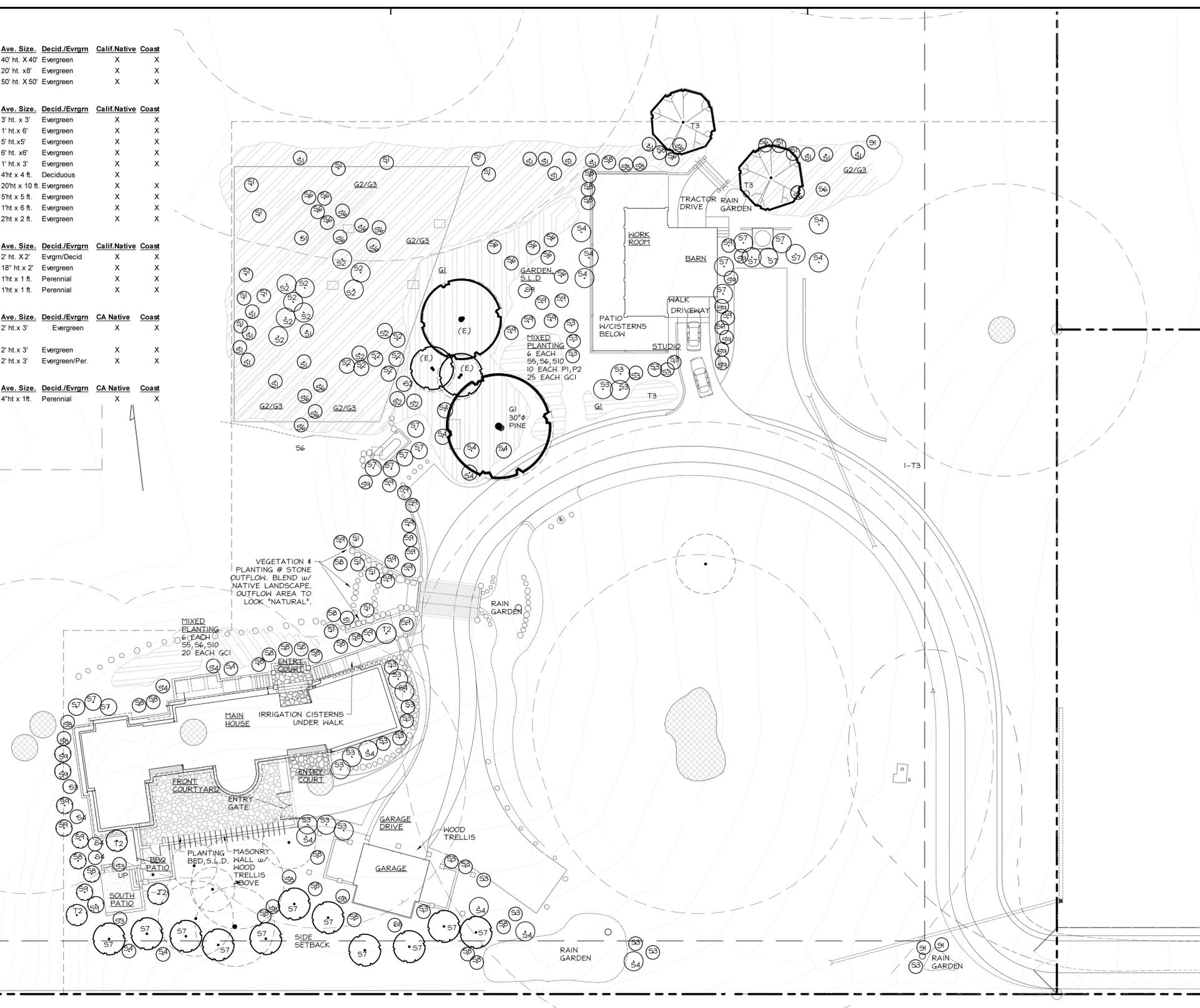
**PLANT LIST**

| TREES:             |                    |         |  |                                   |             |                  |                |               |       |
|--------------------|--------------------|---------|--|-----------------------------------|-------------|------------------|----------------|---------------|-------|
| Key                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| T1                 | 8                  | 15 Gal. | Cupressus macrocarpa   | Monterey Cypress                  | Fast        | 40' ht. X 40'    | Evergreen      | X             | X     |
| T2                 | 4                  | 15 Gal. | Cupressus macrocarpa 'citriodora'                                | Lemon Yellow Cypress              | Slow        | 20' ht. x 8'     | Evergreen      | X             | X     |
| T3                 | 5                  | 15 Gal. | Quercus agrifolia  | Coast Live Oak                    | Moderate    | 50' ht. X 50'    | Evergreen      | X             | X     |
| SHRUBS:            |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| S1                 | 36                 | 1 Gal.  | Artemisia californica 'Montara'                                  | California Sagebrush var. Montara | Moderate    | 3' ht. x 3'      | Evergreen      | X             | X     |
| S2                 | 20                 | 1 Gal.  | Baccharis pilularis 'Pidgeon Point'                              | Dwarf Coyote Brush Pidgeon Point  | Moderate    | 1' ht. x 6'      | Evergreen      | X             | X     |
| S3                 | 12                 | 5 Gal.  | Carpenteria californica 'Elizabeth'                              | Bush Anemone                      | Moderate    | 5' ht. x 5'      | Evergreen      | X             | X     |
| S4                 | 13                 | 1 Gal.  | Ceanothus 'Concha'   | Ceanothus                         | Moderate    | 6' ht. x 6'      | Evergreen      | X             | X     |
| S5                 | 12                 | 1 Gal.  | Erigeron glaucus   | Beach Aster / Seaside Daisy       | Moderate    | 1' ht. x 3'      | Evergreen      | X             | X     |
| S6                 | 37                 | 1 Gal.  | Mimulus aurantiacus  | Monkey Flower                     | Moderate    | 4' ht. x 4 ft.   | Deciduous      | X             |       |
| S7                 | 16                 | 5 Gal.  | Myrica californica   | Pacific Wax Myrtle                | Moderate    | 20' ht. x 10 ft. | Evergreen      | X             | X     |
| S8                 | 21                 | 5 Gal.  | Rhamnus californica 'Mound San Bruno'                            | Coffeeferry                       | Moderate    | 5' ht. x 5 ft.   | Evergreen      | X             | X     |
| S9                 | 33                 | 1 Gal.  | Rhamnus californica 'Sea View'                                   | Coffeeferry                       | Moderate    | 1' ht. x 6 ft.   | Evergreen      | X             | X     |
| S10                | 18                 | 1 Gal.  | Zauschneria (Epilobium) californica 'Mexican California Fuchsia' | Mexican California Fuchsia        | Moderate    | 2' ht. x 2 ft.   | Evergreen      | X             | X     |
| PERENNIALS:        |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | Calif. Native | Coast |
| P1                 | 40                 | 1 Gal.  | Achillea millefolium californica                                 | Common Western                    | Moderate    | 2' ht. X 2'      | Evrgrm/Decid   | X             | X     |
| P2                 | 40                 | 1 Gal.  | Isis douglasiana   | Douglas Iris                      | Fast        | 18" ht. x 2'     | Evergreen      | X             | X     |
| P3                 | 40                 | 1 Gal.  | Sisyrinchium bellum 'Californian Skies'                          | Blue-Eyed Grass                   | Moderate    | 1' ht. x 1 ft.   | Perennial      | X             | X     |
| P4                 | 40                 | 1 Gal.  | Sisyrinchium californicum  | Yellow-Eyed grass                 | Moderate    | 1' ht. x 1 ft.   | Perennial      | X             | X     |
| GRASSES: Hydroseed |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | CA Native     | Coast |
| G1                 | 11,000             | SF      | Darthonia californica  | California Oatgrass               | Moderate    | 2' ht. x 3'      | Evergreen      | X             | X     |
| G2 G3              | 50/50 Mix = 12,000 | SF      |  |                                   |             |                  |                |               |       |
| G2                 | 6,000              | SF      | Festuca californica  | California Fescue                 | Moderate    | 2' ht. x 3'      | Evergreen      | X             | X     |
| G3                 | 6,000              | SF      | Stipa (Nassella) pulchra   | Purple Needle Grass               | Moderate    | 2' ht. x 3'      | Evergreen/Per. | X             | X     |
| GROUNDCOVERS:      |                    |         |  |                                   |             |                  |                |               |       |
| No.                | Qty.               | Size    | Name   | Common Name                       | Growth Rate | Ave. Size        | Decid./Evrgrm  | CA Native     | Coast |
| GC1                | 160                | 4"      | Fragaria chiloensis  | Beach Strawberry                  | Moderate    | 4' ht. x 1 ft.   | Perennial      | X             | X     |

**NOTES:**

**GENERAL:**

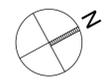
- THIS PLAN IS FOR LANDSCAPE WORK ONLY. IT IS GENERALLY SCHEMATIC AND INDICATIVE OF THE WORK TO BE PERFORMED. PLANS ARE NOT FULLY DETAILED OR SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL MATERIALS, AND EQUIPMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ON SITE CONDITIONS; PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, STRUCTURES. REVIEW ANY DISCREPANCIES WITH ARCHITECT/OWNER.
- ALL WORK AND MATERIALS SHALL MEET OR EXCEED ALL APPLICABLE BUILDING CODES AS PER THE CURRENT UNIFORM BUILDING CODE OR EXISTING STATE AND LOCAL REGULATIONS.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- THE OWNER OR THEIR REPRESENTATIVE SHALL APPROVE MATERIALS SUBSTITUTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL APPLICABLE FEES.
- CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, AND SUPPLIES TO PERFORM ALL OPERATIONS IN CONNECTION WITH AND REASONABLY INCIDENTAL TO THE COMPLETE INSTALLATION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVING UNDER HARDSURFACE AREAS ETC.
- DO NOT WILLFULLY INSTALL ANY SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS THE FIELD CONDITIONS WILL NOT ALLOW FOR DESIGN INTENT. NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF SUCH DEVIATIONS.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED SHOULD NOTIFICATION NOT HAVE BEEN PROVIDED AND APPROVED BY THE ARCHITECT, OWNER OR THEIR REPRESENTATIVE.
- DURING CONSTRUCTION THE SITE WILL BE NEATLY KEPT AS PRACTICAL TO NOT DISTURB NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER.
- CONTRACTOR SHALL REMOVE ANY FALL EXCESS MATERIALS, OR DEBRIS FROM THE SITE.



- NOTES:**
- PLANTING AREA 28,000 SQ.FT.
  - IRRIGATE WITH RAINWATER.
  - IRRIGATE WITH GRAY WATER.

**LANDSCAPE PLAN**

1" = 20'-0"



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0801-L1.dwg Plot Date: 6.22.2016

Project

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

*Blue Sky*  
DESIGNS, INC.

CUSTOM LANDSCAPE ENVIRONMENTS  
Landscape Contractor's License #C27-436094  
General Contractor's License #B-436094  
Landscape Architect's License #LA-4205  
495 Purisimo Way, Half Moon Bay, CA 94019  
(650) 726-5990 FAX (650) 726-2353

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |
| Site Drainage Rev | 04.10.2016 |

HM,a+e Job Number  
2005,01

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number

**L1**

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

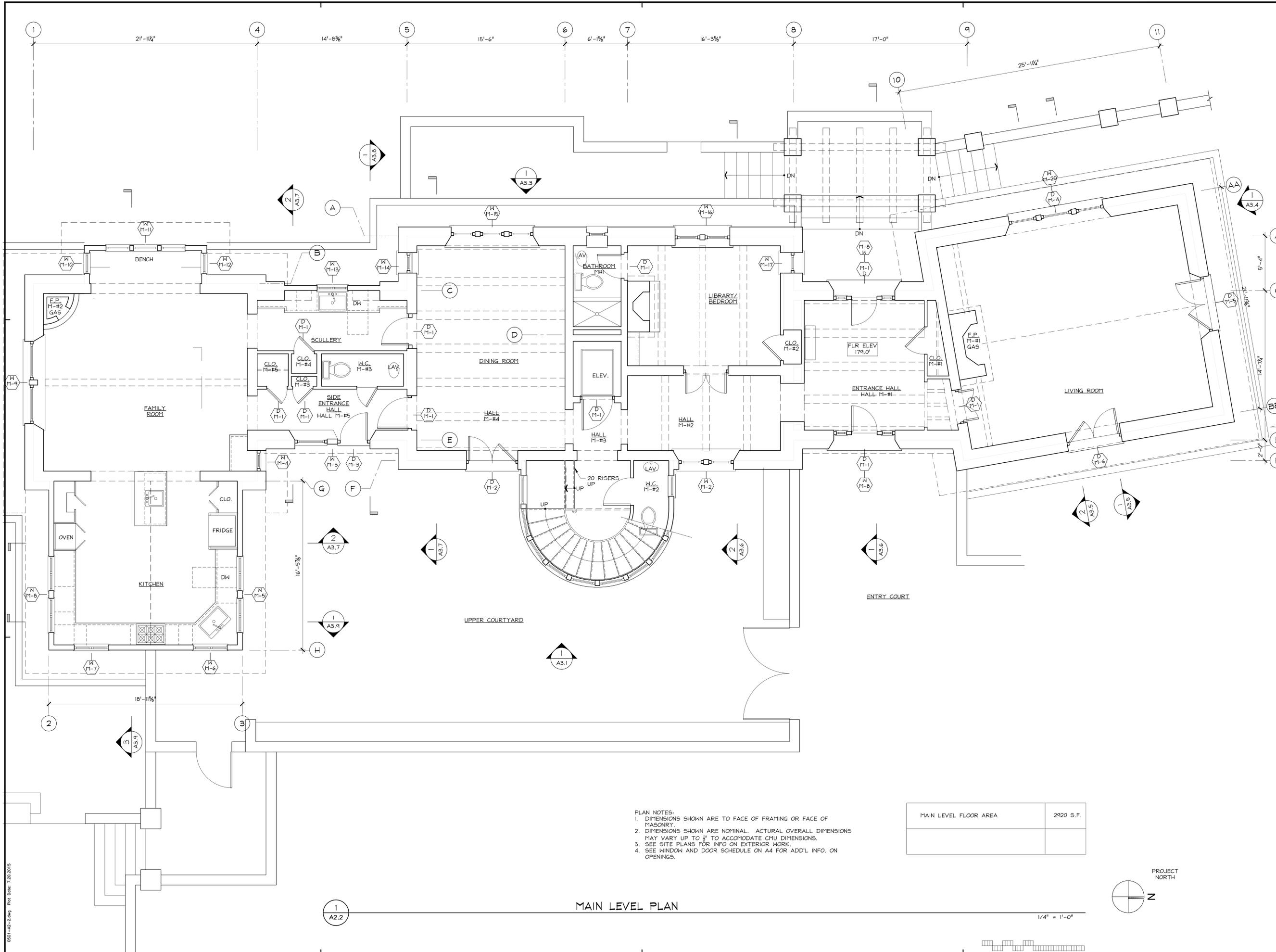
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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## Sheet Title MAIN LEVEL PLAN

Sheet Number

# A2.2



- PLAN NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF MASONRY.
  2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.
  3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.
  4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                       |           |
|-----------------------|-----------|
| MAIN LEVEL FLOOR AREA | 2920 S.F. |
|                       |           |

### MAIN LEVEL PLAN

PROJECT NORTH



1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

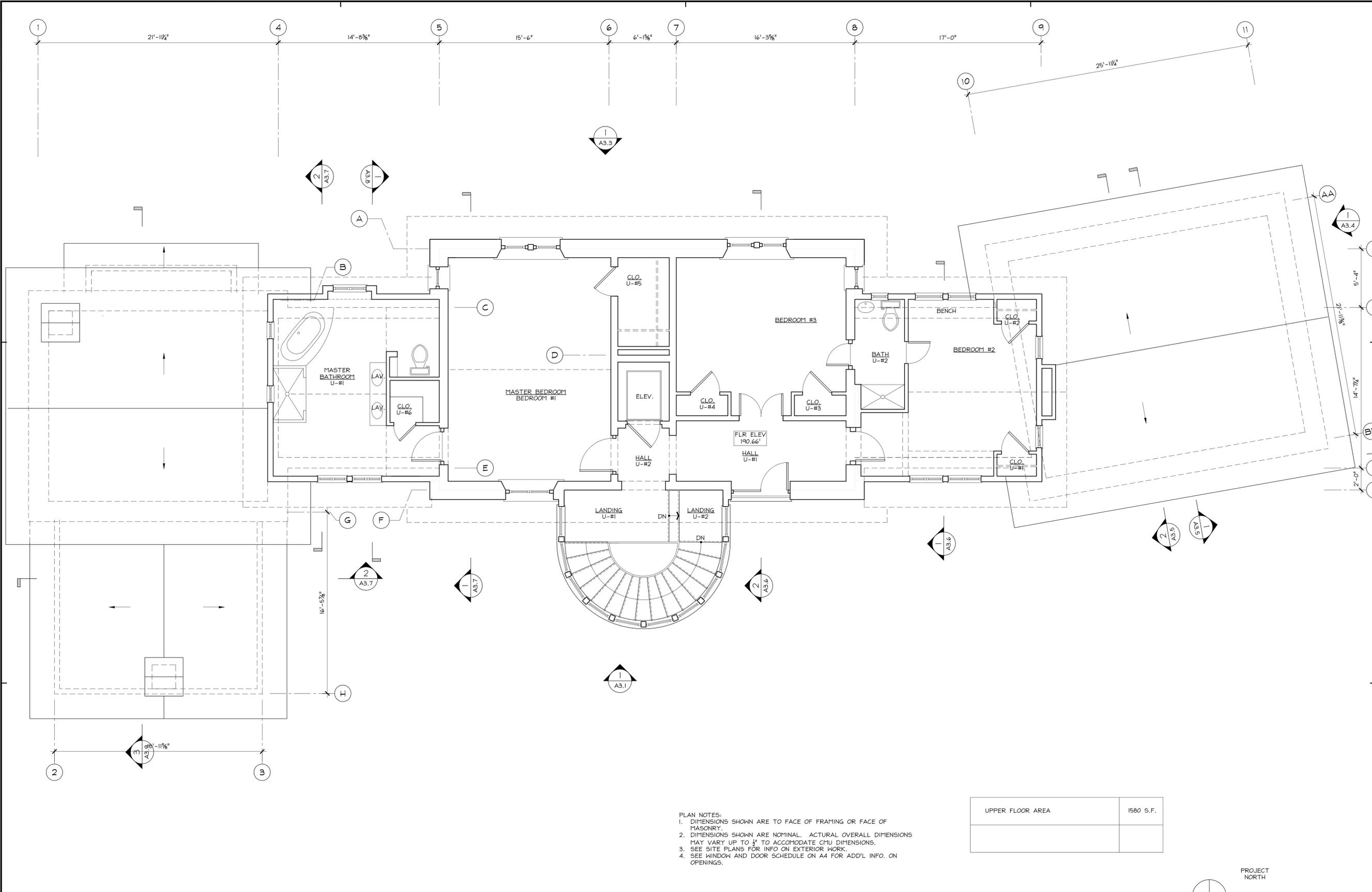
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### UPPER LEVEL PLAN

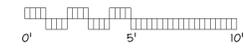
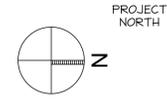
Sheet Number

# A2.3



- PLAN NOTES:
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  2. DIMENSIONS SHOWN ARE NOMINAL. ACTUAL OVERALL DIMENSIONS MAY VARY UP TO 1/8" TO ACCOMMODATE CMU DIMENSIONS.
  3. SEE SITE PLANS FOR INFO ON EXTERIOR WORK.
  4. SEE WINDOW AND DOOR SCHEDULE ON A4 FOR ADD'L INFO. ON OPENINGS.

|                  |           |
|------------------|-----------|
| UPPER FLOOR AREA | 1580 S.F. |
|                  |           |



## UPPER LEVEL PLAN

1  
A2.3

0501-a2-a2-3.dwg Plot Date: 7.20.2015

Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

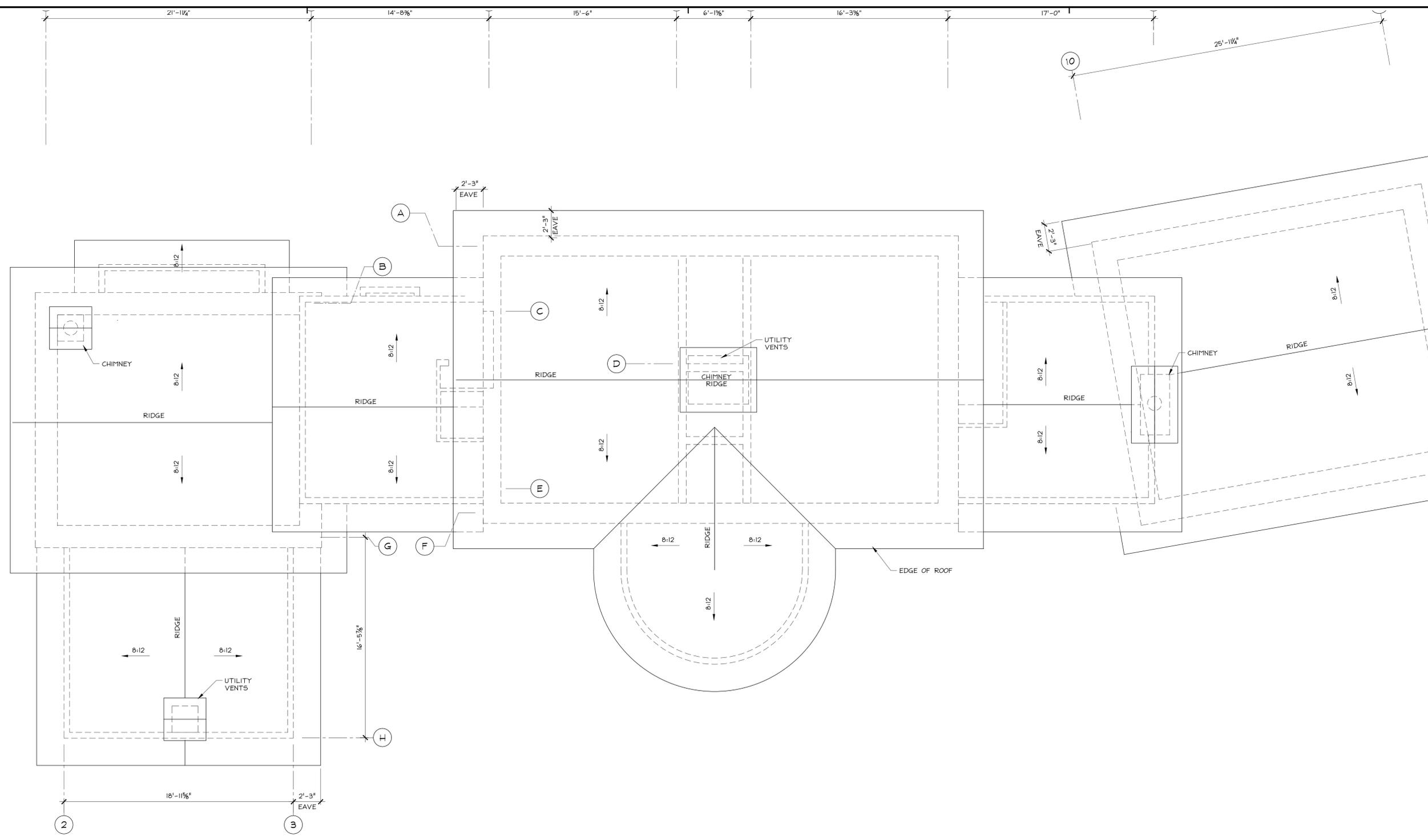
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title ROOF PLAN

Sheet Number

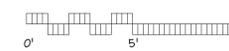
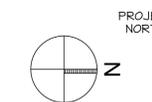
# A2.4



1  
A2.4

### ROOF PLAN

1/4" = 1'-0"



0501-A2-A2-4.dwg Plot Date: 7.20.2015



Project

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Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

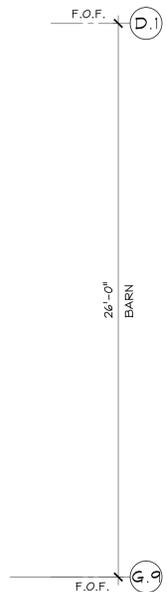
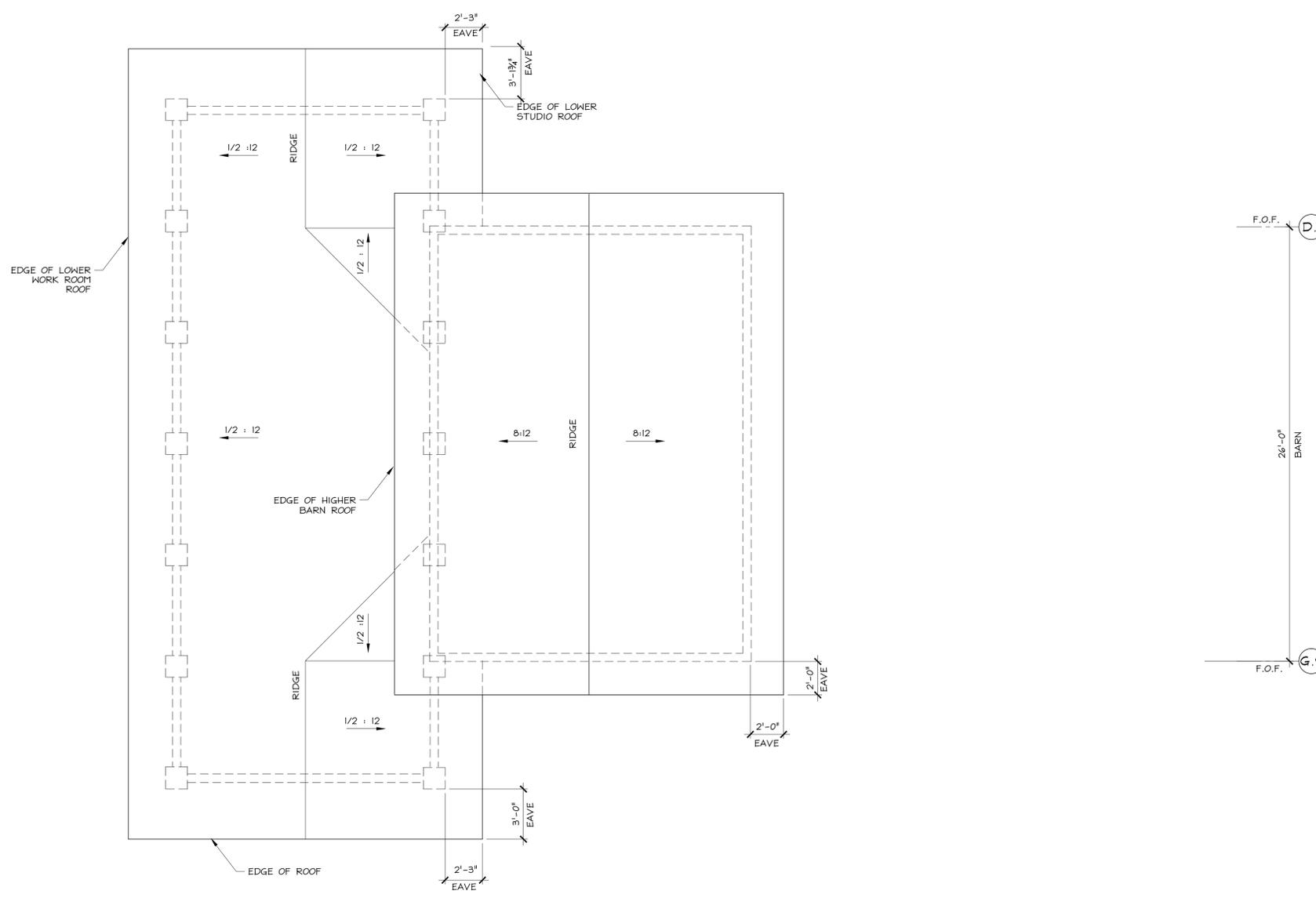
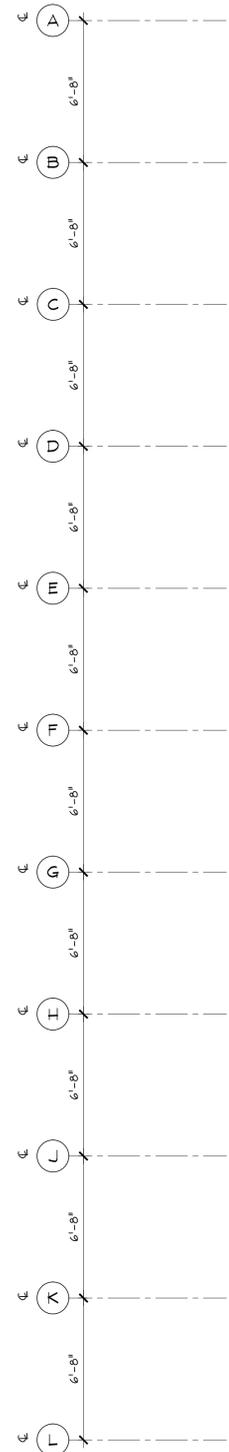
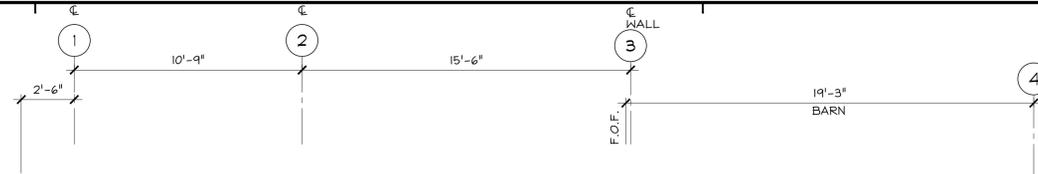
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## ROOF PLAN BARN

Sheet Number

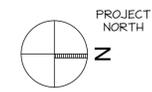
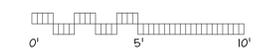
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1  
A2.6

### ROOF PLAN - BARN

1/4" = 1'-0"



0501-A2-A2-6.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

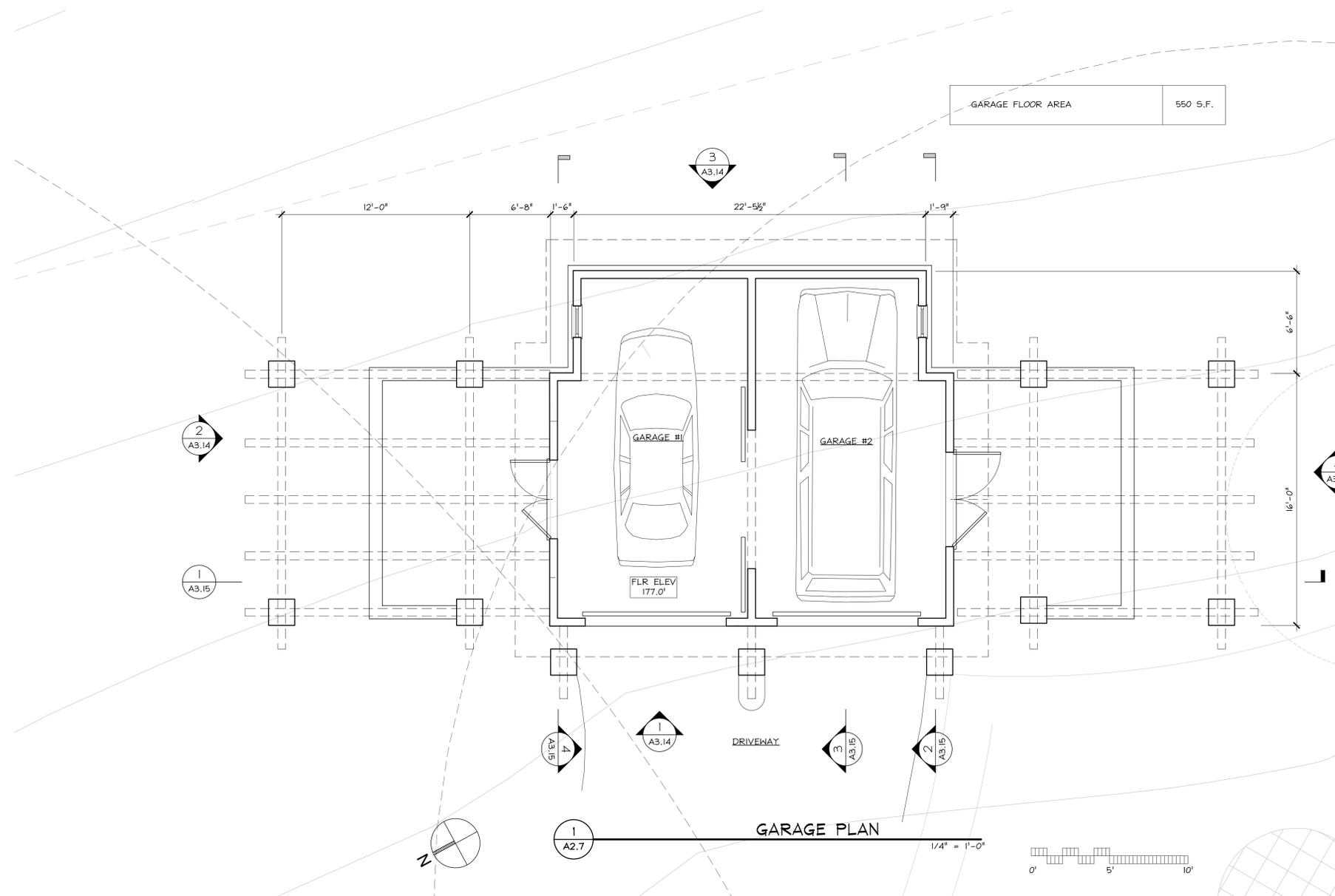
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## GARAGE PLAN

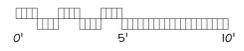
Sheet Number

# A2.7



GARAGE PLAN

1/4" = 1'-0"



Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510.652.1511 p  
510.601.7196 f

Consultant

Stamp

Printing Date

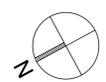
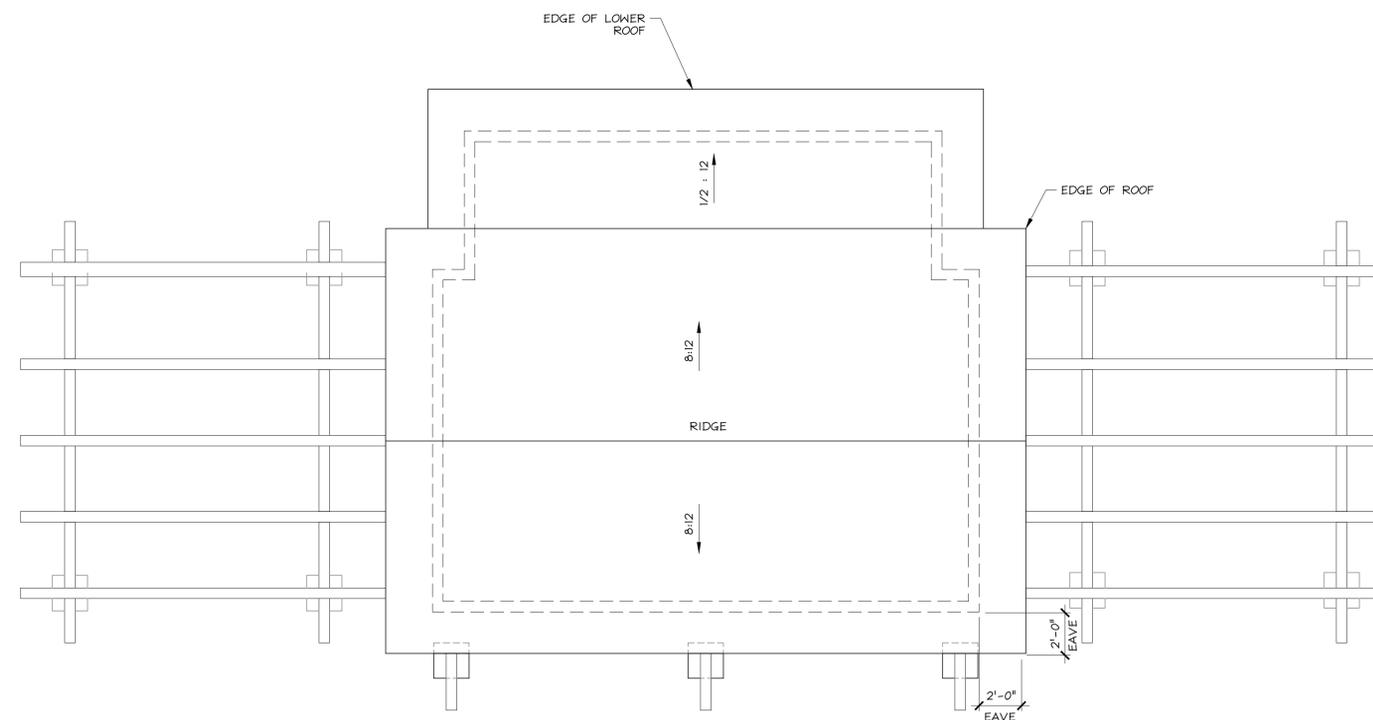
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE  
ROOF PLAN**

Sheet Number

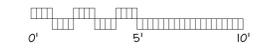
# A2.8



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A2.8

### GARAGE ROOF PLAN

1/4" = 1'-0"



0501-A2-A2-8.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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Stamp

Printing Date

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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

## SHEET TITLE EAST ELEVATION

Sheet Number

# A3.1

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                | KEY (C.S.I.#-ITEM#)       | DESCRIPTION   |
|-----------------------------------|--|---------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |  | 08. OPENINGS        |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                      | 08-01               | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |  | 09. FINISHES        |                            | 26-02                     | Wall Fixture. Opaque reflector. down light                |
| 05-01                             | Steel guardrail                                | 09-01               | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02               | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board           | 09-03               | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                             | 09-04               | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01               | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate | 23. HVAC            |                            |                           |   |
|                                   |  | 23-01               | Exhaust and vent stacks    |                           |   |
|                                   |  | 23-02               | Solar hot water panels     |                           |   |



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

### EAST ELEVATION ENTRY

1/4" = 1'-0"

0901-A3-1.dwg Plot Date: 7.20.2015

1  
A3.1

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**SOUTH ELEVATION**

Sheet Number

**A3.2**

ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                     | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION   |
|-----------------------------------|---|------------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |   | 08. OPENINGS           |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                       | 08-01                  | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |   | 09. FINISHES           |                            | 26-02                     | Wall Fixture. Opague reflector. down light                |
| 05-01                             | Steel guardrail                                 | 09-01                  | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |   | 09-02                  | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board            | 09-03                  | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                              | 09-04                  | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                     | 09-05                  | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish     | 10. SPECIALTIES        |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |   | 10-01                  | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarrite Slate | 23. HVAC               |                            |                           |   |
|                                   |   | 23-01                  | Exhaust and vent stacks    |                           |   |
|                                   |   | 23-02                  | Solar hot water panels     |                           |   |



GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.2

**SOUTH ELEVATION  
FAMILY ROOM AND KITCHEN**

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**WEST  
ELEVATION**

Sheet Number

# A3.3

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                | KEY (C.S.I.#-ITEM#)       | DESCRIPTION   |
|-----------------------------------|--|---------------------|----------------------------|---------------------------|---|
| 04. MASONRY                       |  | 08. OPENINGS        |                            | 26. LIGHTING              |   |
| 04-01                             | CMU wall or Concrete wall                      | 08-01               | Wood or fiberglass windows | 26-01                     | Wall Sconce. Hooded down light                            |
| 05. METALS                        |  | 09. FINISHES        |                            | 26-02                     | Wall Fixture. Opaque reflector. down light                |
| 05-01                             | Steel guardrail                                | 09-01               | Stone veneer               | 26-03                     | Wall Sconce. Solid metal. Down light Low wattage          |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02               | Dark brown wood stain      | 26-04                     | Solid metal. Down light Low wattage. Path light           |
| 06-01                             | Wood siding. Redwood or Cement Board           | 09-03               | Paint. Ocean blue          | 26-05                     | Down light Low wattage. Fixture hidden in trellis framing |
| 06-02                             | Wood trim. Redwood                             | 09-04               | Dark bronze paint          |                           |   |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white   | 32. EXTERIOR IMPROVEMENTS |   |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES     |                            | 32-01                     | Exterior paving. See A1.5                                 |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01               | Gas fireplace chimney      | 32-02                     | Landscaping boulder                                       |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate | 23. HVAC            |                            |                           |   |
|                                   |  | 23-01               | Exhaust and vent stacks    |                           |   |
|                                   |  | 23-02               | Solar hot water panels     |                           |   |



NOTES:  
1. ELEVATION DOES NOT SHOW BUILDING SKEWED.

GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES.

## WEST ELEVATION SIDE OF BUILDING

1/4" = 1'-0"

1  
A3.3

0901-A3-A3-3.dwg Plot Date: 7.20.2015

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
| Coordination      | 08.08.2013 |
| Coordination      | 10.07.2013 |
| Coordination      | 10.21.2013 |
| Coordination      | 11.05.2013 |
| Constraints Map   | 11.07.2013 |
| Constraints Map   | 11.25.2013 |
| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |

HM,a+e Job Number  
2005,01

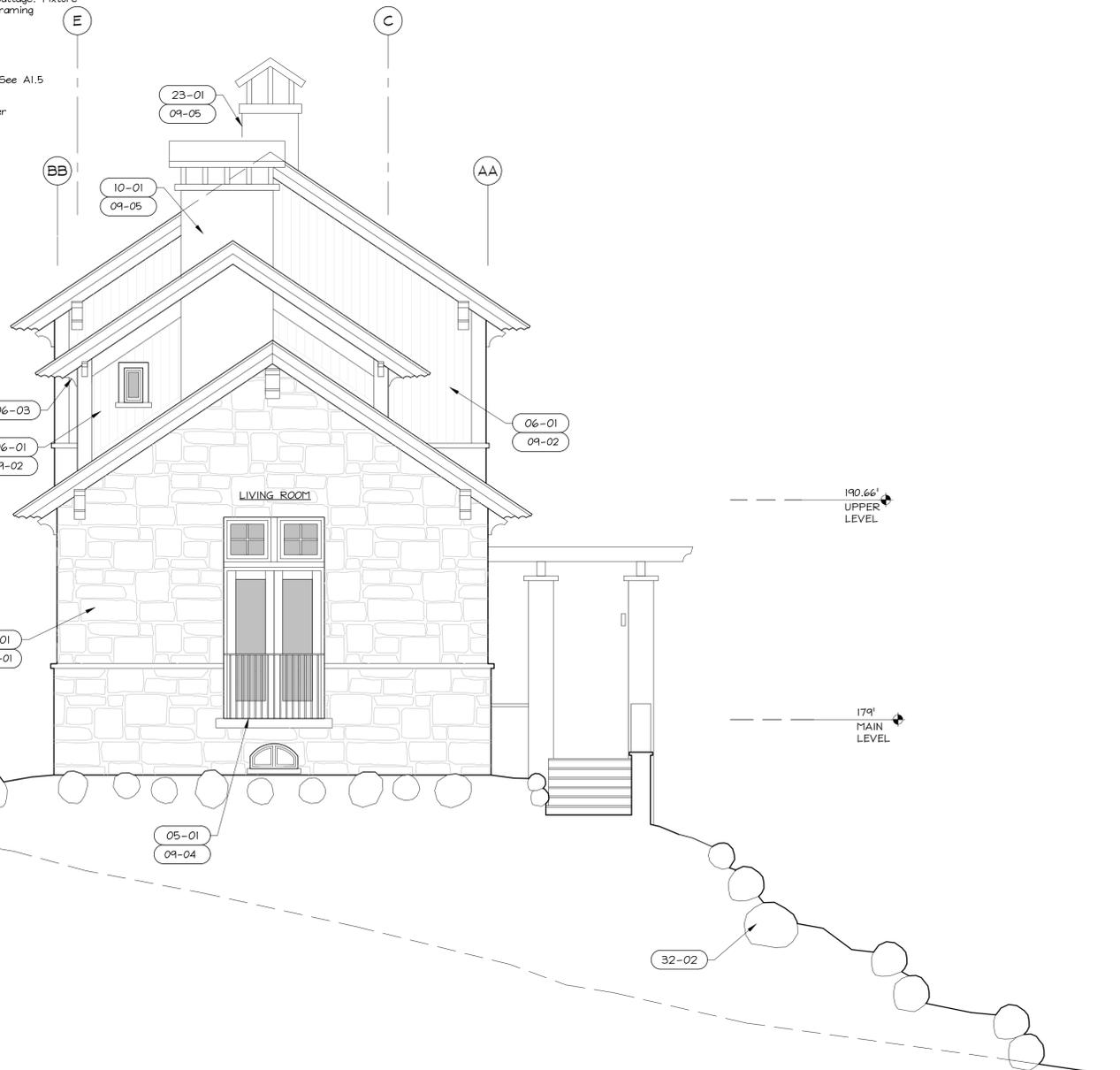
## NORTH ELEVATION

Sheet Number

# A3.4

### ELEVATION NOTES

| KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY (C.S.I.#-ITEM#) | DESCRIPTION                | KEY (C.S.I.#-ITEM#) | DESCRIPTION  |
|---------------------|--|---------------------|----------------------------|---------------------|--|
| 04                  | MASONRY  | 08                  | OPENINGS                   | 26                  | LIGHTING   |
| 04-01               | CMU wall or Concrete wall                      | 08-01               | Wood or fiberglass windows | 26-01               | Wall Sconce. Hooded down light                             |
| 05                  | METALS   | 09                  | FINISHES                   | 26-02               | Wall Fixture. Opaque reflector. down light                 |
| 05-01               | Steel guardrail                                | 09-01               | Stone veneer               | 26-03               | Wall Sconce. Solid metal. Down light. Low wattage          |
| 06                  | WOOD, PLASTICS, COMPOSITES                     | 09-02               | Dark brown wood stain      | 26-04               | Solid metal. Down light. Low wattage. Path light           |
| 06-01               | Wood siding. Redwood or Cement Board           | 09-03               | Paint. Ocean blue          | 26-05               | Down light. Low wattage. Fixture hidden in trellis framing |
| 06-02               | Wood trim. Redwood                             | 09-04               | Dark bronze paint          |                     |  |
| 06-03               | Wood roof framing. Doug Fir                    | 09-05               | Cement Stucco. Off-white   | 32                  | EXTERIOR IMPROVEMENTS                                      |
| 06-04               | Wood trellis. Reclaimed. Natural oil finish    | 10                  | SPECIALTIES                | 32-01               | Exterior paving. See A1.5                                  |
| 07                  | THERMAL & MOISTURE PROTECTION                  | 10-01               | Gas fireplace chimney      | 32-02               | Landscaping boulder  |
| 07-01               | Composite shingle. Black. Tamko Lamarite Slate | 23                  | HVAC                       |                     |  |
|                     |  | 23-01               | Exhaust and vent stacks    |                     |  |
|                     |  | 23-02               | Solar hot water panels     |                     |  |



NOTES:  
1. ELEVATION DOES NOT SHOW BUILDING SKEWED.

GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.4

## NORTH ELEVATION LIVING ROOM

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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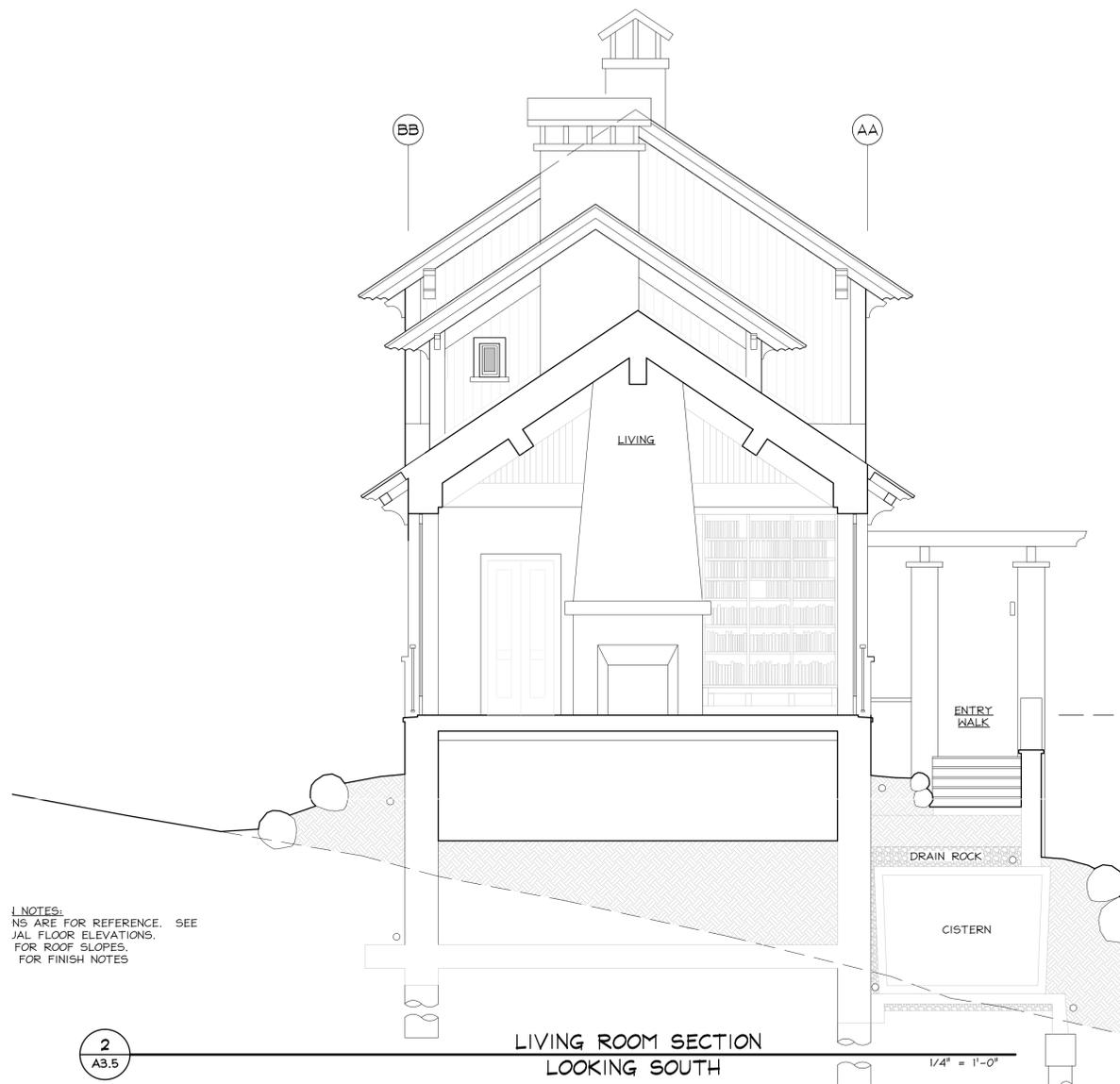
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| Coordination      | 09.12.2011 |
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| Coordination      | 10.05.2011 |
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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

## LIVING ROOM SECTION

Sheet Number

# A3.5

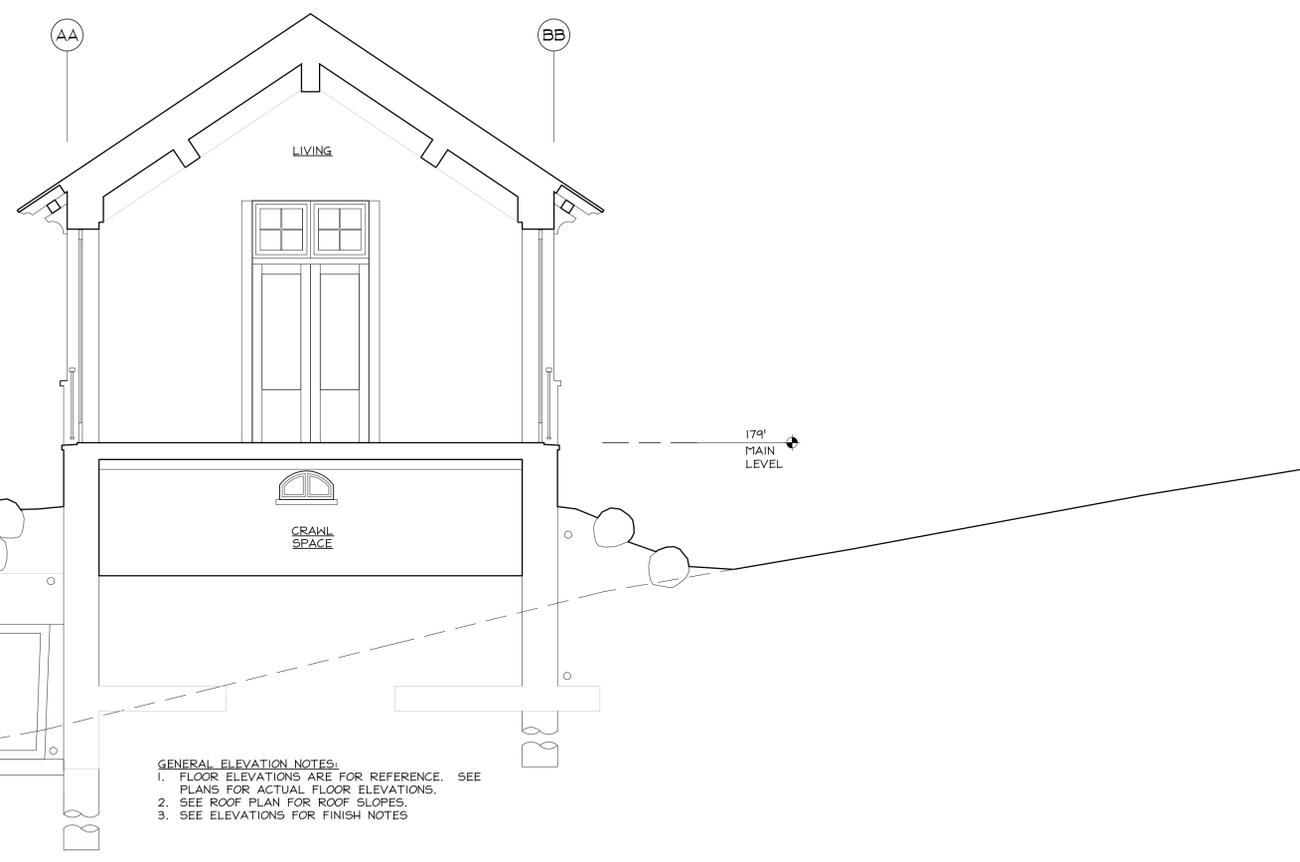


1. NOTES:  
NS ARE FOR REFERENCE. SEE  
JAL FLOOR ELEVATIONS.  
FOR ROOF SLOPES.  
FOR FINISH NOTES

2  
A3.5

LIVING ROOM SECTION  
LOOKING SOUTH

1/4" = 1'-0"



GENERAL ELEVATION NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE  
PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.5

LIVING ROOM SECTION  
LOOKING NORTH

1/4" = 1'-0"

# BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

## HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

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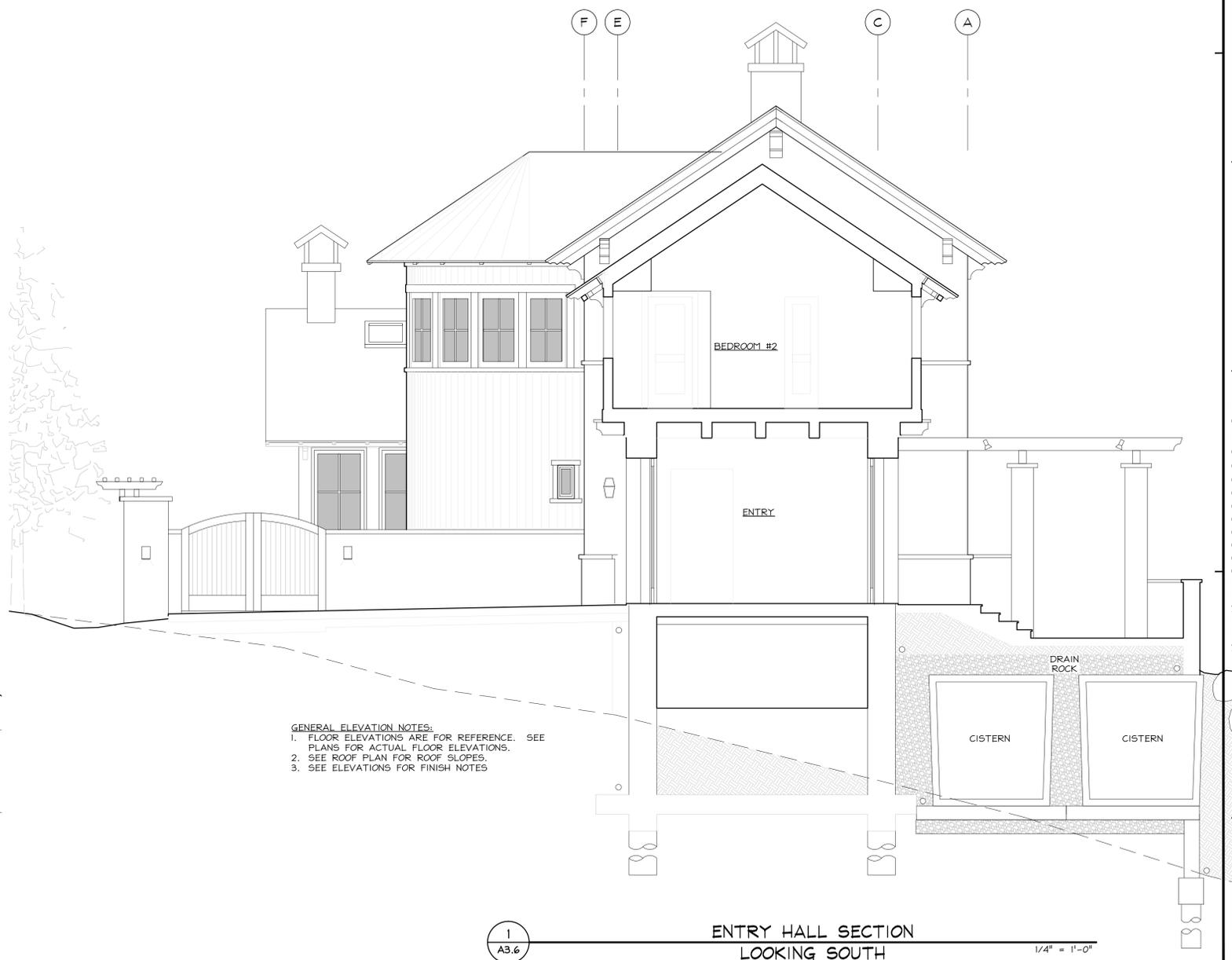
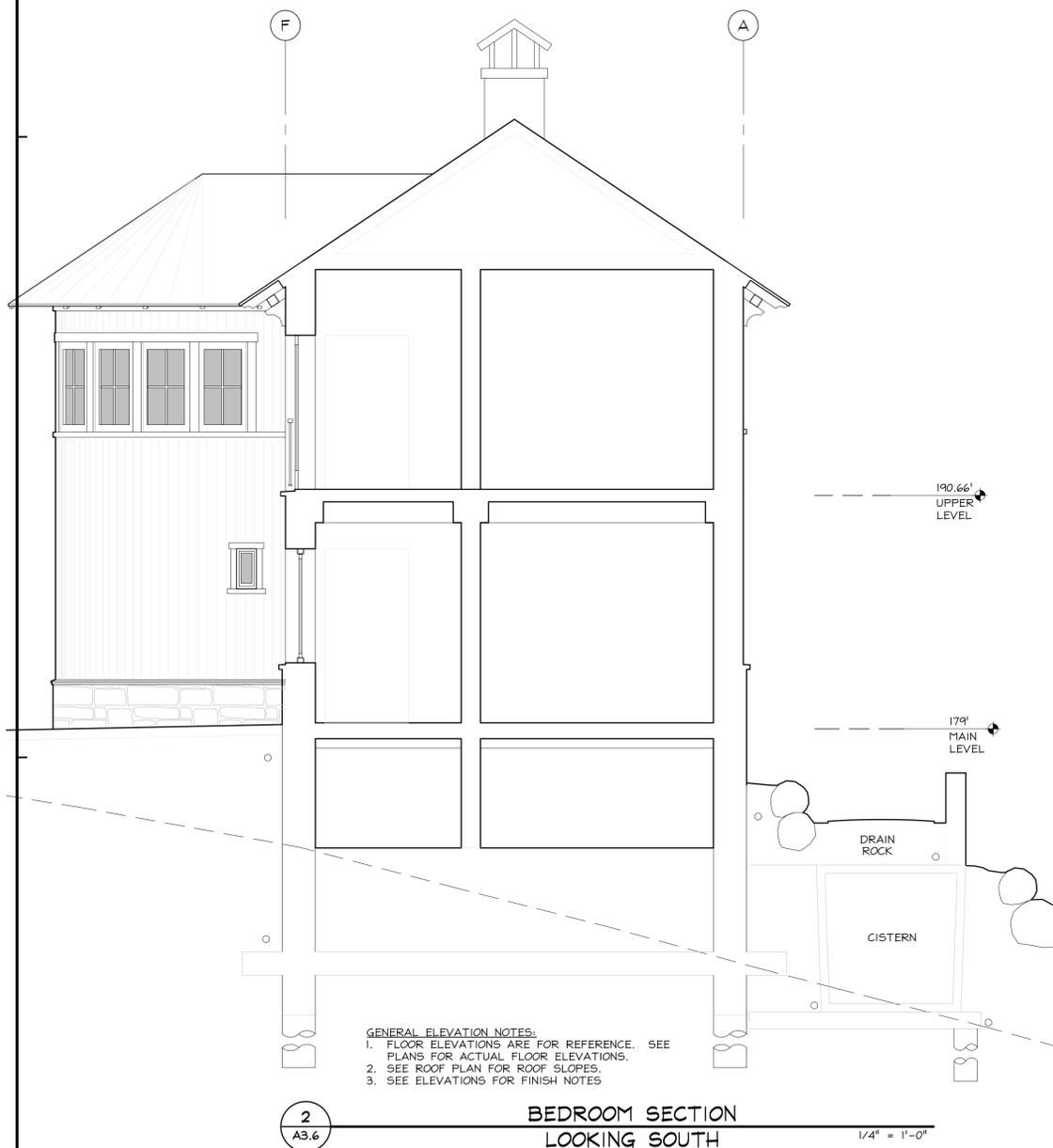
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| Planning          | 09.13.2011 |
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| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

### Sheet Title STAIR SECTIONS

Sheet Number

# A3.6



### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

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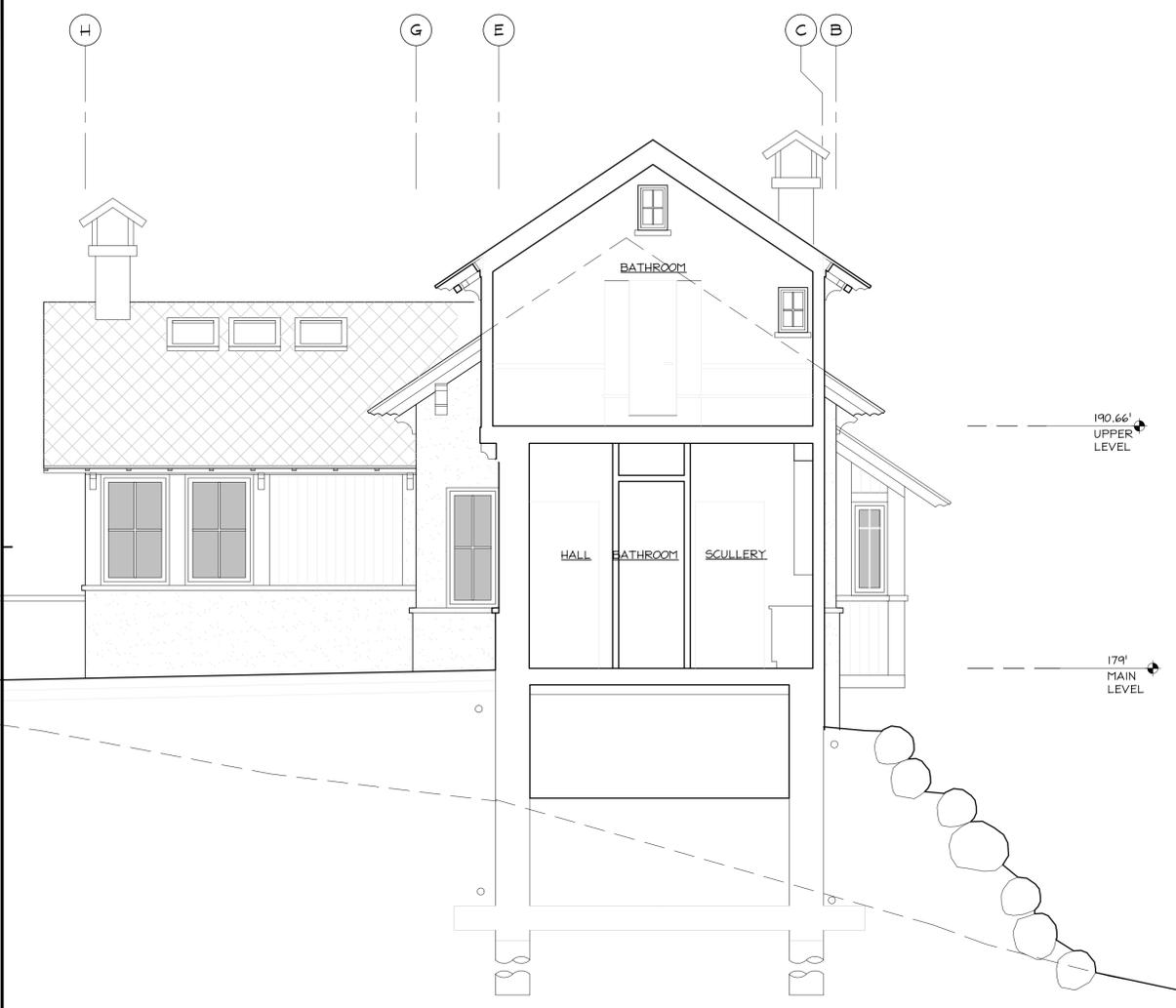
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| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
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| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

### DINING ROOM & MASTER BEDROOM SECTIONS

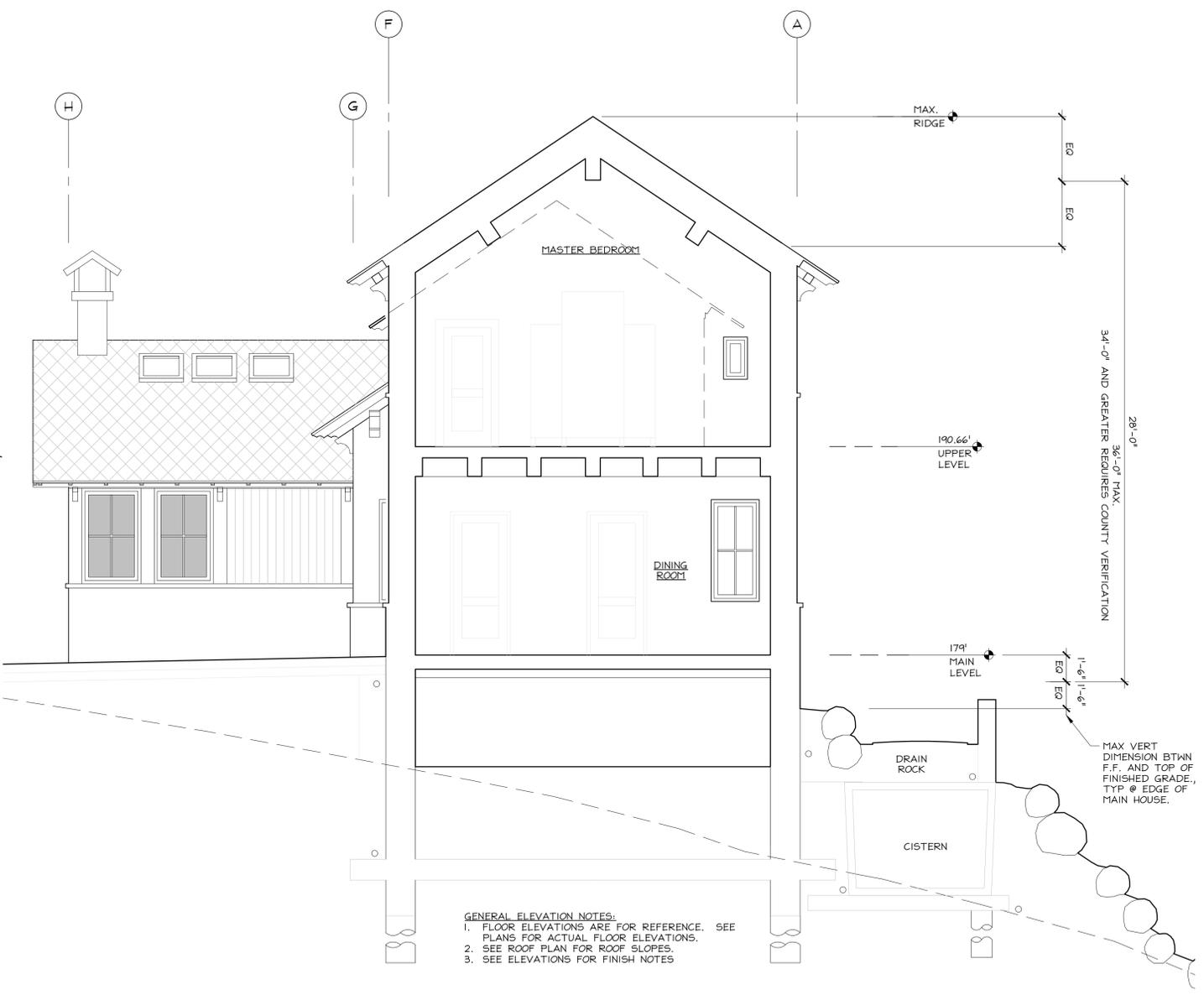
Sheet Number

# A3.7



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

2  
A3.7  
MASTER BEDROOM SECTION  
LOOKING SOUTH  
1/4" = 1'-0"



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.7  
DINING ROOM SECTION  
LOOKING SOUTH  
1/4" = 1'-0"

Project

### BEWLEY RESIDENCE

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

### HM,a+e

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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|                   |            |
|-------------------|------------|
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| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**MASTER  
BEDROOM  
SECTION**  
Sheet Number

# A3.8



GENERAL ELEVATION NOTES:  
 1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
 2. SEE ROOF PLAN FOR ROOF SLOPES.  
 3. SEE ELEVATIONS FOR FINISH NOTES

1  
A3.8

### MASTER BEDROOM SECTION LOOKING NORTH

1/4" = 1'-0"

**BEWLEY  
RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

Consultant

Stamp

Printing Date

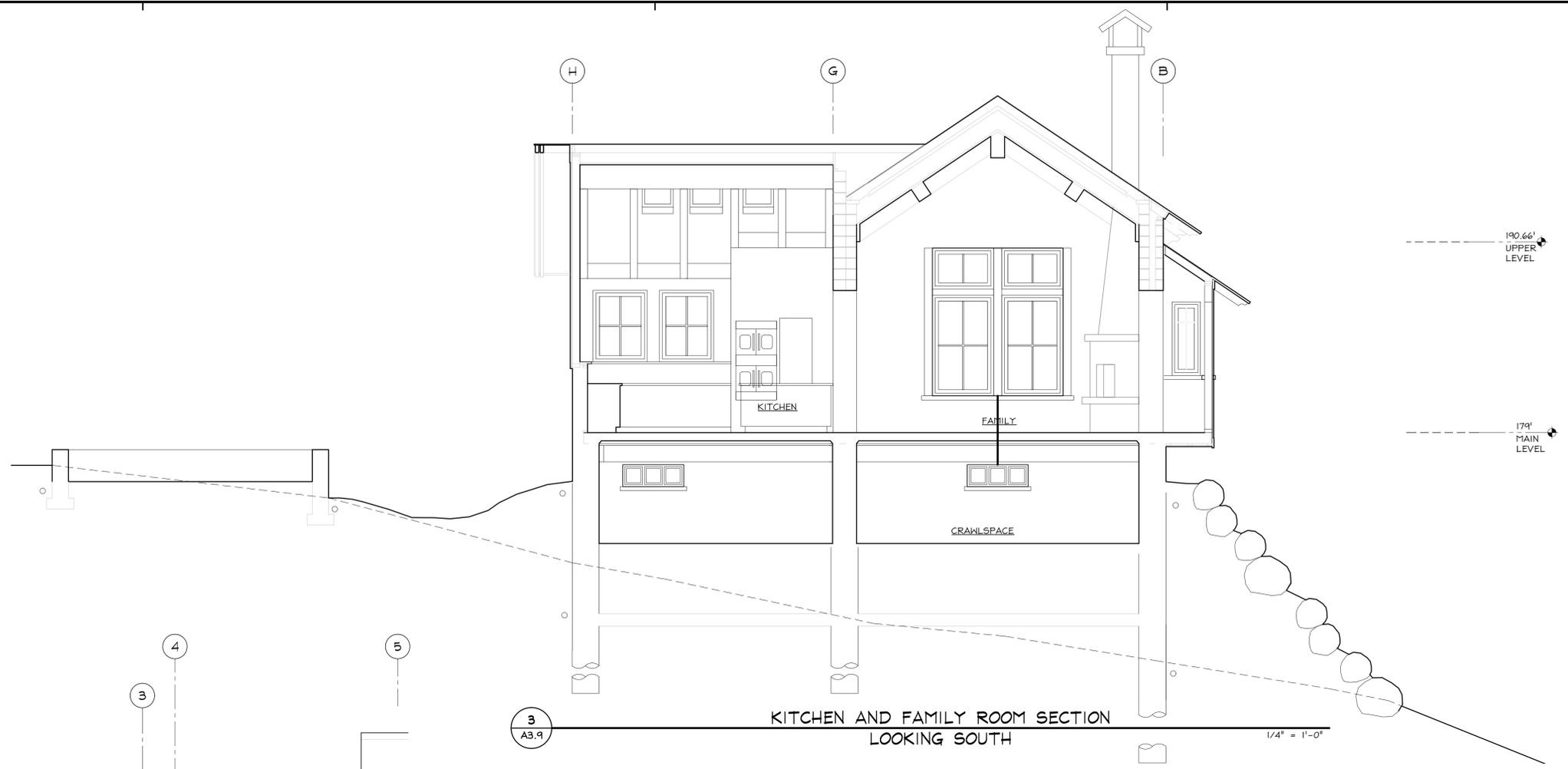
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| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
| Coordination      | 10.05.2011 |
| Coordination      | 10.11.2011 |
| Coordination      | 07.19.2013 |
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| Coordination      | 03.19.2014 |
| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**SECTION**

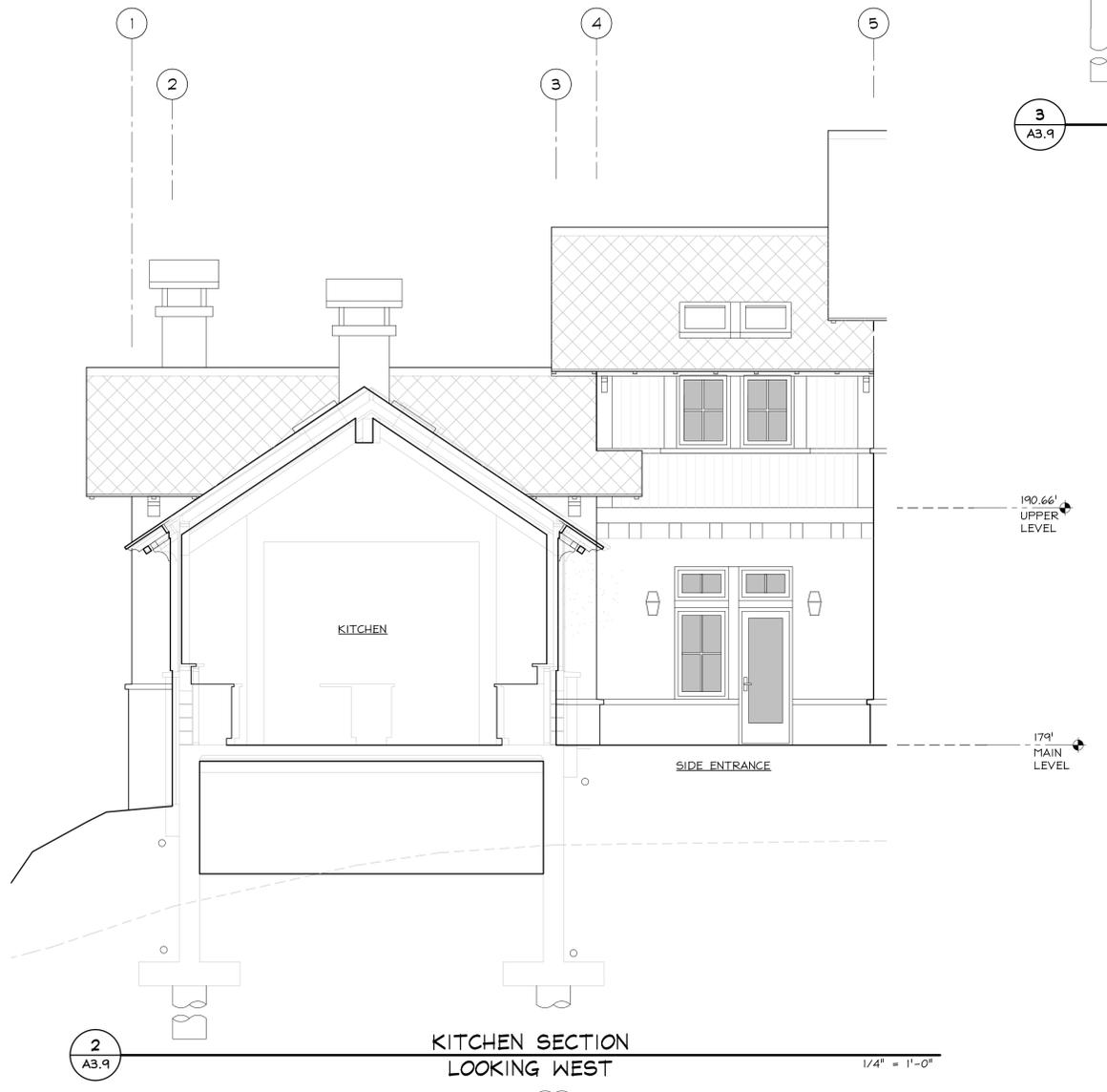
Sheet Number

**A3.9**



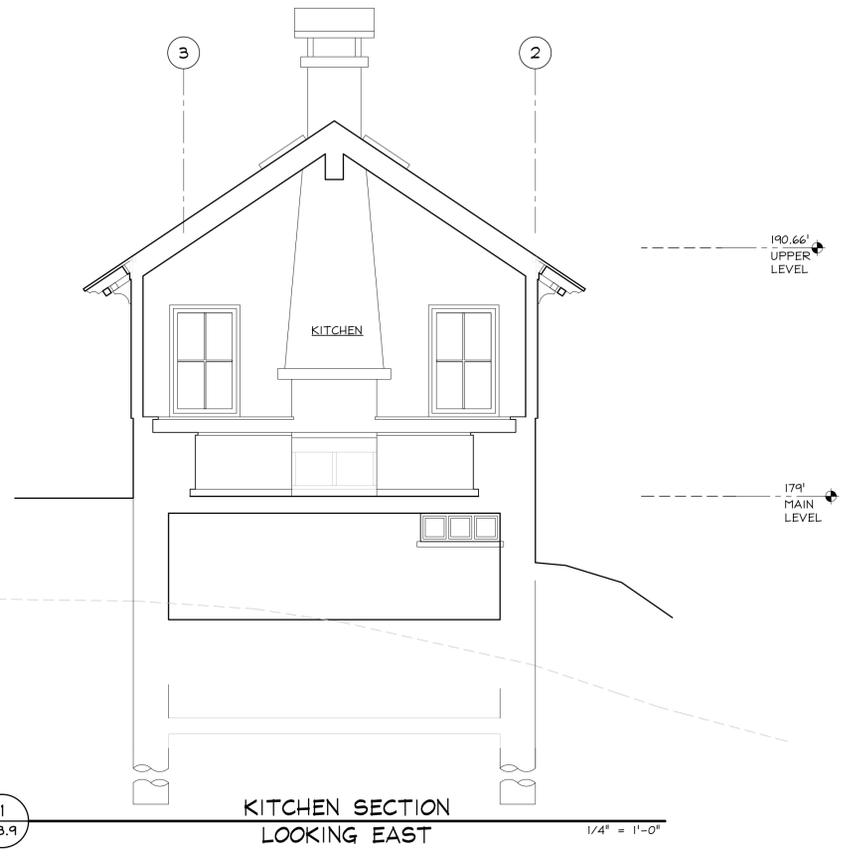
**KITCHEN AND FAMILY ROOM SECTION  
LOOKING SOUTH**

1/4" = 1'-0"



**KITCHEN SECTION  
LOOKING WEST**

1/4" = 1'-0"



**KITCHEN SECTION  
LOOKING EAST**

1/4" = 1'-0"

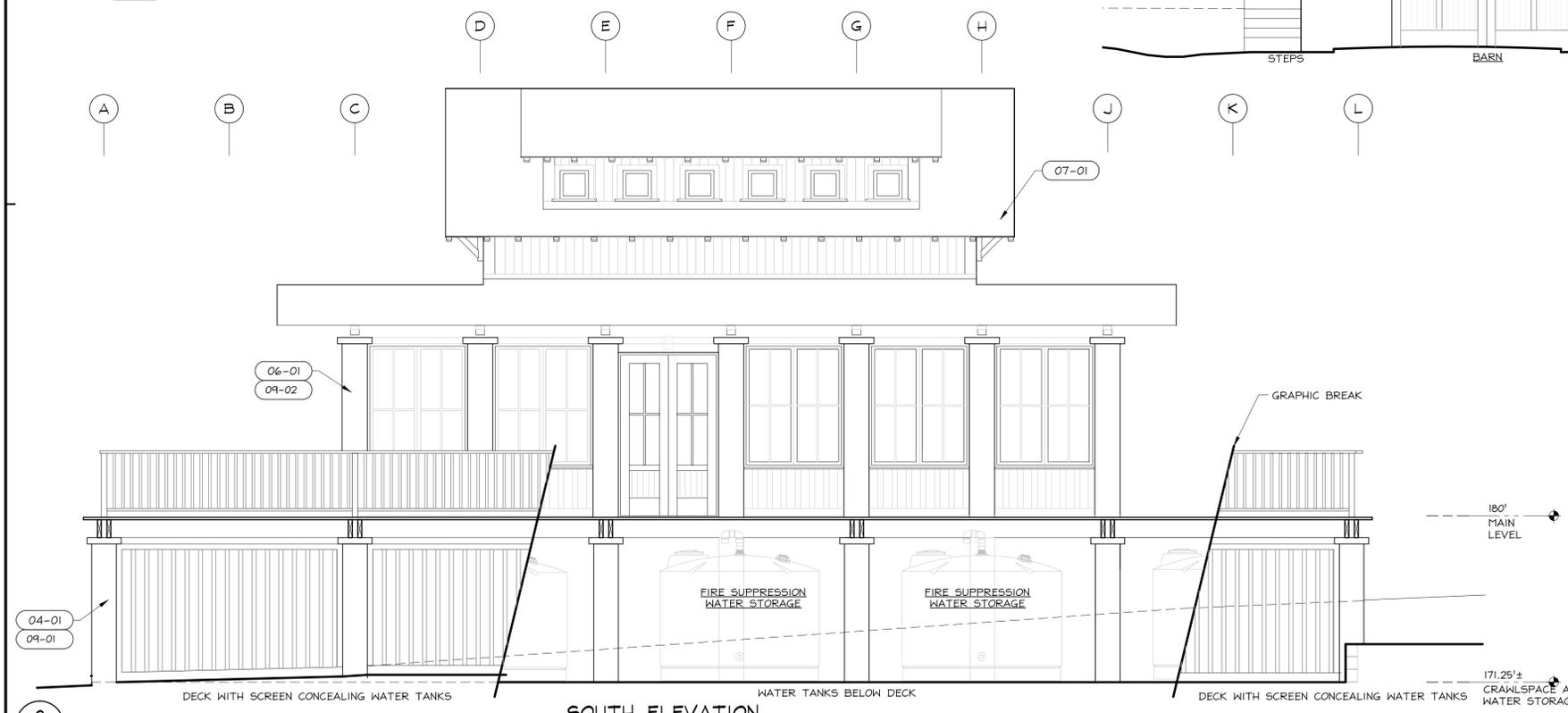
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                     |
|-----------------------------------|---|
| 04. MASONRY                       |   |
| 04-01                             | CMU wall  |
| 05. METALS                        |   |
| 05-01                             | Steel guardrail                                 |
| 06. WOOD, PLASTICS, COMPOSITES    |   |
| 06-01                             | Wood siding. Redwood                            |
| 06-02                             | Wood trim. Redwood                              |
| 06-03                             | Wood roof framing. Doug Fir                     |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish     |
| 07. THERMAL & MOISTURE PROTECTION |   |
| 07-01                             | Composite shingle. Black. Taniko Laminate Slate |

| KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    |
|------------------------|--|
| 08. OPENINGS           |  |
| 08-01                  | Wood or fiberglass windows                     |
| 09. FINISHES.          |  |
| 09-01                  | Plaster over concrete masonry. Lime. Off-white |
| 09-02                  | Dark brown wood stain                          |
| 09-03                  | Paint. Ocean blue                              |
| 09-04                  | Dark bronze paint                              |
| 09-05                  | Cement Stucco. Off-white                       |
| 10. SPECIALTIES        |  |
| 10-01                  | Gas fireplace chimney                          |

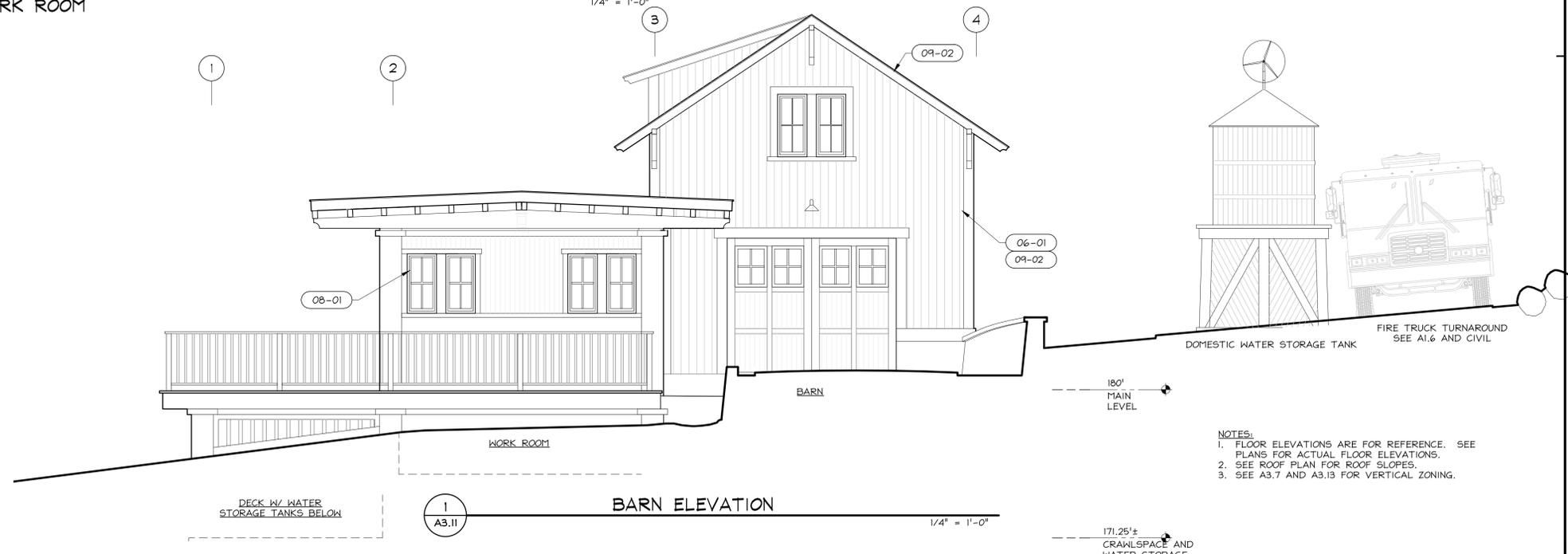
| KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|---------------------------|--|
| 23. HVAC                  |  |
| 23-01                     | Exhaust and vent stacks                    |
| 23-02                     | Solar hot water panels                     |
| 26. LIGHTING              |  |
| 26-01                     | Wall Sconce. Hooded down light             |
| 26-02                     | Wall Fixture. Opaque reflector. down light |
| 32. EXTERIOR IMPROVEMENTS |  |
| 32-01                     | Exterior paving. See A1.5                  |



3  
A3.11  
**WEST ELEVATION  
WORK ROOM & BARN**  
1/4" = 1'-0"



2  
A3.11  
**SOUTH ELEVATION  
WORK ROOM**  
1/4" = 1'-0"



1  
A3.11  
**BARN ELEVATION**  
1/4" = 1'-0"

NOTES:  
1. FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.  
2. SEE ROOF PLAN FOR ROOF SLOPES.  
3. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

Project  
**BEWLEY RESIDENCE**  
Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect  
**HM,a+e**  
Henri Mannik,  
Architecture and Engineering  
5429 Telegraph Ave.  
Oakland, CA 94609  
510 652 1511 p  
510 601 7196 f

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|-------------------|------------|
| Planning Permit   | 03.18.2010 |
| Coordination      | 09.12.2011 |
| Planning          | 09.13.2011 |
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| Constraints Map   | 11.25.2013 |
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| D.R.Pre-app conf. | 03.26.2014 |
| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title  
**BARN ELEVATIONS**

Sheet Number  
**A3.11**

**BEWLEY  
RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510.652.1511 p  
510.601.7196 f

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|                   |            |
|-------------------|------------|
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| Coordination      | 10.07.2013 |
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| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005,01

Sheet Title

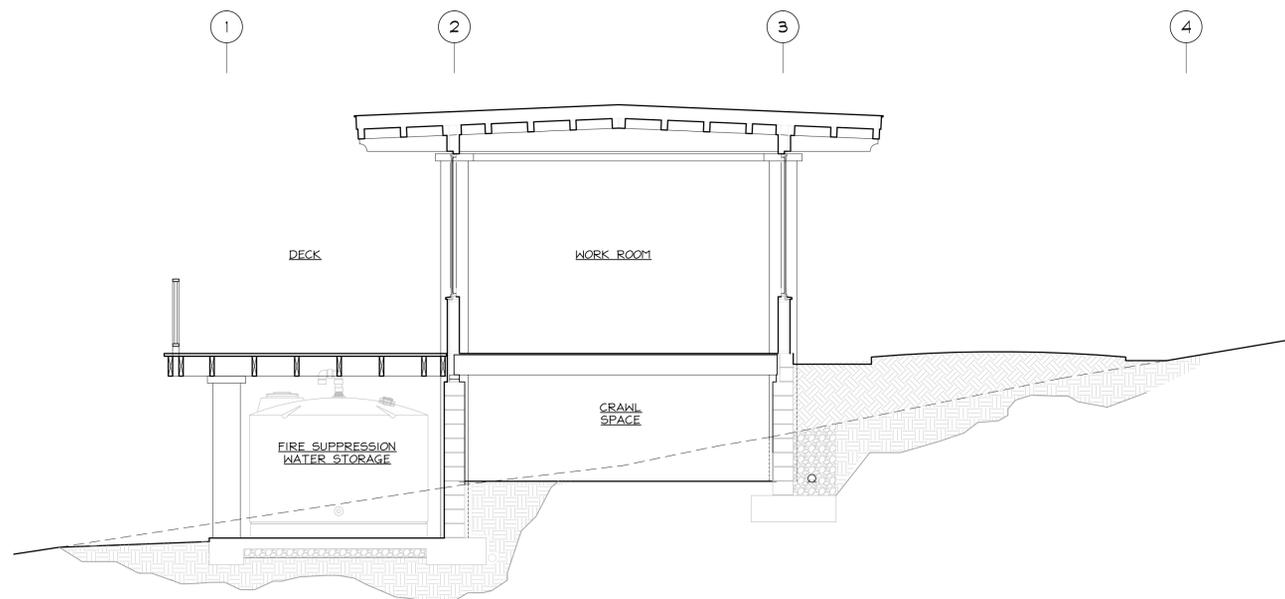
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ELEVATIONS**

Sheet Number

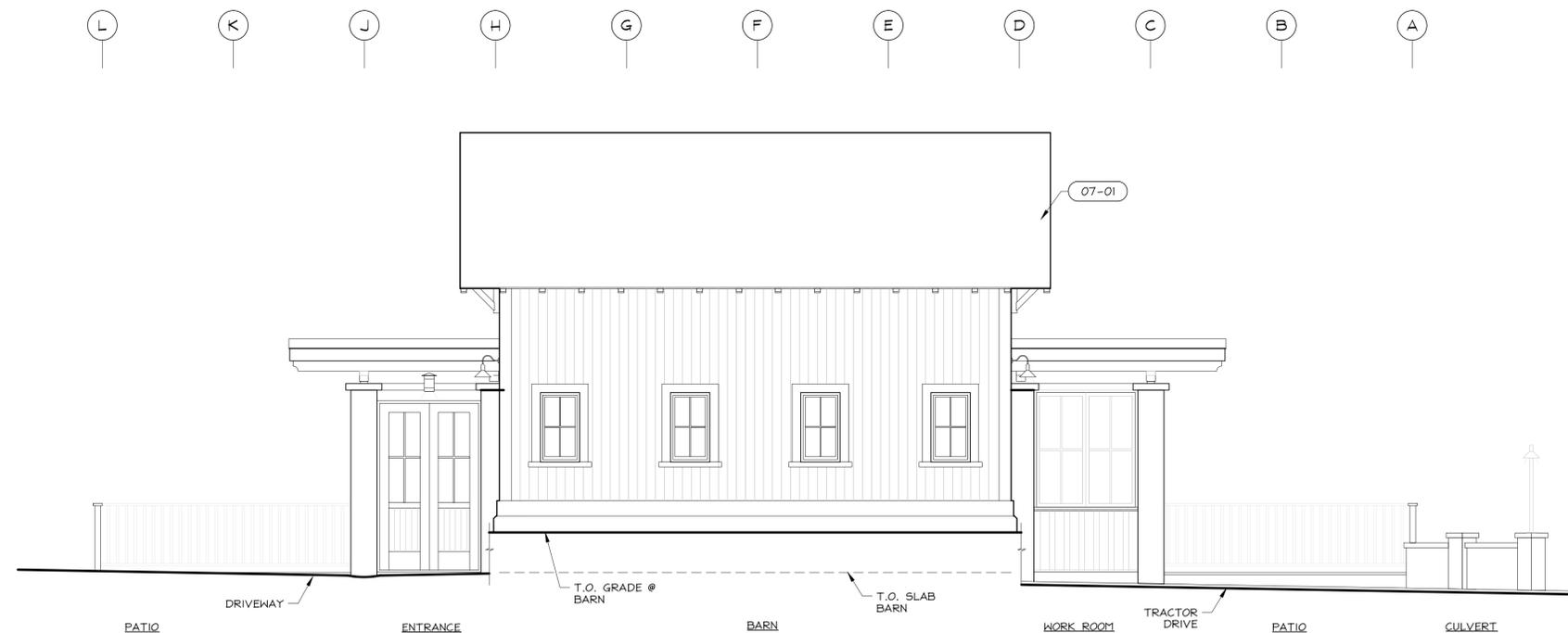
**A3.12**

ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    |
|-----------------------------------|--|------------------------|--|
| 04. MASONRY                       |  | 08. OPENINGS           |  |
| 04-01                             | CMU wall                                       | 08-01                  | Wood or fiberglass windows                     |
| 05. METALS                        |  | 09. FINISHES           |  |
| 05-01                             | Steel guardrail                                | 09-01                  | Plaster over concrete masonry. Lime. Off-white |
| 06. WOOD, PLASTICS, COMPOSITES    |  | 09-02                  | Dark brown wood stain                          |
| 06-01                             | Wood siding. Redwood                           | 09-03                  | Paint. Ocean blue                              |
| 06-02                             | Wood trim. Redwood                             | 09-04                  | Dark bronze paint                              |
| 06-03                             | Wood roof framing. Doug Fir                    | 09-05                  | Cement Stucco. Off-white                       |
| 06-04                             | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        |  |
| 07. THERMAL & MOISTURE PROTECTION |  | 10-01                  | Gas fireplace chimney                          |
| 07-01                             | Composite shingle. Black. Tamko Lamarite Slate |                        |  |
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    |                        |  |
| 23. HVAC                          |  |                        |  |
| 23-01                             | Exhaust and vent stacks                        |                        |  |
| 23-02                             | Solar hot water panels                         |                        |  |
| 26. LIGHTING                      |  |                        |  |
| 26-01                             | Wall Sconce. Hooded down light                 |                        |  |
| 26-02                             | Wall Fixture. Opaque reflector. down light     |                        |  |
| 32. EXTERIOR IMPROVEMENTS         |  |                        |  |
| 32-01                             | Exterior paving. See A1.5                      |                        |  |



**3**  
A3.12 **WORK ROOM SECTION** 1/4" = 1'-0"



**1**  
A3.12 **NORTH ELEVATION** 1/4" = 1'-0"

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

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5429 Telegraph Ave.  
Oakland, CA 94609  
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| Planning Permit   | 03.18.2010 |
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| Design Review     | 08.12.2014 |
| Story Pole        | 11.14.2014 |
| D.R. coord        | 06.08.2015 |
| Design Review     | 07.10.2015 |
| Story Pole        | 10.23.2015 |

HM,a+e Job Number  
2005.01

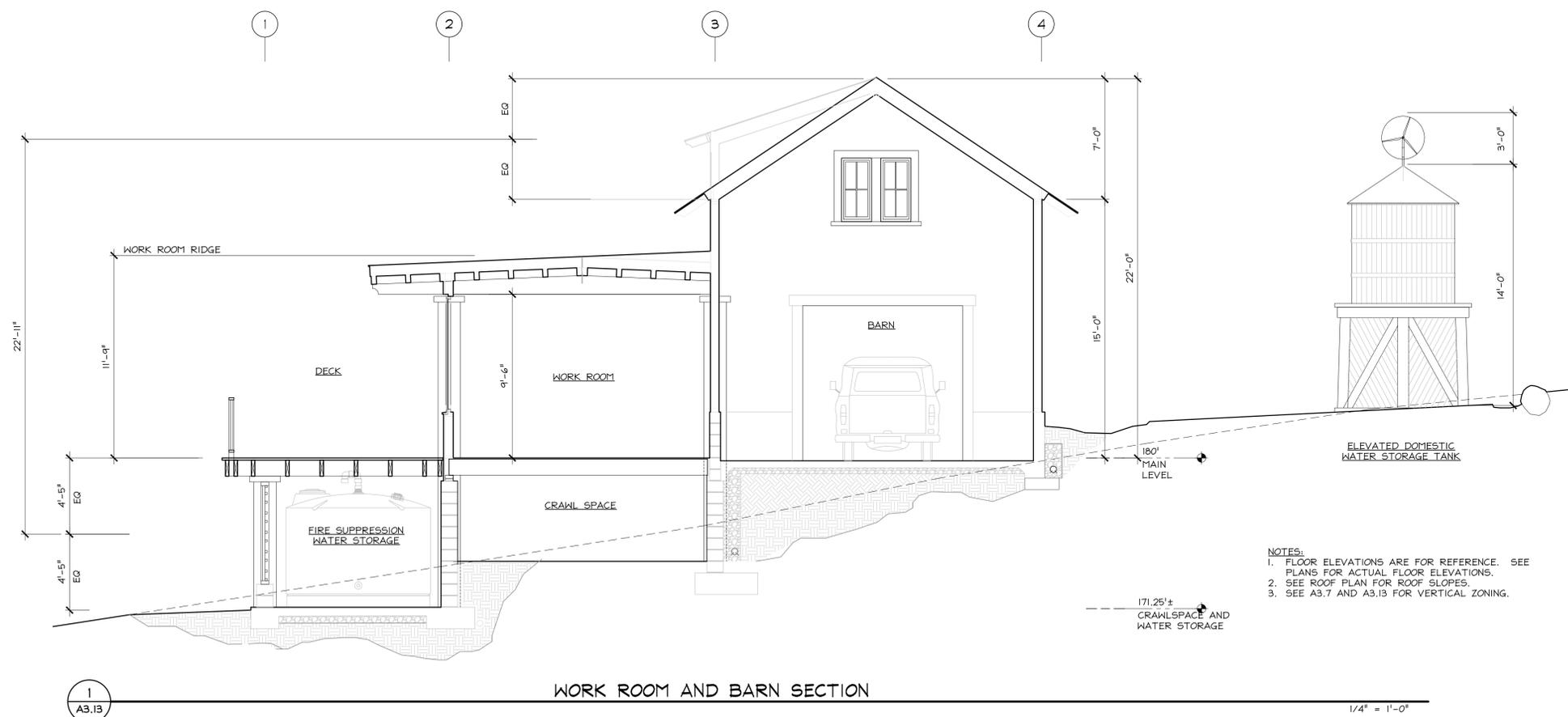
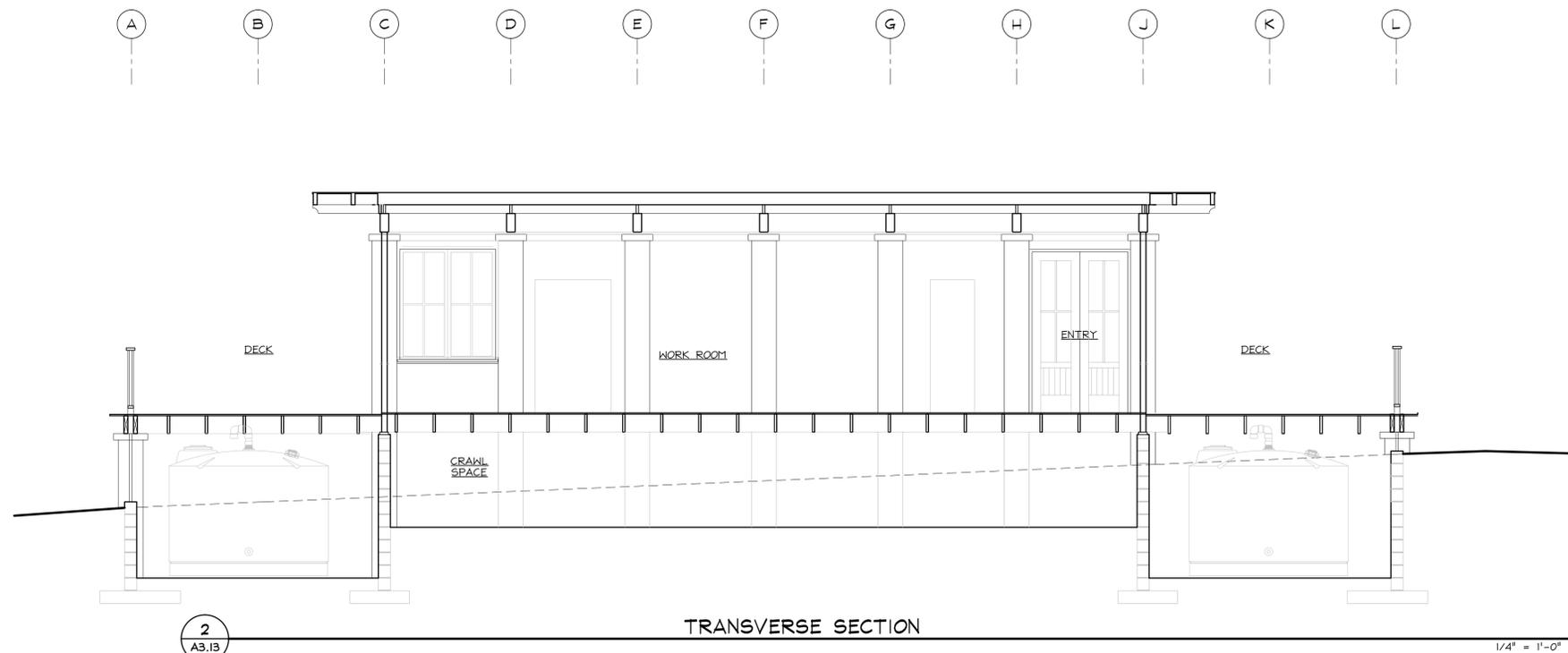
Sheet Title  
**BARN ELEVATIONS**

Sheet Number

**A3.13**

ELEVATION NOTES

| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                     | KEY (C.S.I.#-ITEM#) | DESCRIPTION                                    |
|-----------------------------------|---|---------------------|--|
| 04. MASONRY                       | CMU wall  | 08. OPENINGS        | Wood or fiberglass windows                     |
| 05. METALS                        | Steel guardrail                                 | 09. FINISHES.       | Plaster over concrete masonry. Lime, Off-white |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                            |                     | Dark brown wood stain                          |
|                                   | Wood trim. Redwood                              |                     | Paint. Ocean blue                              |
|                                   | Wood roof framing. Doug Fir                     |                     | Dark bronze paint                              |
|                                   | Wood trellis. Reclaimed. Natural oil finish     |                     | Cement Stucco. Off-white                       |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarrite Slate | 10. SPECIALTIES     | Gas fireplace chimney                          |
| KEY (C.S.I.#-ITEM#)               | DESCRIPTION                                     |                     |  |
| 23. HVAC                          | Exhaust and vent stacks                         |                     |  |
|                                   | Solar hot water panels                          |                     |  |
| 26. LIGHTING                      | Wall Sconce. Hooded down light                  |                     |  |
|                                   | Wall Fixture. Opaque reflector. down light      |                     |  |
| 32. EXTERIOR IMPROVEMENTS         | Exterior paving. See A1.5                       |                     |  |



- NOTES:
- FLOOR ELEVATIONS ARE FOR REFERENCE. SEE PLANS FOR ACTUAL FLOOR ELEVATIONS.
  - SEE ROOF PLAN FOR ROOF SLOPES.
  - SEE A3.7 AND A3.13 FOR VERTICAL ZONING.

**BEWLEY RESIDENCE**

Audubon Ave.  
Montara, CA 94037  
A.P.N. 036-310-180

Architect

**HM,a+e**

Henri Mannik,  
Architecture and Engineering

5429 Telegraph Ave.  
Oakland, CA 94609  
510.652.1511 p  
510.601.7196 f

Consultant

Stamp

Printing Date

|                   |            |
|-------------------|------------|
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HM,a+e Job Number  
2005.01

Sheet Title

**GARAGE ELEVATIONS**

Sheet Number

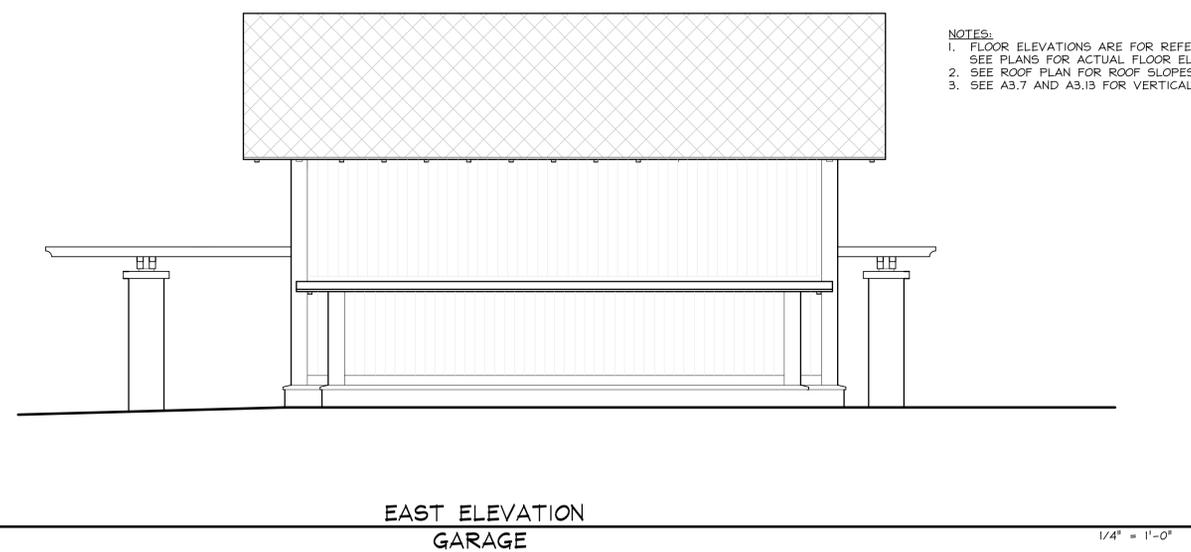
**A3.14**

ELEVATION NOTES

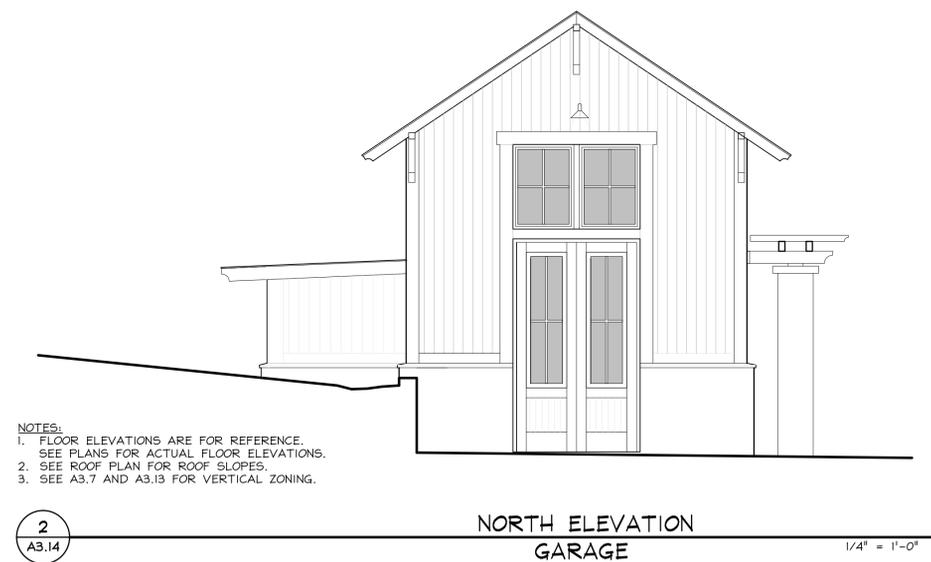
| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|-----------------------------------|--|------------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS           | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
| 05. METALS                        | Steel guardrail                                | 09. FINISHES           | Plaster over concrete masonry. Lime. Off-white | 26. LIGHTING              | Solar hot water panels                     |
| 06. WOOD, PLASTICS, COMPOSITES    | Wood siding. Redwood                           |                        | Dark brown wood stain                          |                           | Wall Sconce. Hooded down light             |
|                                   | Wood trim. Redwood                             |                        | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                        | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
|                                   | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        | Cement Stucco. Off-white                       |                           |  |
| 07. THERMAL & MOISTURE PROTECTION | Composite shingle. Black. Tamko Lamarite Slate |                        | Gas fireplace chimney                          |                           |  |



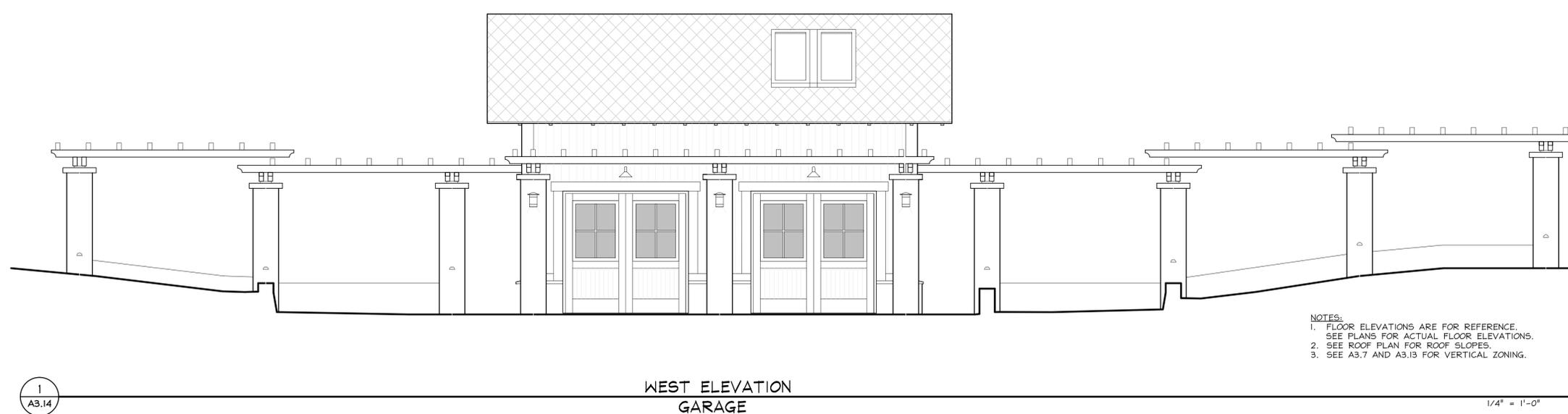
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3. SEE ROOF PLAN FOR ROOF SLOPES.  
4. SEE A3.7 AND A3.13 FOR VERTICAL ZONING.



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Montara, CA 94037  
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Architect

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HM,a+e Job Number  
2005,01

Sheet Title  
**GARAGE ELEVATIONS**

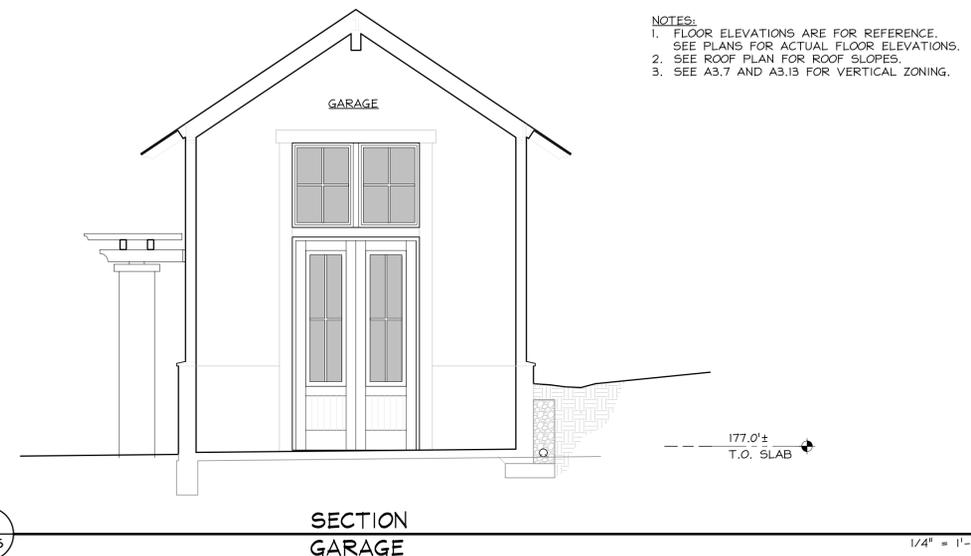
Sheet Number

**A3.15**

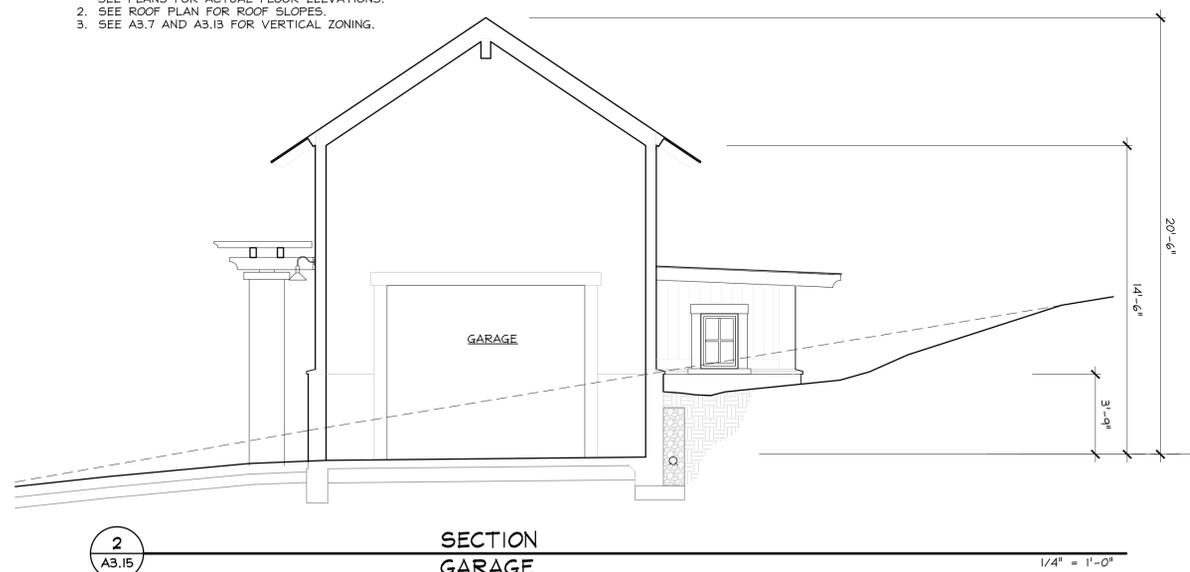
ELEVATION NOTES

| KEY<br>(C.S.I.#-ITEM#)            | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#) | DESCRIPTION                                    | KEY<br>(C.S.I.#-ITEM#)    | DESCRIPTION                                |
|-----------------------------------|--|------------------------|--|---------------------------|--|
| 04. MASONRY                       | CMU wall                                       | 08. OPENINGS           | Wood or fiberglass windows                     | 23. HVAC                  | Exhaust and vent stacks                    |
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|                                   | Wood trim. Redwood                             |                        | Paint. Ocean blue                              |                           | Wall Fixture. Opaque reflector. down light |
|                                   | Wood roof framing. Doug Fir                    |                        | Dark bronze paint                              | 32. EXTERIOR IMPROVEMENTS | Exterior paving. See A1.5                  |
| 07. THERMAL & MOISTURE PROTECTION | Wood trellis. Reclaimed. Natural oil finish    | 10. SPECIALTIES        | Cement Stucco. Off-white                       |                           |  |
|                                   | Composite shingle. Black. Tamko Lamarite Slate |                        | Gas fireplace chimney                          |                           |  |

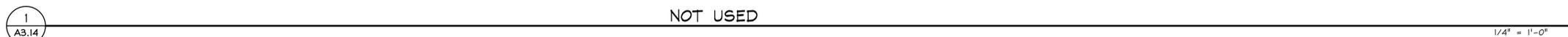
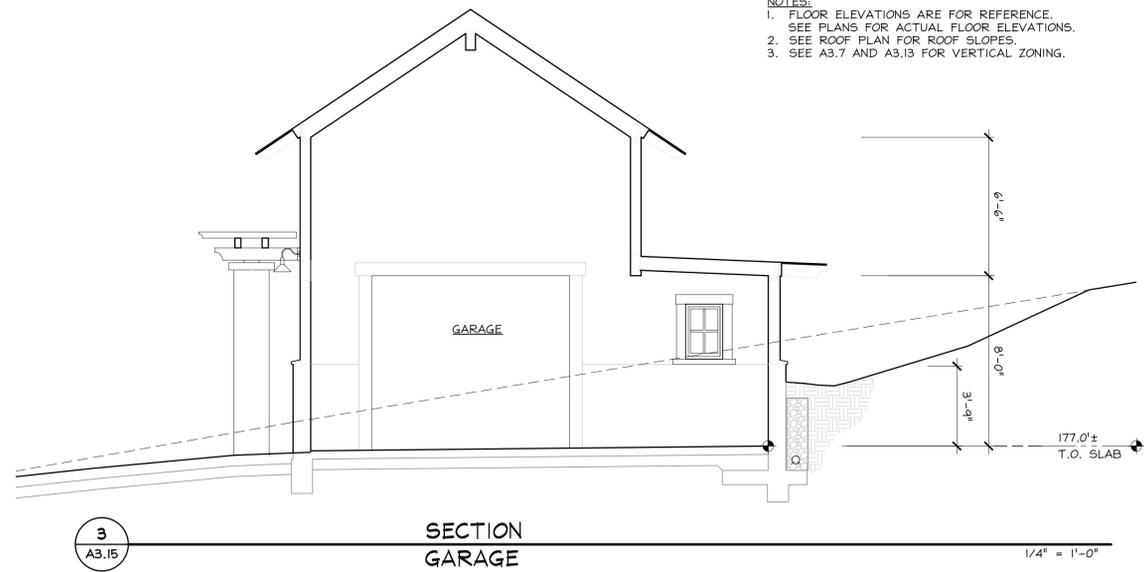
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**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT E**

**From:** [Ananda, Renee@Coastal](mailto:Ananda.Renee@Coastal)  
**To:** [Angela Chavez](mailto:Angela.Chavez)  
**Subject:** RE: Notice of Intent - PLN2010-00079 (Mannik)  
**Date:** Tuesday, April 03, 2018 1:24:55 PM

---

Hello Angela,

Will you please clarify the yellow-highlighted sentence in our comments in the message below to read:

“We recommend that a qualified professional such as a biologist/ecologist determine the value of the plants involved, consistent with LCP Policy 7.49, that a qualified professional oversee the re-location of the plants; and that the proposed re-location plan be submitted for review and approval.”

Please confirm you’ve received these comments. Sorry for any inconvenience. Thank you,  
RTA

---

**From:** Ananda, Renee@Coastal  
**Sent:** Monday, April 02, 2018 3:58 PM  
**To:** [achavez@smcgov.org](mailto:achavez@smcgov.org)  
**Subject:** Notice of Intent - PLN2010-00079 (Mannik)

Hello Ms. Chávez (Angela),

Thank you for forwarding the Notice of Intent to Adopt Mitigated Negative Declaration for the proposed project for the construction of a 4,500-sq.-foot single-family residence with a 554-sq.-ft. detached garage, and 1,146-sq.-ft. detached accessory building. The project includes construction of 645 linear feet of drive way with three turn-arounds and a small bridge to crossover an existing culvert, and 3,033 cubic yards of grading. The applicant has applied for a Coastal Development Permit (CDP), Planned Agricultural District (PAD), Design Review, and Grading permits. Our comments are provided below.

The proposed project site is located on a parcel within an area zoned as PAD. The Agricultural Resources discussion indicates that recordation of an agricultural easement on the land was required when the parcel was created in 2002. We recommend that County ensure that the applicant record the easement to ensure the protection of agricultural resources on the land. The proposed project includes a detached accessory building. LCP Section 6102 defines “accessory” building as a detached subordinate building, which use is appropriate, subordinate, and customarily incidental to the main building or main use of the land, and which is located on the same lot with the main building or use. LCP Section 6352 permits non-residential development customarily considered accessory to agricultural uses. We recommend that the County evaluate the proposed project’s consistency with the LCP policies for the PAD, including Section 6352. Section 6565.20 provides standards for single-family

residential development in the Midcoast, including Montara. We recommend that the proposed project must be reviewed for consistency with LCP Section 6565.20.

The Biological Resources discussion in the MND recommends that California wild strawberry observed on the project site be re-located. LCP Policy 7.49 requires that development mitigate against the destruction of any California wild strawberry by preventing the development that will destroy the plant; or after determining specifically if the plants involved are of particular value, successfully transplant them or have them successfully transplanted to some other suitable site. Determination of the importance of the plants can only be made by a professional doing work in strawberry breeding. We recommend that a qualified professional such as a biologist/ecologist be determine, consistent with LCP Policy 7.49, and oversee the re-location of the plants; and that the proposed re-location plan be submitted for review and approval.

Mitigation Measure 10 (BIO-2) recommends a reduced buffer for the seasonal wetland, specifically from a 100-ft. buffer to a 50-ft. LCP Policy 7.18 establishes required buffers zones for wetlands. This policy requires a minimum of 100 feet landward from the outermost line of wetland vegetation. However, the setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. We suggest that the County require that the applicant provide evidence that California Department of Fish and Wildlife finds the reduced buffer to be satisfactory.

Please feel free to contact me regarding our comments and the proposed project.

*Renée T. Ananda, Coastal Program Analyst  
California Coastal Commission – North Central Coast District  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105*

*Phone – Direct: (415) 904-5292 Main: (415) 904-5260  
[renee.ananda@coastal.ca.gov](mailto:renee.ananda@coastal.ca.gov)*

## Angela Chavez

---

**From:** don bacon <donbacon@sbcglobal.net>  
**Sent:** Tuesday, March 13, 2018 9:26 AM  
**To:** Angela Chavez  
**Subject:** Comments Re Negative Declaration for PLN2010-00079

Hi Angela,

Thank you very much for sending us your Negative Declaration documents for PLN2010-00079. Please find our comments below. We should preface our concerns by stating our wish to support the project application, insofar as the issues we raise are addressed.

### THE HOUSE DESIGN EXCEEDS MAXIMUM HEIGHT LIMITS

As you know, Section 6358 of the SMC Zoning Regulations states that "...in the Midcoast LCP Update Project Area...no residential structure shall exceed 28 feet in height." The Project Data page (A1.2) of the application states that the proposed building height is 28', but that is contradicted by the house elevation drawings. For example, the page titled Dining Room & Master Bedroom Sections (A3.7) shows a 28' measurement that begins at the first story floor elevation, then ends a few feet lower than the roof ridgeline. The actual height above the first floor elevation is about 33'. A note next to the measurement incorrectly states: "36'-0" MAX. 34'-0" AND GREATER REQUIRES COUNTY VERIFICATION."

Prior iterations of this project proposal also had the house at about 33', using regulations from 12/5/01, a date still cited on the Project Data page (A1.2) under Zoning Data. In August 2012 the CCC certified the LCP Update, which included a residential height limit of 28' across the Midcoast. Our request is that the house plans be re-drawn to conform with the 28' height restriction, and once received by you that they be forwarded to us at your convenience.

### GARAGE DESIGN INCONSISTENCIES

The various drawings of the design of the proposed garage adjacent the house are inconsistent with one another. Most importantly, the Garage Elevations on A3.14 show a side room with a shed roof extending from the east wall of the garage bays in the South Elevation and North Elevation drawings. The side room also appears in two of the section drawings of the garage on A3.15, although in those drawings the side room is depicted to the south, not east, side of the garage, and the front of the garage shows a different design. In both depictions the room has a shed roof about 8' tall, and the room extends about 8' beyond the garage bay. Other drawings of the proposed garage, such as the Garage Roof Plan on A2.8, Garage Plan on A2.7, as well as the various site plans, do not show a side room. They do show unroofed colonnaded areas to both the north and south of the garage, described as patios.

Prior iterations of this project proposal showed structures with aggregate square footages exceeding the 6200sqft limit. It is likely that the garage drawing inconsistencies crept in from prior designs. If a side room is proposed for the garage, this would affect the square footage of the structure, as at present the proposed garage square footage of 550sqft only includes the two garage bays, without any side room. Since the project's overall square footage proposal is 6200sqft, the maximum permissible, either the side room would need to be eliminated, or one of the other proposed structures made correspondingly smaller. Our request is that the garage drawings be redone to show a consistent design proposal, and once received by you that they be forwarded to us at your convenience.

### CROSS EASEMENT AND MAINTENANCE AGREEMENT (SMC DOC #2002-080613)

We sent Steve Rosen a physical copy of the recorded easement agreement governing our subdivision, which should be in the project file you inherited. The document's provisions affect the proposed project, and the other three subdivision parcels, in a number of ways. Before describing some of them, we should correct a statement on page 37 of the Declaration, that "the project parcel...is the last undeveloped parcel in the immediate project vicinity." In fact the parcel to the project parcel's immediate north (APN #036-310-170), through which the project parcel is accessed, is also undeveloped. For reference sake, the project parcel is referred to as Parcel 4 in the easement agreement, while the undeveloped property to its immediate north is referred to as Parcel 3.

An earlier version of the project plans showed a locked entrance gate across the top (north end) of Parcel 3's access easement. Since the document (p. 5) provides that "No fencing, security gates equestrian gates or other structures are allowed to be built within the Parcel 3 Easement Area at any time," the current project proposal now shows the entrance gate at the bottom (south end) of the access easement. Our request is that you require, in conformance with the easement agreement, that the gate be situated entirely on Parcel 4, not within Parcel 3's easement area.

An earlier plan version also proposed that the drainage culvert in the northeast corner of Parcel 4, which provides drainage from Parcel 3, be abandoned. Since the easement agreement specifically protects the existence and use of that drainage culvert, the project plans now rightly acknowledge that "subsurface drain pipe and outlet to remain," and the culvert itself is shown on the plans. The boulder field at the south (release) end of the culvert is however currently blocked by collapsed rocks, sediment, and plant overgrowth. Because the easement agreement (p. 5) provides that "The owners of Parcel 4 have the...obligation, at their sole expense, to maintain the drainage easement area in good condition for the benefit of Parcels 1, 2 and 3," we request that a condition be placed requiring that the blocked culvert release area be cleared and freed of obstruction. This requirement would also benefit the owners of Parcel 4, as it would channelize the flow toward their proposed rain garden and along the primary drainage path depicted on the plans.

The Erosion Control Plan (C5.0) shows a construction entrance mitigation involving a 12" thick, 50' long, 12' minimum width laydown at the top of the Parcel 3 Easement Area. We cannot find anywhere in the plans where the materials for the laydown are described, and are hoping you can provide details at your convenience. We also request that the following language from the easement agreement (p. 5) be made a construction permit condition: "The Parcel 3 Easement Area is to be kept clear of debris or unwanted articles, and free of obstructions, including personal property such as parked cars, trucks and other vehicles (visitors' or owners') at all times, so that pedestrian and vehicular access is never lessened or restricted in any way."

The proposed plans show an asphalt paving of the Parcel 3 Easement Area (currently chip-sealed), and related changes to its drainage swale, which is permitted by the easement agreement. Our assumption is that this will happen as one of the last tasks, after most or all of the construction is completed. Our concern is that our Parcel 3 entrance gates and fencing, which are only inches outside the easement area, not be damaged during the paving and drainage work, and if repairs are needed, that they be accomplished before an inspection signoff on the paving and drainage work is granted.

## RESIDENTIAL CHARACTER OF ACCESSORY BUILDING

Our previous correspondence touched on this concern, which is also reflected in some of the comments made by your County Staff, that the proposed accessory building is a very atypical design for agricultural purposes, and could easily be converted to residential use. The comments that follow do not pretend to predict how the building would actually be used, or to question the intentions of the applicants, but to point out that the proposed structure would share many characteristics with a domicile, and that the missing characteristics could easily be retrofitted.

The proposed structure has three parts: vehicular storage described as a barn or garage, interior rooms variously described as a studio, work room, or planting shed, and an outdoor uncovered deck somewhat larger than the roofed portions of the structure. The plans show the following residential characteristics:

- A front door, leading to a foyer with two closets. The foyer is also accessed by a door from the garage.
- A 3/4 bath, with sink, toilet, and a 4' x 6' shower.
- A walk-in closet outside the bathroom, measuring about 5' x 6'.
- A main room that is 27' x 15', over 400sqft, with a walk-in closet measuring about 5' x 6'.
- A main room with two sets of glass french doors and six windows overlooking the deck.
- A deck that is three-sided and south-facing, totaling over 1300sqft, over 13' wide, with approximately 125' of metal railing wall.
- A garage with two closets totaling about 50sqft.
- A garage with four glass carriage doors, four north-facing windows, six south-facing clerestory windows, two west-facing upper windows and two east-facing upper windows.
- A garage that is over 20' tall.
- A domestic water tank adjacent to the accessory building, that is over 200' from the house.
- The Notes for the accessory structure mention "Exhaust and vent stacks," "Solar hot water panels," and "Gas Fireplace Chimney," suggesting additional undrawn features of the structure increasing its residential convertibility.

The agricultural uses listed on the plans include winemaking, cheesemaking, fermented and other food production. While it is certainly possible to accomplish such activities within the structures as proposed, to optimize the activities the designs would need to be wholly different. Further, those activities normally require climate control, which would involve a heating and cooling system, in addition to a hot water heater needed for the shower and sink. The proximity of the propane tank would suggest that a water heater and furnace would be gas-fired, and that the garage closets would be the logical siting for those appliances. If that were the case, it would be a straightforward retrofit to add a kitchen along the windowless wall facing the garage. A simple partition wall across the middle of the main room, with connecting door, and a one-bedroom, one-bath residence, with kitchen, decking and garage, is the result.

We must repeat that we are not suggesting this is the applicant's intention: we are simply pointing out that the structure, if built as proposed, is easily convertible into a secondary domicile at any time in the future. Our request is that this eventuality be avoided by requiring that the design be modified in ways that discourage the future residential conversion of this structure – for example by eliminating the bathroom shower.

## EXCESSIVE HEIGHTS OF ACCESSORY STRUCTURE, GARAGE, WATER TANK, CHICKEN COOP AND FEED SHED

Under Aesthetics, 1.g (visual intrusions, p. 5), your Declaration rightly praises the project's proposal to keep water tanks and cisterns out of plain view. It does not, however, address the unnecessarily tall structures proposed:

- A 22' tall accessory structure barn. The elevations shown on Studio Elevations (A3.12) and Barn Elevations (A3.11) graphically show how visually obtrusive such excessive height, with its wall and roof masses, would be from all directions. The barn/garage half of the accessory structure does not need to be any taller than the work room half, and should be reduced to that approximate height.
- A 20' 6" tall garage. As with the barn/garage at the accessory building, the drawings of the automobile garage on Garage Elevations (A3.14) show how visually obtrusive a garage of that height would be. The height should be reduced to the minimum necessary to accommodate vehicular storage with adequate ventilation (about 12'), which would eliminate the excessive roof and wall masses facing neighboring properties.
- A 17' tall domestic water storage tank. The design of this structure, and especially its extraordinary height, appear to serve decorative purposes, but the actual effect is to raise an unnecessary visual obstruction and increase structural clutter. 17' is a typical height for a single-story house. Questions that arise include why the tank could not be hidden from view, as the others are, and why the domestic tank would be situated at such a distance both from the house and the water source at the well. The Grading & Drainage Plan page (C3.0) describes this structure as a "6' DIA. ELEVATED WATER TANK FOR MAIN HOUSE. 500 GAL," yet it is over 200' from the nearest corner of the house, and another 200' from the well itself.
- A 13' 6" tall chicken coop. Our online research found that even the most elaborate chicken coops are no taller than 8'. Again, the proposed height appears to be decorative, but the actual result is to create visual obstruction.
- A 10' 6" tall feed shed. As with the chicken coops, feed sheds are typically low to the ground, no taller than necessary for a person to work within. A feed shed taller than a basketball rim is an excessive visual obstruction.

## LIVESTOCK/POULTRY SHEDS AND PENS

The Site Plan (A1.4) under "AGRICULTURAL USE" lists "LIVESTOCK (GOATS, SHEEP, HORSES, LLAMAS, ETC.), 1-10 ANIMALS (GOATS ASSUMED)." Two livestock sheds, each approximately 100sqft in size, a 100sqft hay/feed shed, a 60sqft chicken feed shed, a fenced livestock pen of undescribed dimensions, three 100sqft chicken coops in addition to the one mentioned above, and an approximately 1600sqft (40' x 40') chicken run are described and/or drawn on the Site Plan.

The Site Plan states: "LOCATE SHEDS AND PENS WEST OR NORTH OF BARN." Our request is that you require these structures to be built outside (i.e., to the south) of the 50' front setback, and that they be no taller than 8'. The fencing that runs along the length of the property line separating our properties from the project property is not shared fencing: it was built a few inches on our side of the property border. By requiring that any pens or sheds remain south of the 50' front setback, this will avoid the possibility of our fencing being used as one side of a pen or enclosure. The Site Plan states "GOATS ASSUMED." Of course, goats in particular can be destructive of fencing, in our case especially the wooden posts and rails.

## PRIVACY LANDSCAPING

Our comments have addressed no less than 14 structures proposed for this project: a house, garage, barn/studio, raised water tank, four chicken coops, two feed sheds, two livestock sheds, a chicken run, and a livestock pen. The Landscape Plan (L.1), while listing about 200 shrubs to be planted, only lists 17 trees. 8 of those, Monterey Cypress, we cannot find on the Landscape Plan. The print for our copies of the project plans is very small, so we may simply have missed seeing them. However, the number of trees on the Landscape Plan is nowhere near the number necessary to obscure the plethora of structures from neighboring views. Our request is that the number of required privacy trees be significantly increased, and that particular attention be given to obscuring views both from our house, as well as from a future house in the center of the undeveloped Parcel 3 to the project property's immediate north. The best solution would be a requirement that a line of cypresses be planted on a 10' schedule to the north of the driveway, beginning at the northeast corner of the property, and extending along a line that follows the driveway, then continuing to the north of the barn/studio and the chicken coops, sheds and pens. A similar requirement was placed on the property to our north when a house was built a few years ago, and the line of cypresses has provided an ideal privacy barrier.

Thank you in advance for your consideration of our concerns. We appreciate your efforts toward making this project the best that it can possibly be.

Don & Laura Bacon  
650-728-1045