COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 9, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Adoption of a Mitigated Negative Declaration, and consideration of a Coastal Development Permit and Design Review, to allow construction of a new 1,751 sq. ft., two-story, single-family residence, plus a 431 sq. ft. attached two-car garage, and a 550 sq. ft. second unit, on an existing 6,150 sq. ft. (gross) legal parcel. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00201 (Love)

PROPOSAL

The applicant, Edward Love, requests approval to construct a new 1,751 sq. ft., two-story, single-family residence, plus a 431 sq. ft. attached two-car garage, and a 550 sq. ft. second unit, on an existing 6,150 (gross) sq. ft. legal parcel. The parcel was determined to be legal based on the parcel's creation via a 2007 subdivision (PLN 2007-00533). The proposed project consists of a new two-story residence with three bedrooms, three bathrooms, a two-car garage, and a rear deck, as well as a 550 sq. ft. second unit located above the proposed garage. The project site is a vacant lot accessed via a private driveway accessed from 3rd Avenue. The subject site is moderately sloped in topography with undeveloped ruderal uplands. A shallow intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. Cabrillo Highway northward, 3rd Avenue southward, and developed parcels to the west bound this parcel. The proposed landscaping consists of native, drought tolerant and non-invasive species.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2020-00201, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The proposed project complies with policies regarding sensitive habitats. According to a biological assessment prepared by WRA Environmental Consultants, dated January 25, 2016 and updated October 2020, the site is adjacent to areas of arroyo willow scrubs, which is considered riparian corridor, although no riparian or sensitive habitat exist on-site. Consistent with LCP Policy 7.11, the biological assessment delineates the required 30-foot creek buffer zone, and all proposed development has been designed to adhere to it. No other sensitive habitat or species were found to be present on the site. An Initial Study/Mitigated Negative Declaration was released on February 9, 2022. The 20-day public review ended on March 1, 2022; no comments have been received as of the publication date of this report.

The project complies with applicable policies of the County's General Plan and the San Mateo County Local Coastal Program (LCP). Regarding water and wastewater supply, the project site is located in the unincorporated Miramar area where public facilities, services and utilities are available. The project would connect to the Coastside County Water District (CCWD) and the Granada Community Services District (GCSD) for water and wastewater supply, respectively, where both service providers have confirmed adequate capacity to serve the project.

The Coastside Design Review Committee (CDRC) considered the project their April 8, 2021 meeting and determined that the project complies with applicable Design Review Standards and recommended project approval. The CDRC found that the project, as designed and conditioned, complements the dominant style of the neighborhood residences. Also, the CDRC determined that the project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought-tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: March 9, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new 1,751 sq. ft., two-story, single-family residence, plus a 431 sq. ft. attached two-car garage, and a 550 sq. ft. second unit, on an existing 6,150 (gross) sq. ft. legal parcel. This project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00201 (Love)

PROPOSAL

The applicant, Edward Love, requests approval to construct a new 1,751 sq. ft., two-story, single-family residence, plus a 431 sq. ft. attached two-car garage, and a 550 sq. ft. second unit, on an existing 6,150 (gross) sq. ft. legal parcel. The parcel was determined to be legal based on the parcel's creation via a 2007 subdivision (PLN 2007-00533). The proposed project consists of a new two-story residence with three bedrooms, three bathrooms, a two-car garage, and a rear deck, as well as a 550 sq. ft. second unit located above the proposed garage. The project site is a vacant lot accessed via a private driveway accessed from 3rd Avenue. The subject site is moderately sloped in topography with undeveloped ruderal uplands. A shallow intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. Cabrillo Highway northward, 3rd Avenue southward, and developed parcels to the west bound this parcel. The proposed landscaping consists of native, drought tolerant and non-invasive species.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2021-00201, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217, Email Achavez@smcgov.org

Applicant: Edward Love

Owner: Steve and Rita Semprevivo

Location: 3rd Avenue, Miramar

APN: 048-042-290

Size: 5,150 sq. ft. (Net)/ 6,150 sq. ft. (Gross)

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development)
General Plan Designation: Medium-High Density Residential (8.8 to 17.4 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Vacant Land

Water Supply: Coastside County Water District.

Sewage Disposal: Granada Community Services District

Flood Zone: Zone X (Area of Minimal Flood Hazard) Community Panel No. 06081C 252F, dated August 2, 2017.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration have been prepared for this project. The review period ran from February 9, 2022 through March 1, 2022. No comments were received prior to the publication of this report.

Setting: The project site is a vacant lot located on 3rd Avenue, within a general area of developed parcels. The subject site is moderately sloped in topography with undeveloped ruderal uplands. A shallow intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. Cabrillo Highway northward, 3rd Avenue southward, and developed parcels to the west bound this parcel.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has reviewed the project and found it to be compliant with the policies of the General Plan. The relevant policies are discussed below:

a. Vegetative, Water, Fish, and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) calls for the regulation of land uses and development activities to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish, and wildlife resources. The proposed single-family residence is consistent with the residential general plan designation for this area. However, the Arroyo de en Medio, an intermittent stream does run along the rear of the property. A Biological Constraints and Environmentally Sensitive Habitat Areas Assessment, dated January 25, 2016, was prepared by WRA Environmental Consultants. A subsequent letter dated October 7, 2020 was provided by WRA confirming that the conditions noted in the 2016 report remain unchanged. See discussion below in Section 2.b. for a detailed analysis.

b. Visual Quality

Policy 4.15 (*Appearance of New Development*) encourages the regulation of development to promote and enhance good design, site relationships, and other aesthetic considerations. The project parcel is an undeveloped parcel located amongst parcels developed with single-family residential development. As the project site is located within a Design Review District the project was reviewed by the Coastside Design Review Committee and was found to be consistent with the established design review standards applicable in the Midcoast area.

c. Historical and Archaeological Resources

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

development for these sites is also required. Staff forwarded the project referral to California Historical Resources Information System (CHRIS) for review and comments. Based on the review of their records, previous studies of the site conducted in 1970 and 2016 identified no cultural resources present on the project site and no further study was recommended. However, they did recommend that Staff notify local Native American tribes regarding traditional, cultural, and religious heritage values in the vicinity of the project site. A notice was sent to the Native American Heritage Commission (NAHC) and no resources were identified. Subsequently, Staff also mailed notices to a list of Native American tribal representatives provided by Native American Heritage Commission. No response was received from any of the tribes.

d. Urban Land Use

Policy 8.15 (*Land Use Compatibility*) calls for the protection and enhancement of the character of existing single-family areas. As mentioned previously, the proposed project was reviewed by the Coastside Design Review Committee and was found to be consistent with the appliable design review standards for the Miramar area. More specifically, the project was found to be consistent with the policies addressing neighborhood character, exterior colors and materials, and landscaping.

e. Water Supply

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

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

f. Man-Made Hazards

Policy 16.41 (*Regulate Land Uses to Assure Airport Safety*) calls for the regulation of land uses surrounding airports to assure airport safety. Measures may include restriction on permitted land uses and development review height criteria. The project site is located a little

over 2 miles from the Half Moon Bay Airport. Staff has reviewed the provisions of the Half Moon Bay Airport- Airport Land Use Compatibility Plan and has determined that the project site is located outside Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low, and also outside of the aircraft noise exposure contours.

2. Conformance with the Local Coastal Program

Based on the parcel's location in proximity to Arroyo de en Medio Creek, a Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has reviewed the project and found it to be compliant with the policies of the Local Coastal Program. The applicable policies with specific discussion are detailed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) calls for new development to be directed to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, new development should be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies as the subject property is within the existing Brophy's Beach Subdivision (recorded in 2003) in the urban area of Miramar, in an area designated for Medium-High Density Residential (8.1 to 16.0 dwelling units/acre), where public facilities, services and utilities are available.

LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by impacts of new residential development. Staff anticipates that the building permits to be issued for the 2022 calendar year will not exceed this limit, based on the current year estimate and applications for building permits received for 2021.

b. Sensitive Habitats Component

LCP Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable to include, in part, intermittent streams or riparian corridors. As discussed in the IS/MND (see Attachment E), a Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, was prepared by WRA Environmental Consultants. A site status letter was proved by WRA dated October 2020 which confirms that the parcel remains in the same status as noted in the 2016 biological report. The 2016 Biological Report examined the project site as well as well as areas around it within a designated "study area." The Biological Report found that the study area consists of undeveloped ruderal uplands and Arroyo de en Medio, an intermittent stream located southeasterly of the site. The Biological Report also indicated that the study area includes arroyo willow scrub, which is considered riparian corridor. However, a majority of Arroyo de en Medio Creek in the study area does not contain riparian vegetation and in these areas the buffer is established by setting it 30-feet from the midpoint of the creek. The 30-feet riparian setback for development on the project site is shown in Figure 2 of the biological report and has been included on the proposed site plan. The Biological report notes that one special-status and several non-special-status bird species have potential to nest within the study area. The biologist found no special-status plant species during visits to the site and found that there is a low potential for them to be present. The report found that no rare, endangered, or unique species have potential to be present at the project site. However, the biologist did provide recommendations, to ensure that potential impacts to both special-status and non-special-status bird species are mitigated to a less than significant level. These measures are included as mitigation measures in the mitigated negative declaration and as Conditions of Approval numbers 16-31 in Attachment A of this report.

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

Policy 7.34 (*Rare and Endangered Species – Permit Conditions*) requires submittal of a biological report that assesses the presence or potential presence of rare and endangered species in areas that are in/near sensitive habitats, including riparian corridors. As previously discussed, the Biological Report finds that one special-status and several non-special-status bird species have potential to nest within the study area. Project compliance with the noted Mitigation Measures would reduce potential project impacts to less than significant.

c. Visual Resources Component

Policy 8.12(a) (*General Regulations*) applies the Design Review Zoning District to urbanized areas of the Coastal Zone, which includes Miramar. The project is, therefore, subject to Section 6565.20 of the Zoning Regulations. The Coastside Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC meetings on July 9 and August 13, 2015, and determined it is in compliance with applicable Design Review Standards, and recommended project approval.

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

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

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

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

(4) The enhanced facade articulation brings the proposed structure to a scale compatible with the homes in the neighborhood.

d. Shoreline Access Component

LCP Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the

Pacific Ocean westward and Cabrillo Highway eastward and is therefore subject to this policy; Cabrillo Highway is the first through road to the east of the subject parcel but there are at least 4 street blocks (which are not through streets) that are present between the project site and the shoreline.

LCP Policy 10.12(a) (*Residential Areas*) requires that vertical access be provided at the ends of streets perpendicular to the shoreline. The project complies with this policy based on the existing vertical access to the shoreline located approximately 400 feet to the northwest of the parcel. Unobstructed scenic vistas to the Pacific Ocean are available at the end of this access thoroughfare. The existence of this access point also complies with the requirement, pursuant to Section 30212 of the California Coastal Act that no additional access points are required.

3. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

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

	S-17 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	6,150 sq. ft. (Gross) 5,150 sq. ft. (Net)
Building Site Width	50 ft.	50 ft.
Maximum Building Site Coverage	(35%)	(34%) 1,796.35 sq. ft.
Maximum Floor Area	(53%)	(53%) 2,731 sq. ft.
Minimum Front Setback	20 ft.	43 ft.
Minimum Rear Setback	20 ft.	22 ft.
Minimum Right Side Setback	10 ft.	10 ft.
Minimum Left Side Setback	5 ft.	5 ft.

Maximum Building Height	28 ft.	27 ft. - 6 in.
Minimum Parking Spaces	2	2
Facade Articulation	Finding by CDRC	Complies

The proposed two-story structure meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity by virtue of the proposed overall lot coverage of 34 percent of total lot size, where 35 percent is the maximum allowed. Additionally, the total floor area proposed is 53 percent, where 53 percent of parcel size is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at its regularly scheduled meeting on April 8, 2021, and adopted the following findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

(1) Section 6565.20(B) NEIGHBORHOOD DEFINITION AND NEIGHBORHOOD CHARACTER; 2. Neighborhood Character; (f) and (k): The proposed landscaping and proposed covered parking is consistent with the character of the surrounding neighborhood and neighborhood character.

(2) Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors: The proposed exterior materials and colors complement the style of the house and that of the neighborhood.).

(3) Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Façade Articulation and e. Wall Articulation: The proposed design has a building mass, shape, and scale which blends with the existing surrounding development. Specifically, the proposed development is adequately articulated in both its façade and walls.

(4) Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standards (b) and (f): The proposed landscaping design is compatible with and will enhance the design of the

home. In addition, the proposed landscaping is made up of drought tolerant, native, and/or non-invasive plant species.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on February 9, 2022 and ended on March 1, 2022. One comment was received during the comment period.

The California Coastal Commission (CCC) submitted a comment on March 1, 2022 noting that it was unclear from the Initial Study/Mitigated Negative Declaration of the actual location of Arroyo de en Medio Creek in respect to the project site and if the required buffer zones were applied correctly. The Biological Assessment which has been provided as Attachment F of this report, includes the mapping of Arroyo de en Medio Creek and established buffer zones. The creek is not located on the subject property and therefore is not shown on the site plan. However, the 30-foot buffer has been correctly applied and is delineated on the site plan.

The mitigation measures included in the Initial Study/Mitigated Negative Declaration have been included as conditions of approval in Attachment A of this report.

C. REVIEWING AGENCIES

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

ATTACHMENTS

A. Recommended Findings & Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Coastside Design Review Committee Letter of Decision, dated April 8, 2021
E. Initial Study/ Mitigated Negative Declaration
F. 2016 Biological Assessment and 2020 Update Letter

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County of San Mateo - Planning and Building Department

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00201 Hearing Date: March 9, 2022

Prepared By: Angela Chavez, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

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

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

3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

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

Regarding the Coastal Development Permit, Find:

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

6. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). While the project site is located between the nearest public road and the sea, there are several developed streets that run parallel to the ocean which are located between the project site and the sea. The subject parcel is located approximately .22 of a mile from the sea and does not have direct access to the sea/beach. Therefore, the project will have no impact on coastal access and recreation opportunities and is consistent with the Chapter 3 access and recreation policies of the Coastal Act.

7. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitation of LCP Policy 1.23. At the time of publication of this report, five building permits for new dwelling units have been issued in this calendar year.

Regarding the Design Review, Find:

8. That, as determined by the Coastside Design Review Committee at its meetings of April 8, 2021, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission on March 9, 2022. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

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

    a. On the South (rear) side elevation, extend the width of the landings and steps to the full width of the glazing for both sliding doors (approximately a 14-foot-wide landing plus 12-inch steps rather than a 7-foot-wide landing plus 12-inch steps).

b. On the West (right) side elevation, simplify material transition by reducing the number of steps in the stone facade.

c. Break up massing by adding a belly band in a color to match the fascia, at floor lines approximately 12 inches tall. Align the belly band with the balcony joists in all locations except for the covered porch at the entry level (North and West side elevations of the covered porch).

3. The applicant shall include a copy of the final approval letter on the top pages of the building plans.

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

a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or finished grade of the site depending on the applicable zoning district.

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section.

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

   a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

   b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

   c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

   d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

   e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

   f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

   g. Limiting construction access routes and stabilization of designated access points.

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

7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

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

9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on The Alameda. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on The Alameda. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. 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 County Ordinance Code Section 4.88.360).

13. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.

14. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.

15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance and provide the required forms. Water

Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet. Installation of the approved landscape plan is required prior to final inspection.

16. **Mitigation Measure 1:** The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any building permit that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

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

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

    g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

17. **Mitigation Measure 2:** Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-feet buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning

Section. Exclusion construction fencing shall be installed under supervision of the biologist which matches the established buffer zone to ensure construction related activities occur outside of the established buffer zone.

18. **Mitigation Measure 3:** Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14), unless performed in compliance with Mitigation Measure 4.

19. **Mitigation Measure 4:** In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

20. **Mitigation Measure 5:** In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

21. **Mitigation Measure 6:** If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

22. **Mitigation Measure 7:** The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

23. **Mitigation Measure 8:** In the event of a discovery of a paleontological specimen, during any phase of the project, all work associated with the project shall cease until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

24. **Mitigation Measure 9:** In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

25. **Mitigation Measure 10:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all

ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

26. **Mitigation Measure 11:** Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).

27. **Mitigation Measure 12:** Resistance to lateral loads may be provided by passive pressure acting against the sides of foundation, neglecting the upper 1-foot of the soil, and by base friction below the foundations. An equivalent fluid weight of 300 pcf shall be used in design to calculate the passive pressure. Although the upper 1-foot of soil should be neglected for passive resistance, the passive pressure should be calculated from the ground surface. A base friction coefficient of 0.30, multiplied by the vertical dead load shall be used to calculate the base friction lateral resistance. Compliance with this mitigation measure shall be demonstrated prior to building permit issuance.

28. **Mitigation Measure 13:** 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 sandbags.

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 percent 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 1/3 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.

29. **Mitigation Measure 14:** 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 Title13, 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.

30. **Mitigation Measure 15:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

31. **Mitigation Measure 16:** The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

Department of Public Works

32. Shared driveway approach on Third Avenue shall be paved with asphalt concrete.

33. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.

34. 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 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

35. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of the building or recordation of map (if any).

36. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right- of-way.

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

Drainage Section

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

    a. Final Drainage Report stamped and signed by a registered Civil Engineer.

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.

    c. Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

Building Inspection Section

39. A building permit is required for this project.

40. The applicant shall comply with all Building Inspection requirements at the building permit stage of the application.

Geotechnical Section

41. A Geotechnical Report shall be submitted at building permit stage; the report shall be updated to the current adopted code (if 2020 -> CBC2019). Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at building stage. For a vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Coastside Fire Protection District

42. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, 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.

43. Revise site plan (Sheet SU-1) to show location of Fire Hydrant that is within 500 feet of building site.

44. Revise plans to identify rescue windows in each bedroom and verify that they meet all requirements.

45. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six (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 shall be placed at the entrance from the nearest public roadway.

46. At the building permit stage add the following note to the plans: New attached Garage and ADU to meet occupancy separation requirements.

47. Fire sprinkler required: NFPA 13D minimum requirement.

48. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. 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. The plans for this system must be submitted to the San Mateo County Planning and Building Department or The City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.

49. Fire Access Roads - The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 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.

50. At the building permit stage add the following note to the submitted plans: Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire Protection District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. PVC is not allowed for underground service. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

51. 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 or refrigerator are to be wired into a separate circuit breaker at the main electrical panel and labeled.

<u>Coastside County Water District</u>

52. The Superintendent of Operations will allow the water lines (domestic and fire) to be in the private utility easement on APN 048-042-280 to serve APN 048-042-290, with the condition that an approved backflow protection device be installed directly after the domestic meter per District engineering standards. The fire meter and the domestic meter must be located on 3rd Avenue not in the private easement. The meters are not allowed in driveways or parking areas and there must be enough space for the approved backflow protection device. Please refer to attached standard details for domestic service, fire service and approved backflow protection. Please refer to redlined civil drawings and make changes before submitting for building and fire permits.

53. The project is required to comply with Coastside County Water District regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete.

54. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, there shall be no cross connections.

55. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on the drawings.

Granada Community Services District

56. The applicant is required to obtain a standard sewer permit from the Granada Community Services District.

57. The applicant shall comply with all Granada Community Services District requirement at the building permit stage of the application.

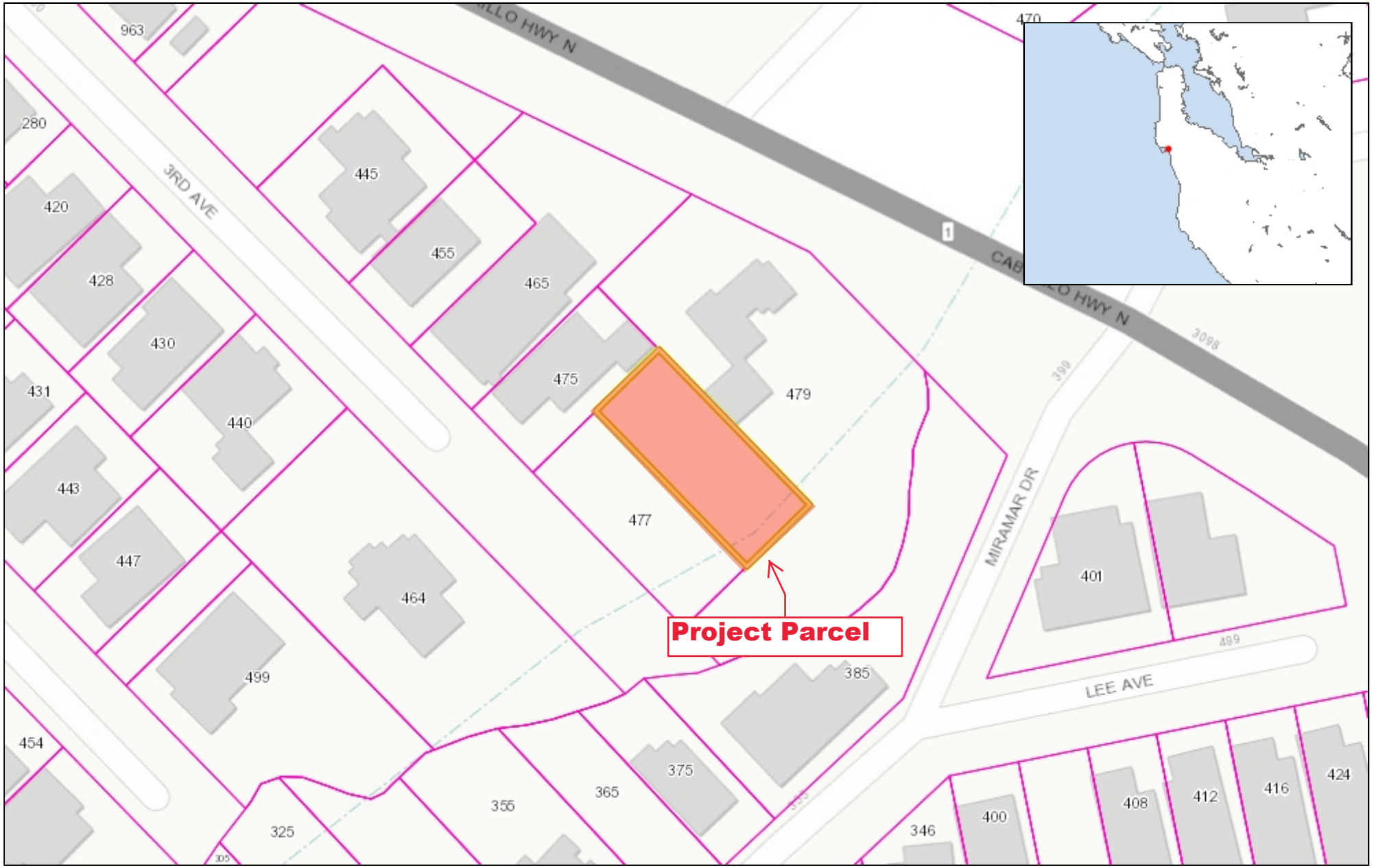
ACC:cmc – ACCGG0050_WCU.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

Location Map 3rd Ave, Miramar County San Mateo, CA



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 1,128

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

SITE DATA:

APN: 048-042-290
ZONING: R-1/S-17/DR/CD
OCCUPANCY GROUP:R-3/U
TYPE OF CONSTRUCTION: V-B
PRE-APP: 2020-00028
PLN: 2020-00201
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER:
STEPHEN & RITA SEMPREVIVO
245 MEDIO AVE
HALF MOON BAY, CA 94019

ARCHITECT :
EDWARD C LOVE, ARCHITECT
720 MILL ST
HALF MOON BAY, CA 94019

STRUCTURAL ENGINEER:
BRIAN DOTSON, CE
POBOX 371022
MONTARA, CA 94037

GEOTECHNICAL ENGINEER:
SIGMA PRIME GEOSCIENCES, INC
332 PRINCETON AVE
HALF MOON BAY, CA 94019

TITLE 24:
ENERGY CALC COMPANY
45 MITCHELL BLVD, STE 16
SAN RAPHAEL, CA 94903

GENERAL CONTRACTOR:
DREAMHOUSE CONSTRUCTION
758 VASQUEZ DR
HALF MOON BAY, CA 94019

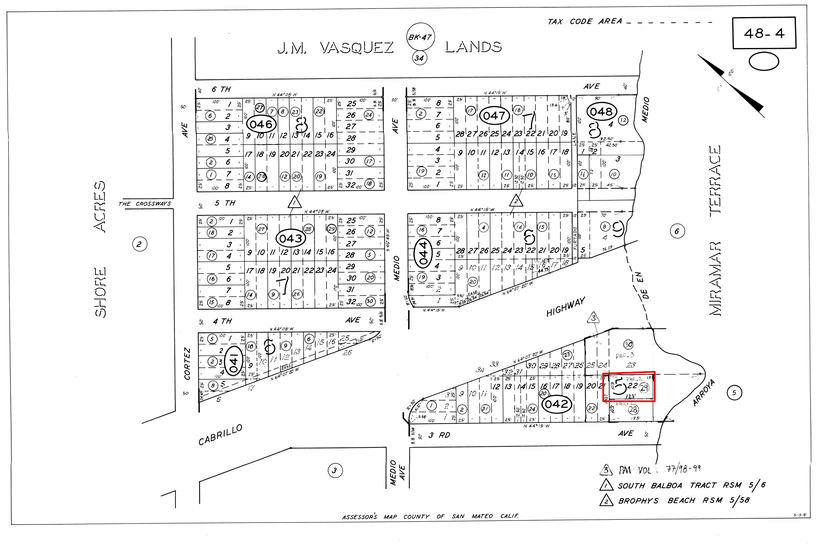
	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5150							
LOT COVERAGE	0	0.0	1614	31.3	1614	31.3	1802	35.0
FLOOR AREA			FIRST FLR 786 SECOND FLR 958 GARAGE 431 ADU 550		FIRST FLR 786 SECOND FLR 929 GARAGE 431 ADU 550			
	Total 0	0.0	Total 2732	53	Total 2725	52.9	Total 2730	53.0

SCOPE OF WORK:

CONSTRUCTION OF NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE WITH ADU OVER GARAGE

Sheet List - DD

Sheet Number	Sheet Name
A0.01	Cover Sheet
A0.02	Additional Notes
SU.1	Survey
A0.03	Site Plan
C.1	Grading & Drainage
C.2	Erosion Control Plan
C.3	Best Management Practices
A1.01	First Floor Plan
A1.02	Second Floor Plan
A1.03	ADU Floor Plan
A1.04	Roof Plan
A1.05	Floor Area Ratio
A2.01	Elevation - North & West
A2.02	Elevation - South & East
A3.01	Section Views
A5.01	Details - Products
L1.01	Landscape Plans



REVISIONS

EDWARD C. LOVE, ARCHITECT
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Cover Sheet

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A0.01
OF SHEETS

S:\Client Projects 2020\3rd Ave - Lot 2\Revit\3rdAve.rvt

GENERAL NOTES

1. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE BIDDER SHALL VISIT THE SITE AND LEARN THE EXISTING CONDITIONS. HE SHALL EXAMINE THE PLANS AND SPECIFICATIONS AND BASE HIS BID ON THEM. DURING CONSTRUCTION, NO CHANGES FROM PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND OWNER. STRUCTURAL CHANGES MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

2. THE GENERAL CONTRACTOR (G.C.) SHALL OBTAIN AND PAY FOR ALL PERMITS (EXCEPT THOSE PAID FOR BY THE OWNER) AND LICENSES AND SHALL GIVE ALL NOTICES. THE G.C. IS REQUIRED TO COMPLY WITH ALL CURRENT CODES, ORDINANCES, & REGULATIONS RELATED TO THIS PROJECT. ANY CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND ORDINANCES SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT IN WRITING. THE G.C. FOR THIS WORK SHALL BE CURRENTLY LICENSED BY THE STATE OF CALIFORNIA. THE EMPLOYEES AND SUBCONTRACTORS USED BY THE G.C. TO CONSTRUCT AND FINISH THE WORK SHOWN ON THE PLANS MUST ALL BE SKILLED WORKMEN UNDER THE DIRECTIONS OF A COMPETENT FOREMAN. THE G.C. SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY AND ADJACENT PROPERTY FROM INJURY, DAMAGE, OR LOSS ARISING FROM THIS CONTRACT. SALES TAX SHALL BE PAID BY THE G.C. AND INCLUDED IN THE BID.

3. THE G.C. SHALL, AT ALL TIMES, KEEP THE PREMISES AND STREETS FREE OF WASTE AND RUBBISH CAUSED BY THE WORK, AND AT COMPLETION, SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND EQUIPMENT AND LEAVE THE WORK 'BROOM CLEAN'. THE G.C. SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES. G.C. TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO OCCUPANT OR OWNER PER SECTION 4.410.1.

4. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY AND ADEQUATE RECORDS SHALL BE KEPT BY THE G.C. TO SUBSTANTIATE ANY ADDITIONAL CHARGES. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT DOCUMENTS.

5. THE OWNER SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY ACCIDENT, LOSS, INJURY, OR DAMAGES HAPPENING OR ACCRUING DURING THE TERM OF THE PERFORMANCE OF THE WORK AND IN CONNECTION THEREWITH, TO PERSONS AND/OR PROPERTY. THE G.C. SHALL HAVE IN FULL FORCE AND EFFECT DURING THE LIFE OF THIS CONTRACT, FULL COVERAGE LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, WHICH SHALL COMPLY WITH CALIFORNIA LAWS AND WILL NOT BE CANCELED OR CHANGED DURING THE TERM OF THIS CONTRACT WITHOUT NOTICE BEING GIVEN TO THE OWNER, AND SHALL REQUIRE ALL INTERMEDIATE AND SUBCONTRACTORS TO TAKE OUT AND MAINTAIN SIMILAR POLICIES OF INSURANCE. ALL SUCH POLICIES SHALL BE WITH INSURANCE COMPANIES ACCEPTABLE TO THE OWNER. UNLESS EXPRESSLY STATED OTHERWISE, THE OWNER WILL TAKE OUT AND CARRY A COMPREHENSIVE INSURANCE POLICY INCLUDING FIRE, EXTENDED COVERAGE, VANDALISM AND MALICIOUS MISCHIEF PROTECTING BOTH HIS INTEREST AND THAT OF THE G.C.

6. IN ADDITION TO GUARANTEES CALLED FOR ELSEWHERE IN THESE SPECIFICATIONS, THE G.C. SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER NOTICE OF COMPLETION IS FILED, AGAINST DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THAT IS DISCOVERED AND REPORTED WITHIN THAT PERIOD.

7. IN GENERAL THE DRAWINGS WILL INDICATE DIMENSIONS, POSITION, TYPE OF CONSTRUCTION, SPECIFICATIONS, QUALITIES AND METHODS. ANY WORK INDICATED ON THE DRAWINGS, AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED, OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. THE LARGER THE SCALE OF THE DRAWING, THE MORE PRECEDENT, I.E.: 3 INCHES PER FOOT SCALE GOVERNS 1/4 INCH PER FOOT SCALE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY G.C. THE G.C. SHALL VERIFY, AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

8. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE SUBCONTRACTOR SHALL CONTACT THE G.C., WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

9. THE G.C. SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

10. ALL PRODUCTS LISTED IN THESE DRAWINGS BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICBO/NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.

11. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

12. SEE STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, DIMENSIONS AND DETAILS.

13. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATION FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

14. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BAS OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER SECTION 4.505.2 AND R506.2.3.

15. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THE RELEVANT CODES MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

16. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED PER CALGREEN 4.408.2 (OR IN ACCORDANCE WITH LOCAL ORDINANCE). MINIMUM OF 65% OF CONSTRUCTION WASTE SHALL BE DIVERTED FOR RECYCLING OR SALVAGE PER CALGREEN 4.408.1

17. OPERATIONS & MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER ADDRESSING ITEMS 1 - 10 IN CALGREEN 4.410.1

18. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPED PER CALGREEN 4.507.2. HVAC SYSYTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

19. BATHROOM EXHAUST FANS SHALL COMPLY WITH CALGREEN 4.506.1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY SENSOR.

20. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (CALGREEN 4.406.1)

21. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (CALGREEN 4.504.1)

22. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CALGREEN 4.504.2.1)

23. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.2.2)

24. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (CALGREEN 4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.3)

26. MINIMUM OF 80" FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN 4.504.4

27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (CALGREEN 4.504.5)

28. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CALLGREEN 4.505.2)

29. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (CALGREEN 4.505.3)

HERS INSPECTION ITEMS

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
• High quality insulation installation (QII)
• IAQ mechanical ventilation

Cooling System Verifications:
• -- None --

HVAC Distribution System Verifications:
• Duct Sealing

Domestic Hot Water System Verifications:
• -- None --

Smoke Detectors

As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room 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.

Smoke alarm/detector are to be hard wired, interconnected, or with battery back up. Smoke alarms to be installed per manufacturers instruction and NFPA 72.

Windows

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square ft (sqft), 5.0 sqft 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 not be more than 44 inches above the finished floor (CFC 1030).

Address Markers

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 of 1/2 inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, an additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

Roofing

As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current addition of the California Building Code.

Vegetation Management (LRA)

The Coastside Fire District Ordinance 2019-03, the 2019 California Fire Code 304.1.2:

A fuel break of defensible space shall 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.

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.

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.

Fire Access Roads

The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The city of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, Dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 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 of 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.

Fire Hydrant

As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

Automatic Fire Sprinkler System (Fire Sprinkler plans will require a separate permit)

As per San Mateo County Building Standards and Coastside Fire District Ordinance 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on 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 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or the City of HMB. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.

An 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.

Solar Photovoltaic Systems

These systems shall meet the requirements of the 2019 CFC Section 605.11.

REVISIONS

EDWARD C. LOVE, ARCHITECT
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Additional Notes

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A0.02
OF SHEETS

S:\Client Projects 2020\3rd Ave - Lot 2\Revit\3rdAve.rvt

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "PARCEL MAP P-1060," WHICH WAS FILED FOR RECORD IN VOLUME 77 OF PARCEL MAPS PAGES 98-99, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 DATUM ("MEAN SEA LEVEL"). TBM TO USE FOR SITEWORK IS THE CENTER OF THE SEWER MANHOLE LID WITH AN ELEVATION OF 56.06 FEET.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ALL EASEMENTS AFFECTING IT MAY NOT BE PLOTTED HEREON. EASEMENTS SHOWN ARE ONLY THOSE SHOWN ON THE RECORD PARCEL MAP (77 PM 98-99) ONLY.

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

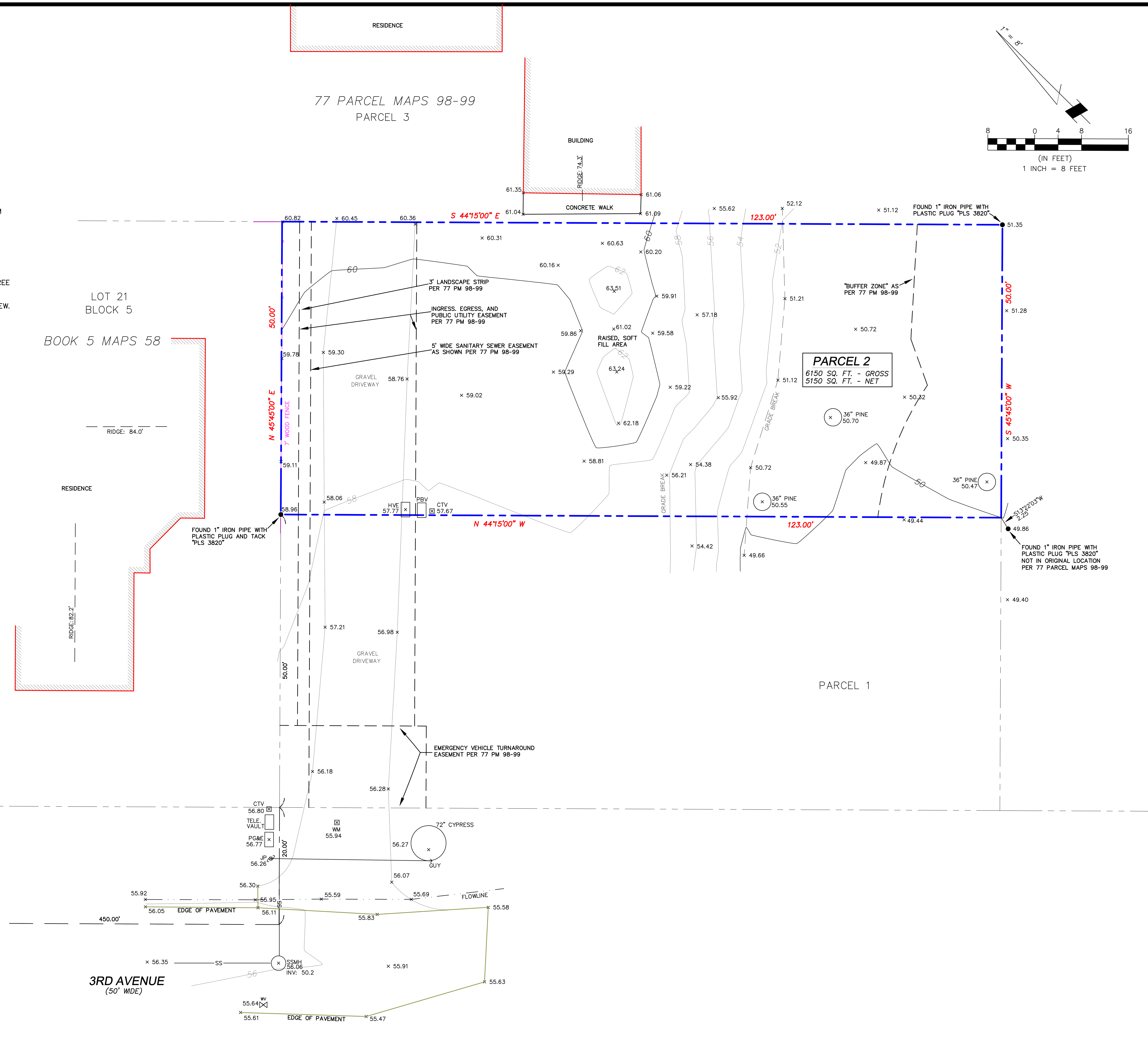
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

DATE OF FIELD SURVEY: JULY, 2014
JOB NUMBER: 14-140

LEGEND

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



1" = 8'

8 0 4 8 16
(IN FEET)
1 INCH = 8 FEET

www.bgtsurveying.com
BGT LAND SURVEYING
1720 S. Amphlett Blvd., Suite 225 - San Mateo, CA 94402
Main (650) 212-1030 bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
EXP. 12/31/15
NO. 7551
STATE OF CALIFORNIA

Assessor Parcel Number:
048-042-290

Prepared For:
FRANK VELLA
758 Vasques Drive
Half Moon Bay, CA 94019

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL 2 - "PARCEL MAP P-1060" (VOLUME 77 PM 98-99)

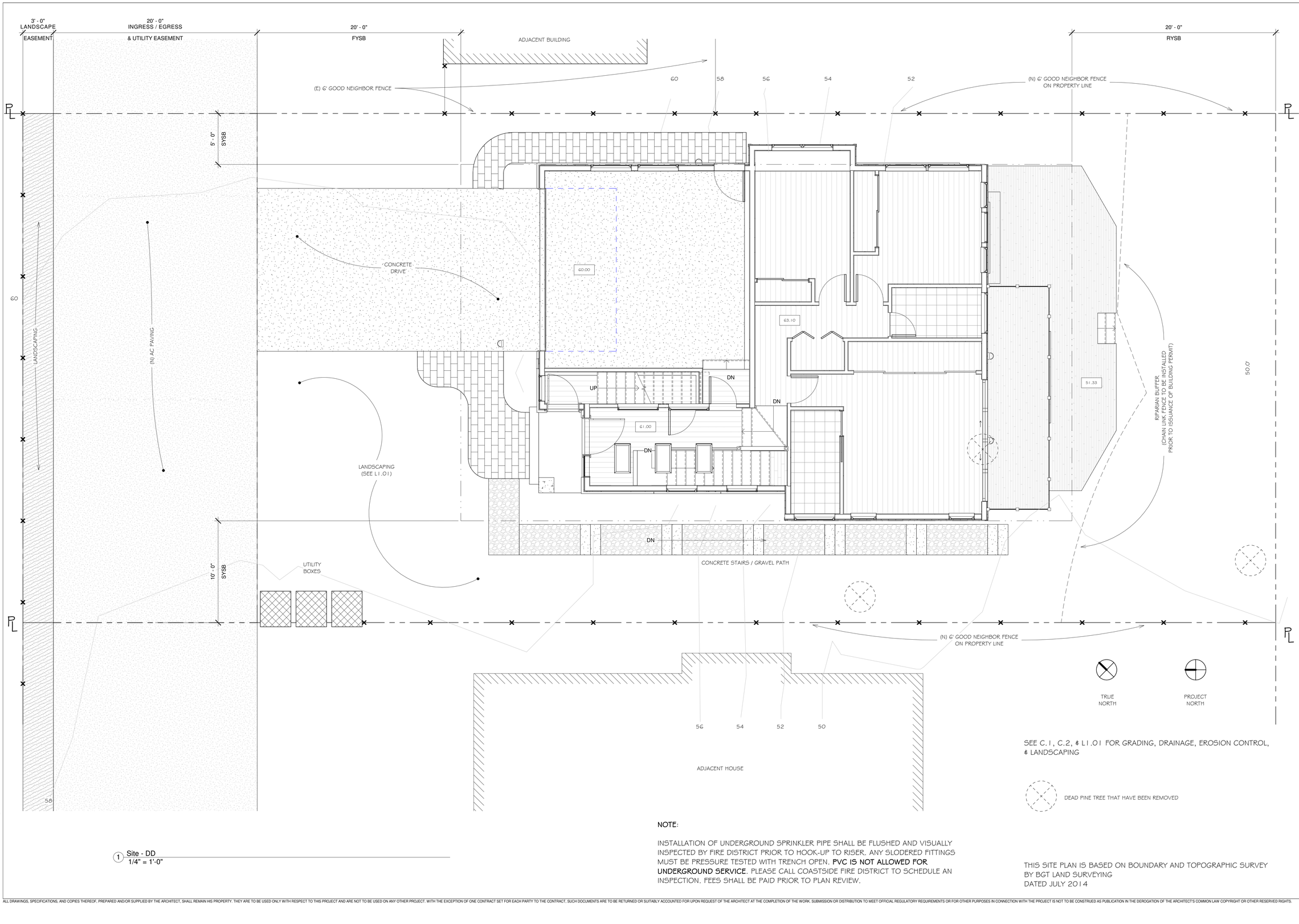
VACANT, 3RD AVENUE

MIRAMAR (UNINCORPORATED), SAN MATEO COUNTY, CALIFORNIA

Date:	JULY, 2014
Scale:	1" = 8'
Contour Interval:	2'
Drawn:	LHL

Drawing Number:
SU-1
SHEET 1 OF 1

Job No. 14-140



SEE C.1, C.2, & L1.01 FOR GRADING, DRAINAGE, EROSION CONTROL, & LANDSCAPING

DEAD PINE TREE THAT HAVE BEEN REMOVED

1 Site - DD
1/4" = 1'-0"

NOTE:

INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SLODERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. **PVC IS NOT ALLOWED FOR UNDERGROUND SERVICE**. PLEASE CALL COASTSIDE FIRE DISTRICT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

THIS SITE PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BGT LAND SURVEYING DATED JULY 2014

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
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HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Site Plan

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A0.03
OF SHEETS

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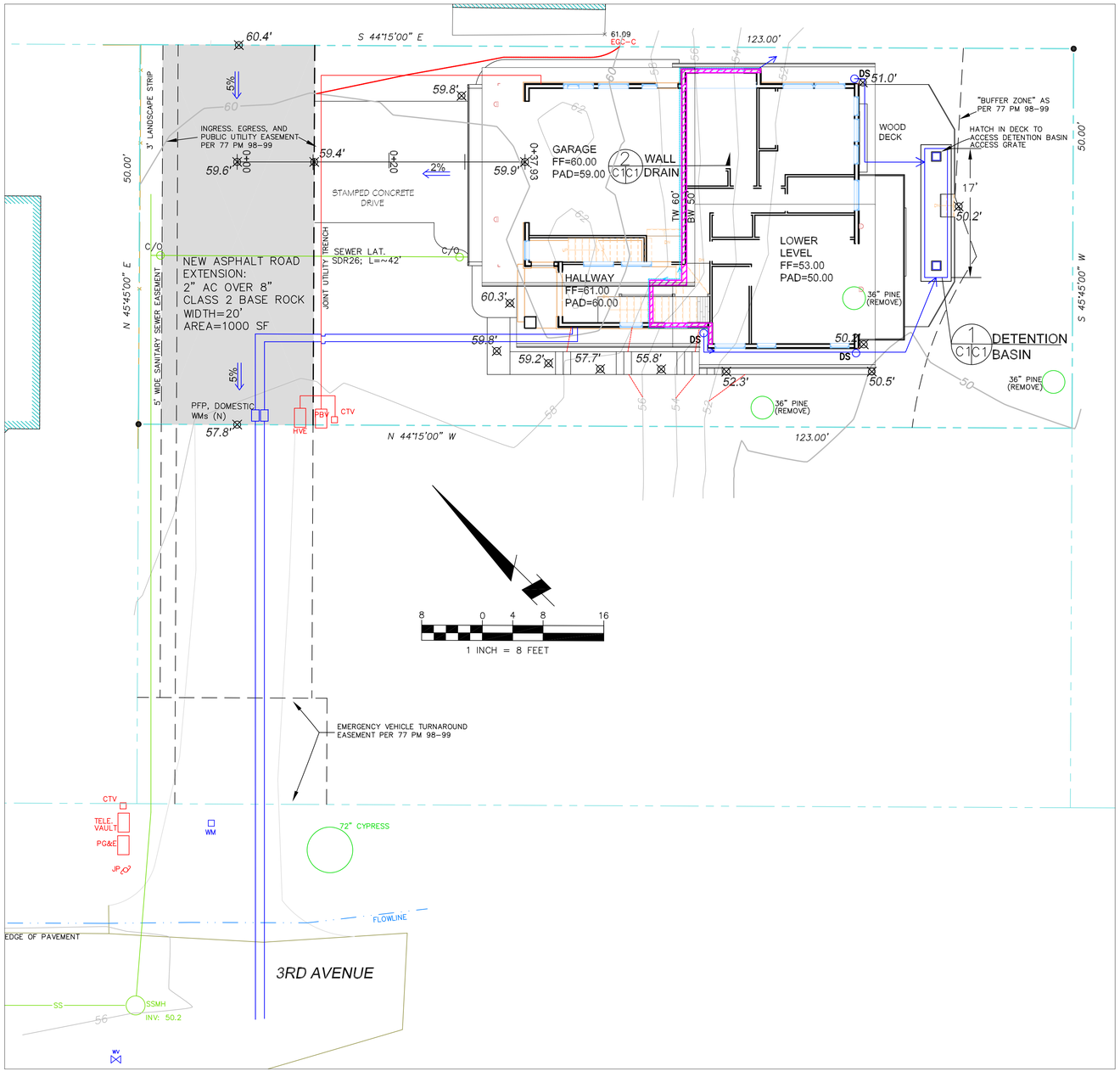
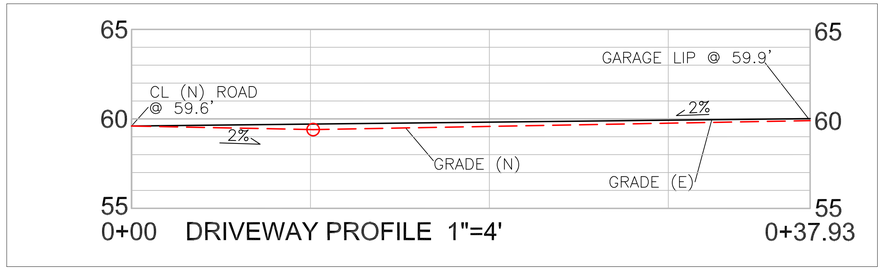




LEGEND

- EXISTING CONTOURS
- PRPOSED CONTOURS
- 57.9' PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 4" MIN. SOLID PLASTIC DRAIN PIPE, SDR 35 @ 2% MINIMUM SLOPE.
- 4" PERFORATED PLASTIC DRAIN PIPE
- PROPOSED RETAINING WALL

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: RITA SEMPREVIVO, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, JULY, 2014
3. ELEVATION DATUM NGVD 1929.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 120 CY
FILL VOLUME: 0 CY

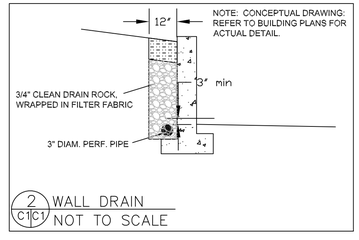
1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

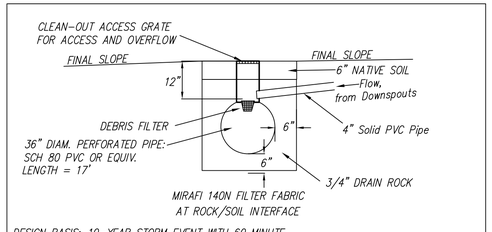
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL SOLID DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED AT 2% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DETENTION BASINS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN / REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



2 C1C1 WALL DRAIN
NOT TO SCALE



DESIGN BASIS: 10-YEAR STORM EVENT WITH 60 MINUTE TIME OF CONCENTRATION ON HARD SURFACES.
RAINFALL INTENSITY = 0.847 IN/HR

1 C1C1 DETENTION BASIN
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSON
No. 62264
9-30-21
EXPIRES
CIVIL
STATE OF CALIFORNIA

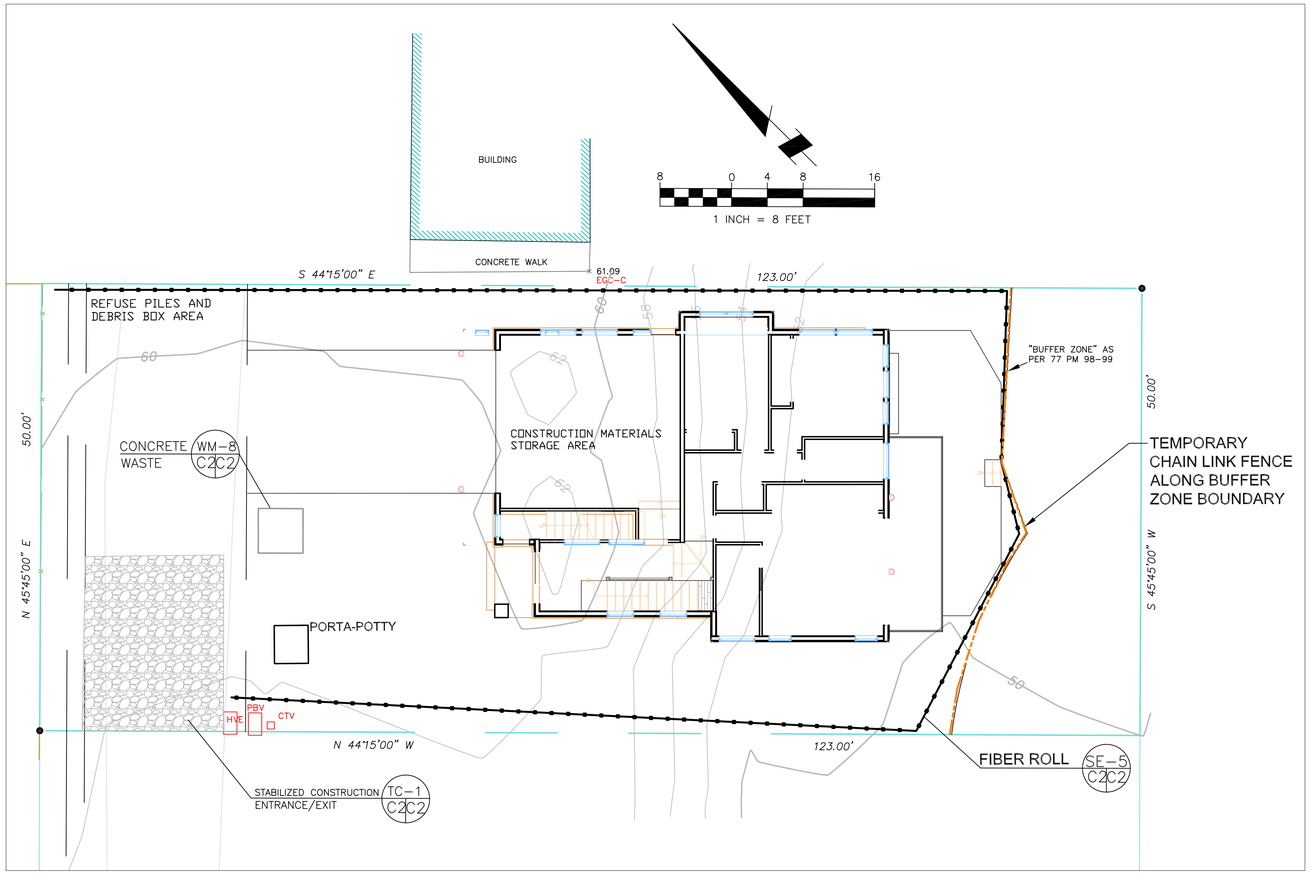
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 7-8-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

SEMPREVIVO PROPERTY
3RD AVENUE, MIRAMAR
APN 048-042-290

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

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

EROSION CONTROL POINT OF CONTACT

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

NAME: FRANK VELLA

TITLE/QUALIFICATION: BUILDER

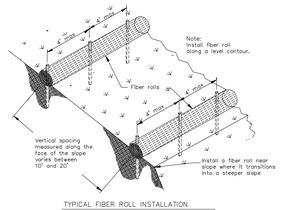
PHONE: 650-504-0733

PHONE:

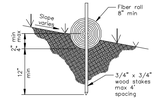
E-MAIL: frankvella@sbcglobal.net

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

FIBER ROLLS SE-5



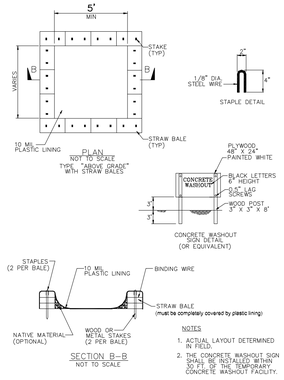
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



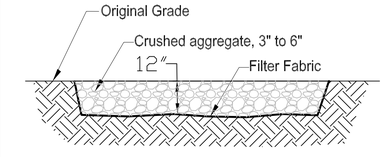
ENTRENCHMENT DETAIL
N.T.S.

NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

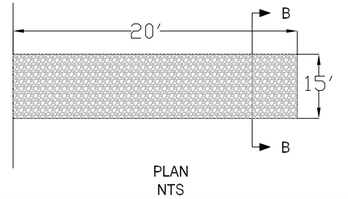
CONCRETE WASTE MANAGEMENT WM-8



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



SECTION B-B
NTS



PLAN
NTS

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
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REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

SEMPREVIVO PROPERTY
3RD AVENUE, MIRAMAR
APN 048-042-290

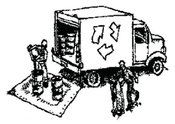
SHEET
C-2

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

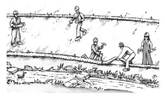
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

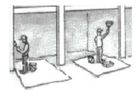
Concrete, Grout & Mortar Application

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

Landscaping

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

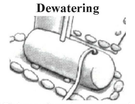
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

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

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- 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 drain. 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. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination 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.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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Best Management Practices

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No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: C.3
OF SHEETS

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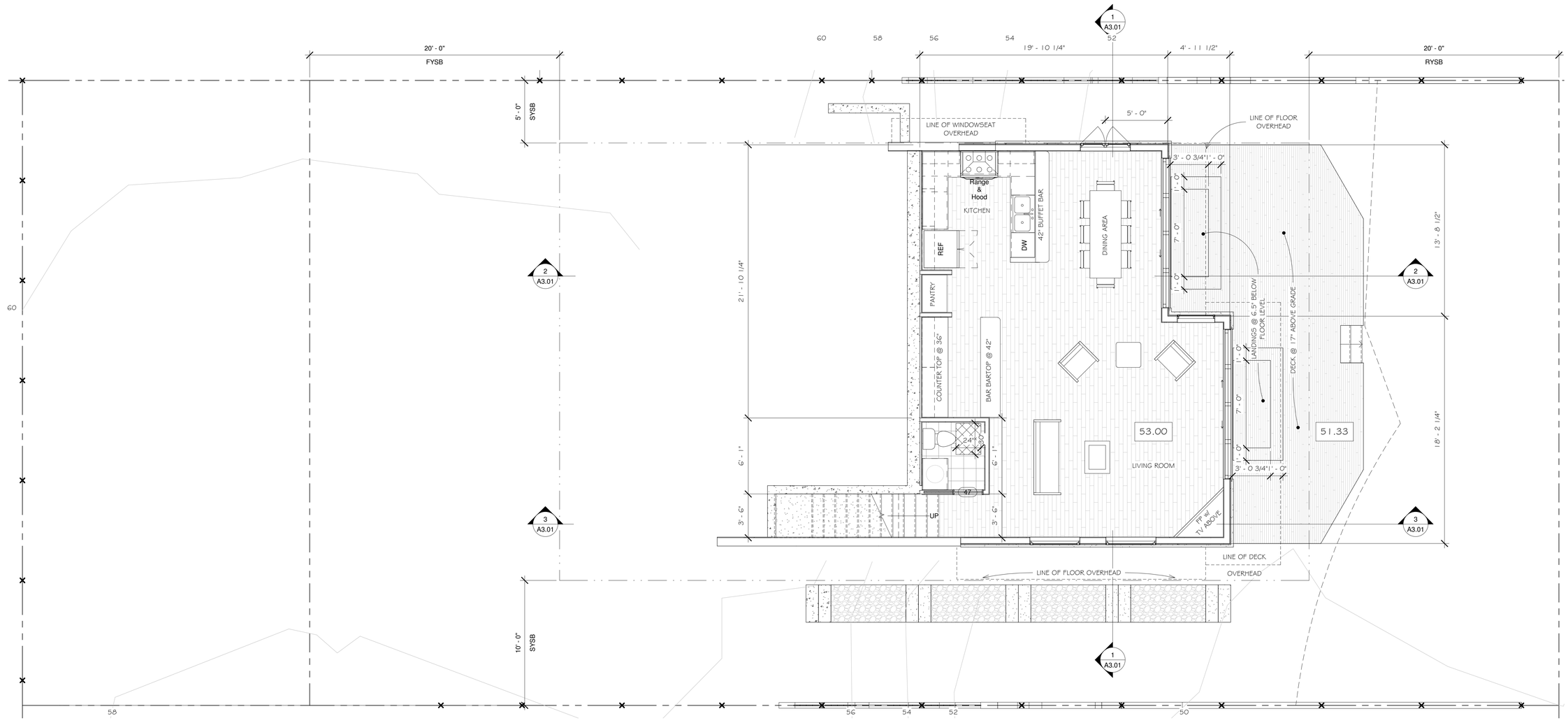

1 Lvl 01 - First SF - DD
1/4" = 1'-0"

VINYL PLANK FLOORING

VINYL FLOORING, TILE

HARDWOOD FLOORING

REDWOOD OR TREX DECKING

CONCRETE

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First Floor Plan

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No. C23077
Ren. 1/31/21
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DATE: 07/13/20
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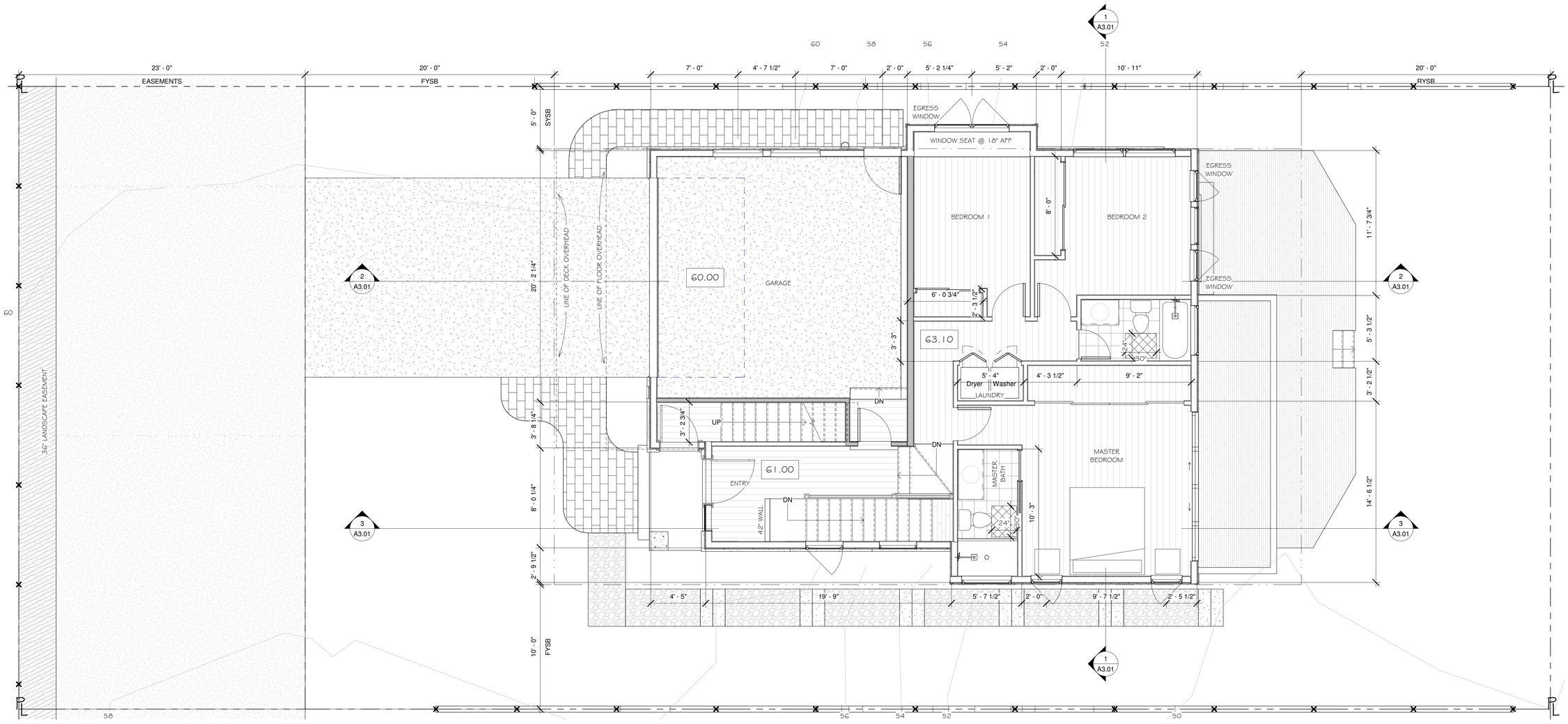

1 Lvl 02 - Second SF - DD
1/4" = 1'-0"

NOTE:

NEW ATTACHED GARAGE AND ADU TO MEED OCCUPANCY SEPARATION REQUIREMENTS.

- VINYL PLANK FLOORING
- VINYL FLOORING, TILE
- HARDWOOD FLOORING
- REDWOOD OR TREX DECKING
- CONCRETE

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Second Floor Plan

LICENSED ARCHITECT
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No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: As indicated
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A1.02
OF SHEETS

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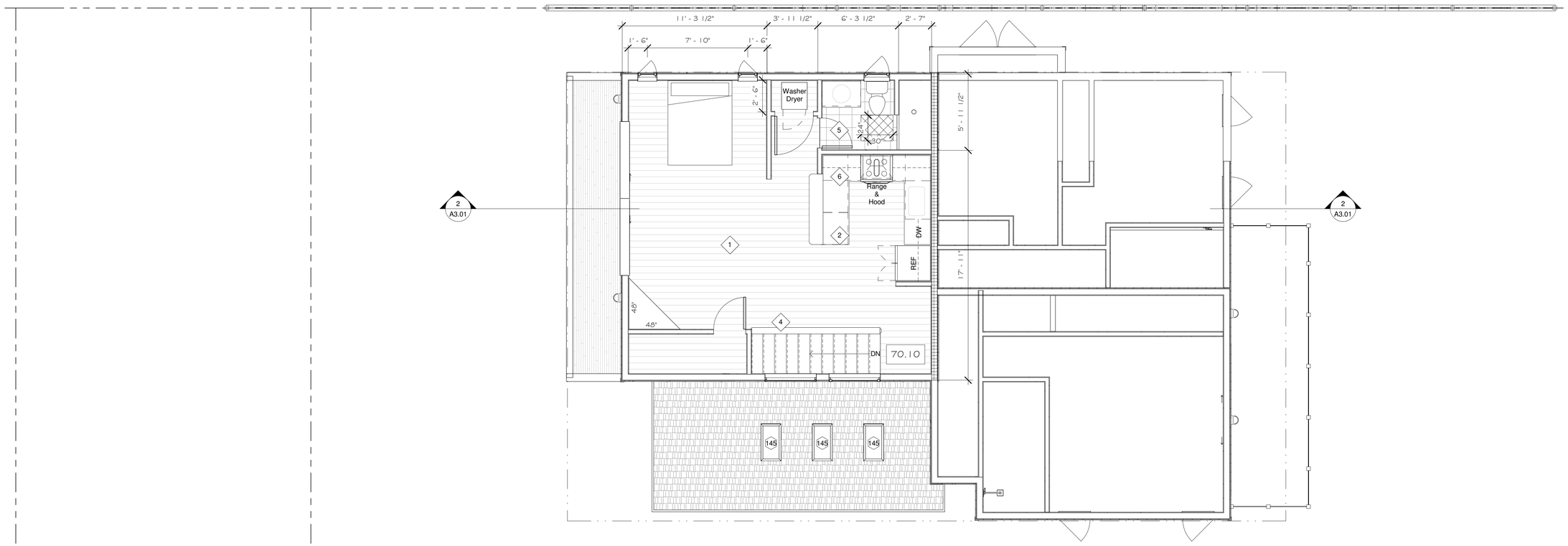

1 Lvl 03 - 2nd Unit SF - DD
1/4" = 1'-0"

NOTE:

NEW ATTACHED GARAGE AND ADU TO MEED OCCUPANCY SEPARATION REQUIREMENTS.

- VINYL PLANK FLOORING
- VINYL FLOORING, TILE
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ADU Floor Plan

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JOB: 3RD AVE EAST
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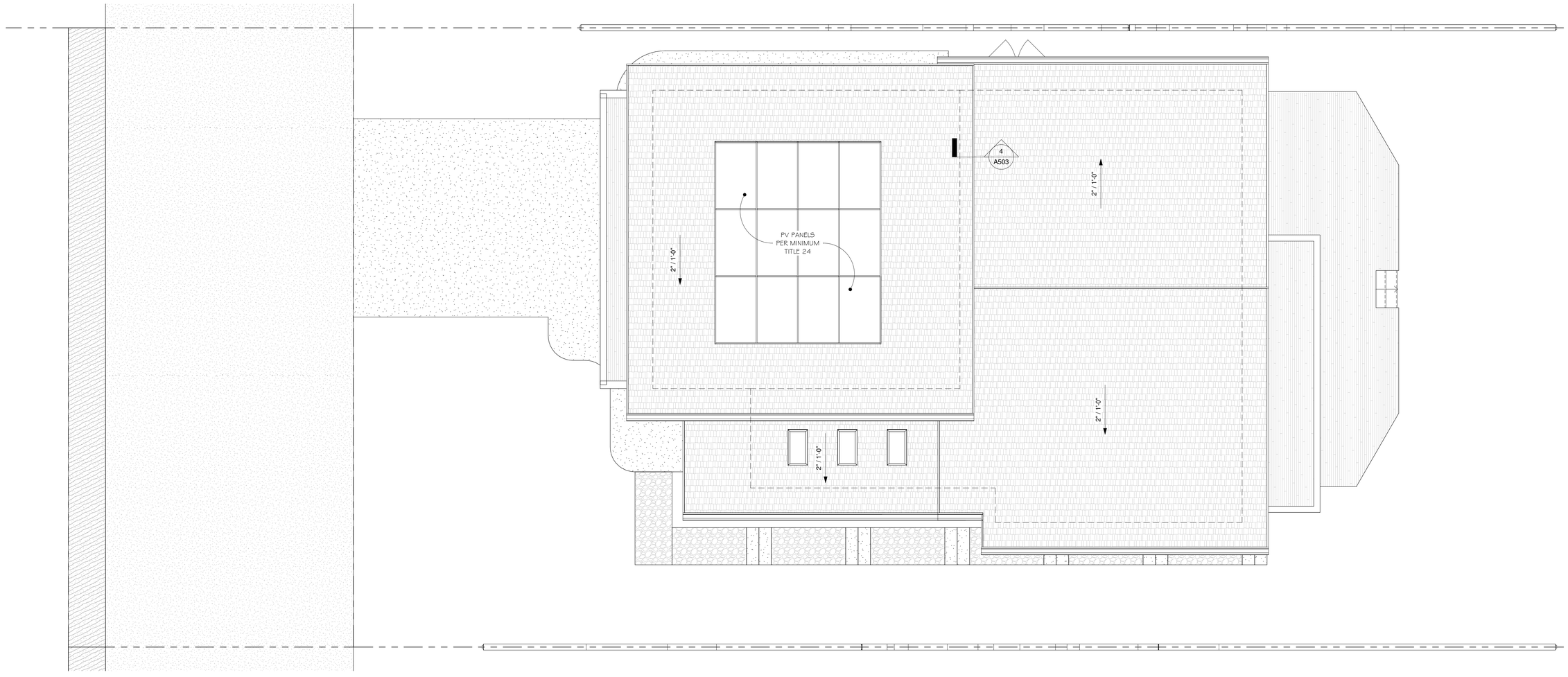

1 Lvl 04 - Ridge
1/4" = 1'-0"

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Roof Plan

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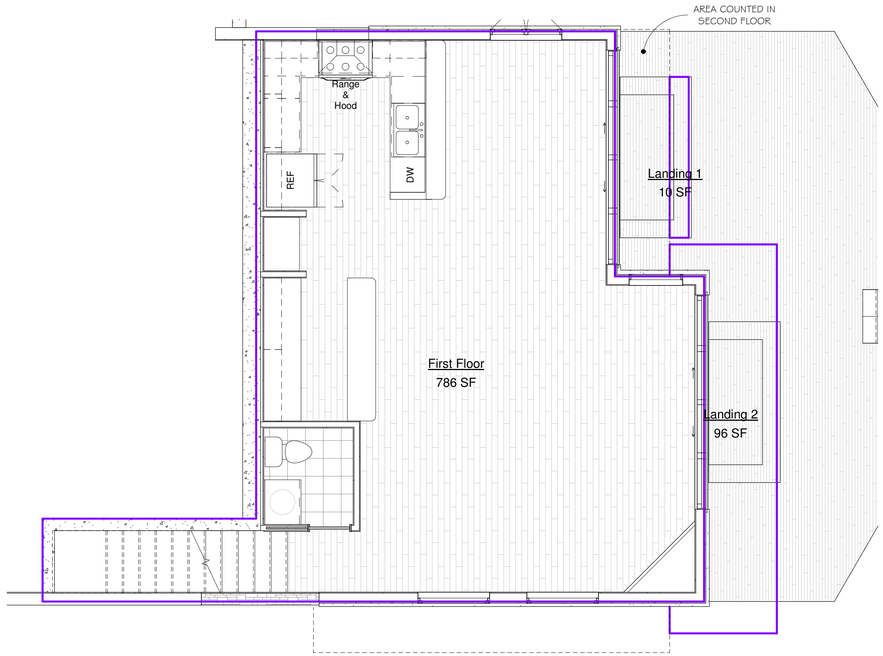
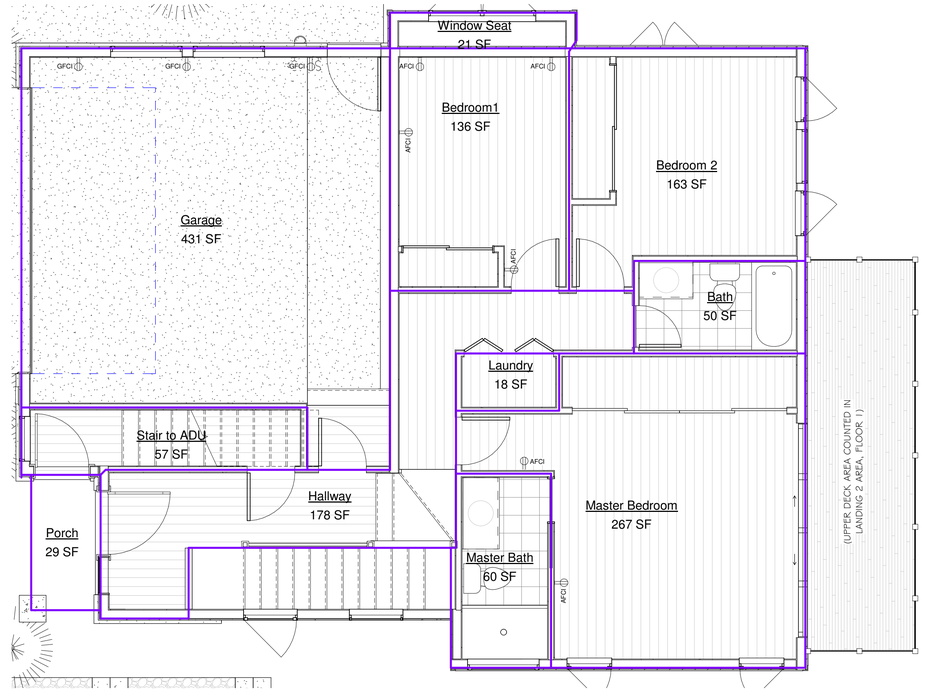
OF SHEETS

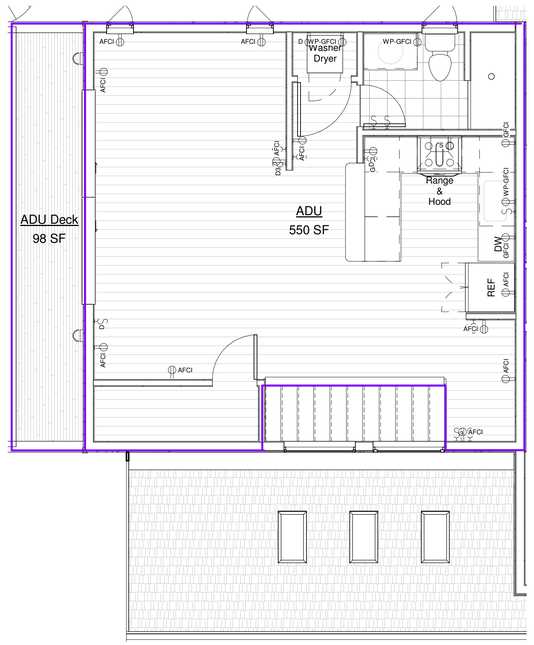


1 Lvl 01 - First SF - DD
1/4" = 1'-0"



2 Lvl 02 - Entry Level - DD
1/4" = 1'-0"

Area Schedule			
Name	Area	Floor Area	Lot Coverage
Lvl 01 - First SF - DD			
First Floor	786 SF	Yes	No
Landing 1	10 SF	No	Yes
Landing 2	96 SF	No	Yes
Lvl 02 - Entry Level			
Bath	50 SF	Yes	Yes
Bedroom1	136 SF	Yes	Yes
Bedroom 2	163 SF	Yes	Yes
Garage	431 SF	Yes	Yes
Hallway	178 SF	Yes	Yes
Laundry	18 SF	Yes	Yes
Master Bath	60 SF	Yes	Yes
Master Bedroom	267 SF	Yes	Yes
Porch	36 ~~29 SF~~	Yes	Yes
Stair to ADU	57 SF	Yes	Yes
Window Seat	21 SF	No	Yes
Lvl 03 - 2nd Unit SF - DD			
ADU	550 SF	Yes	No
ADU Deck	98 SF	No	Yes
TOTAL		~~2725~~ 2,732	1614



3 Lvl 03 - 2nd Unit SF - DD
1/4" = 1'-0"

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Floor Area Ratio

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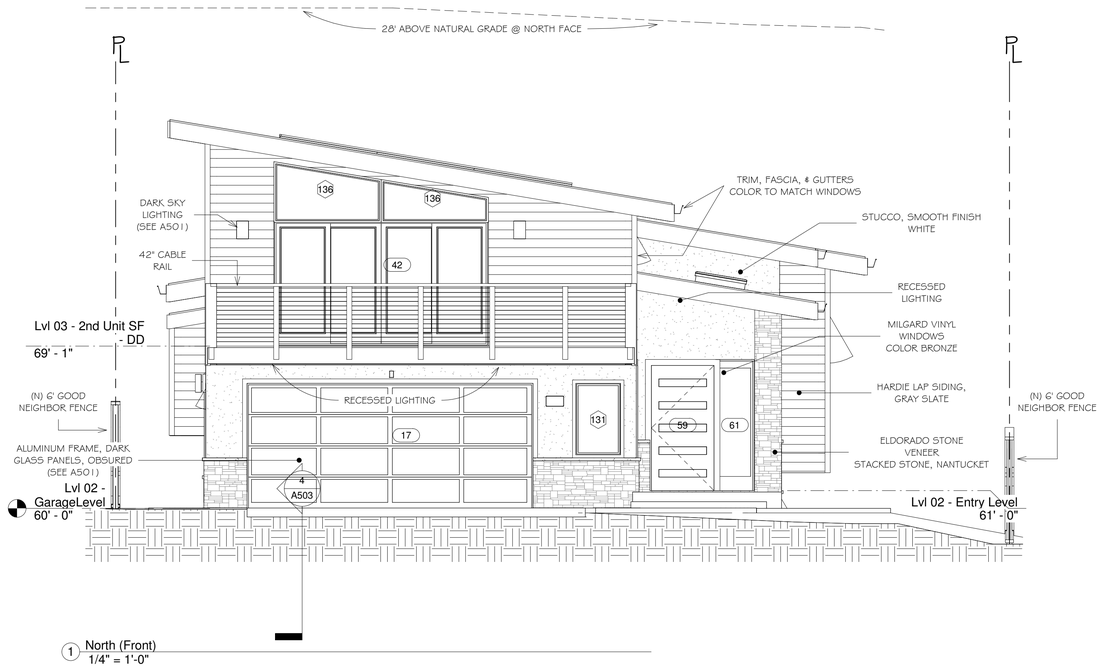
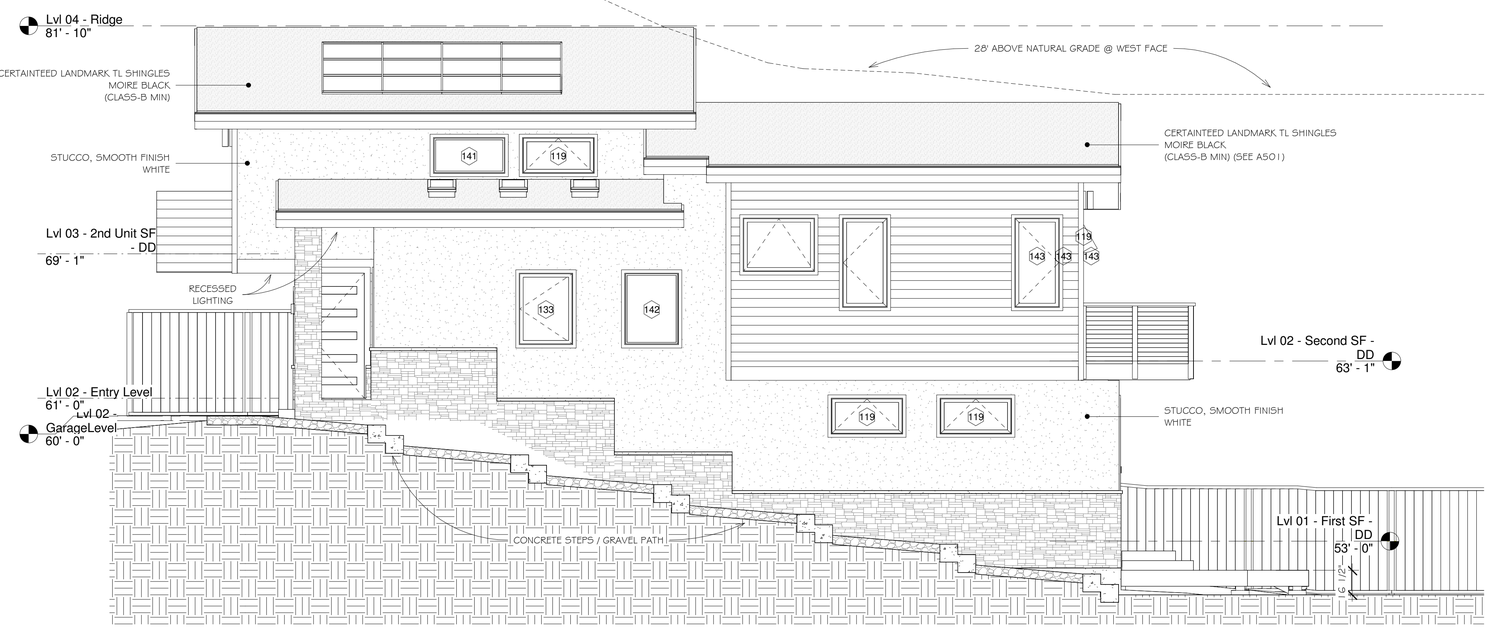
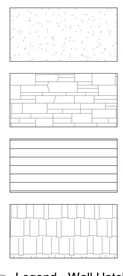


1 North (Front)
1/4" = 1'-0"



2 West (Right)
1/4" = 1'-0"



Legend - Wall Hatch
1/2" = 1'-0"

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Elevation - North & West

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DATE: 07/13/20
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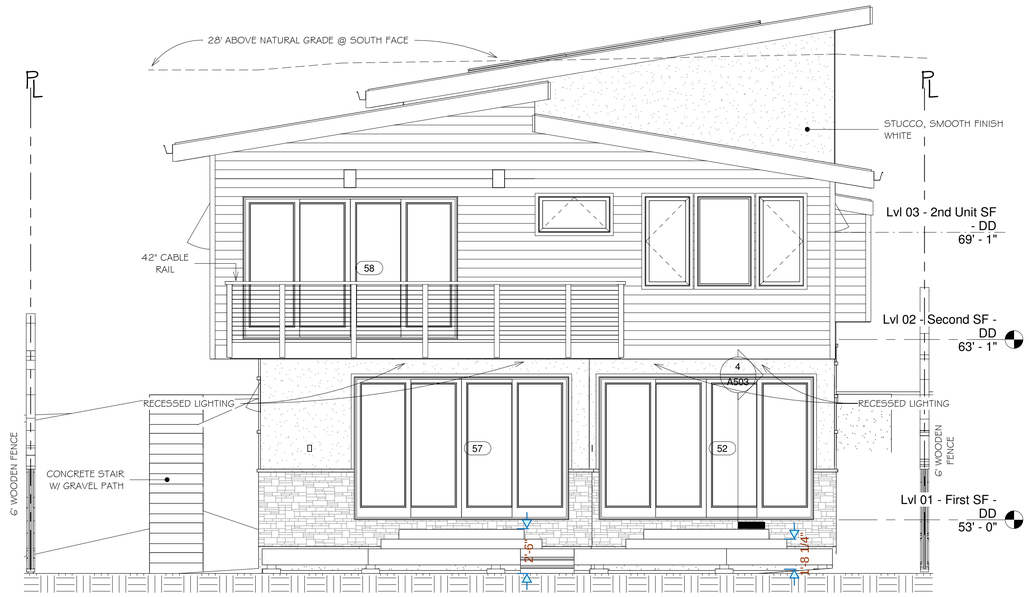
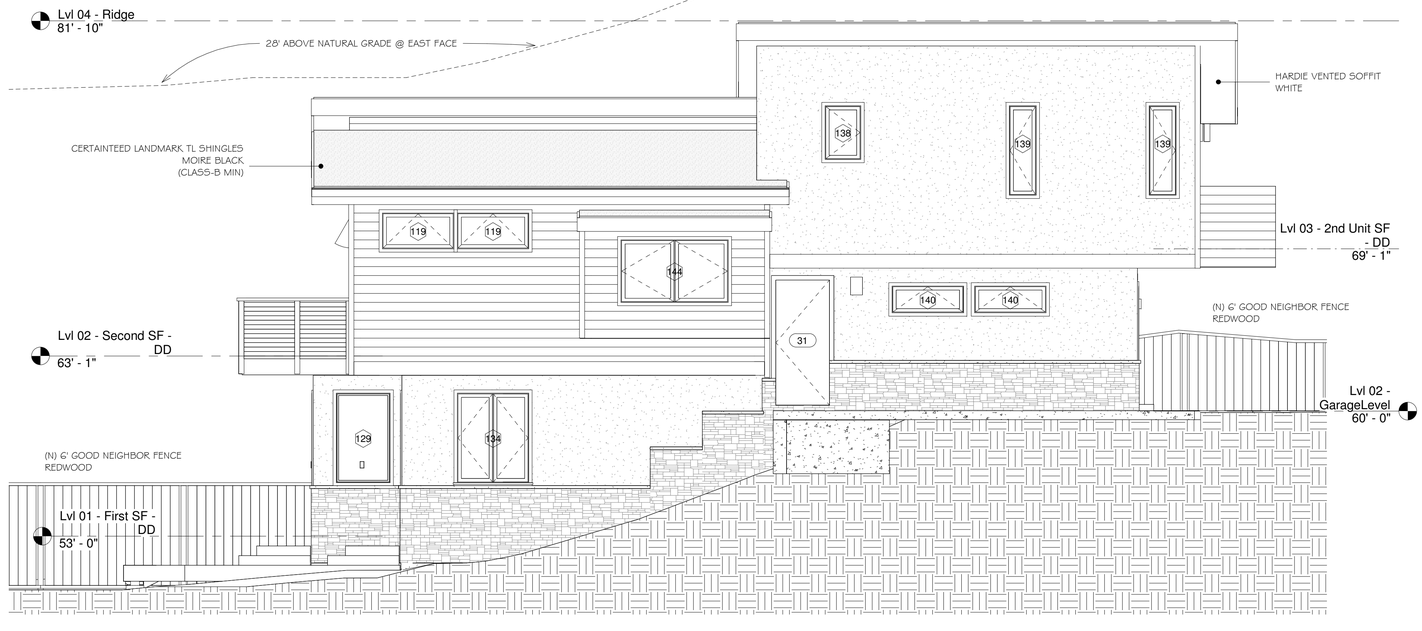
DRAWN: Author
JOB: 3RD AVE EAST
SHEET: A2.01
OF SHEETS



1 South (Rear)
1/4" = 1'-0"



2 East (Left)
1/4" = 1'-0"

STUCCO, SMOOTH FINISH WHITE

ELDORADO STONE VENEER, STACKED STONE, NANTUCKET

WOODTONE LAP SIDING, GRAY SLATE

ROOF MATERIAL TBD

Legend - Wall Hatch
1/2" = 1'-0"

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Miramar, CA

Elevation - South & East

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SHEET: A2.02
OF SHEETS

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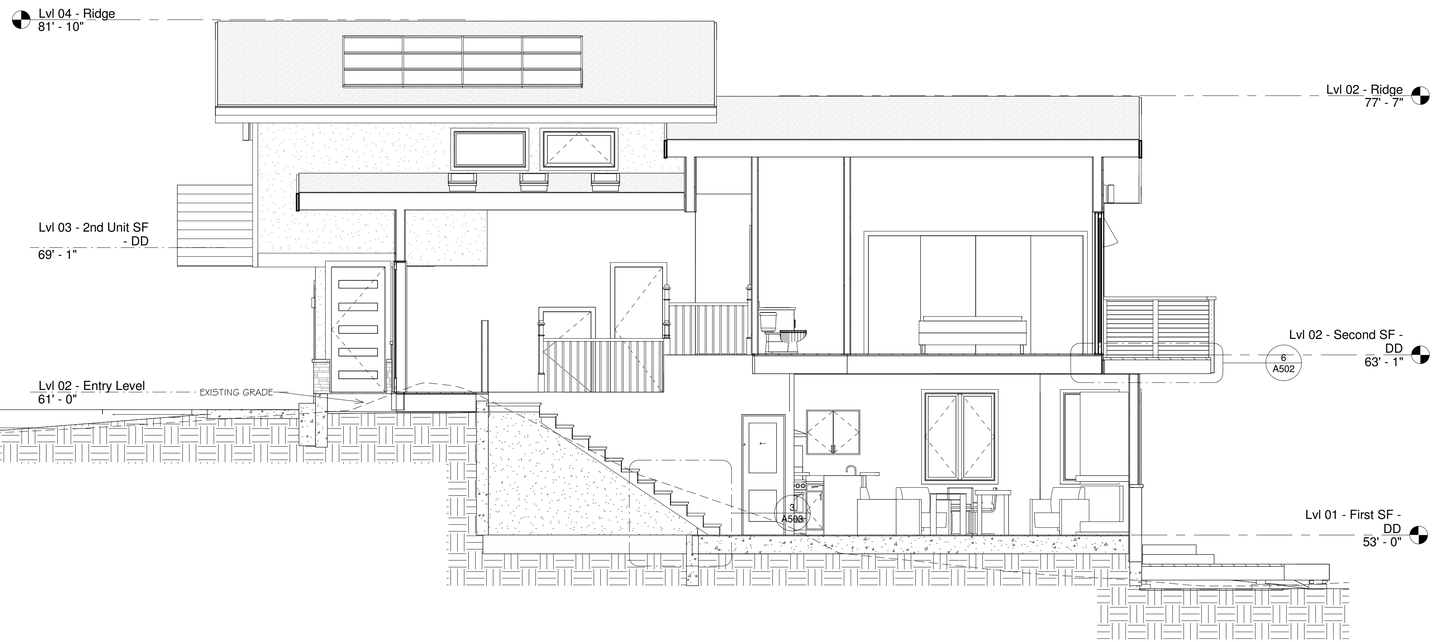
1 Section View - East West 01
1/4" = 1'-0"

2 Section View - North South Sect 01
1/4" = 1'-0"



3 Section View - North South Sect 02
1/4" = 1'-0"

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Section Views

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DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: 3RD AVE EAST
SHEET: A3.01
OF SHEETS

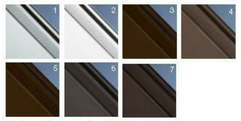
Aluminum and glass combine to create a sleek, contemporary look. Many window options are available to control the degree of light transmission and privacy.

STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Tempered glass, acrylic or solid aluminum panel options. Insulated glass is also available for increased energy efficiency.
- Integral reinforcing tin provides increased strength and longevity.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

See your Clopay Dealer for WeatherCore® availability.

FRAME/SOLID PANEL COLOR OPTIONS



1 Clear Aluminum (Anodized)
2 Standard White
3 Bronze (Painted)
4 Chocolate (Painted)
5 Bronze (Anodized)
6 Black (Anodized)
7 Dark Bronze (Anodized)

Due to the anodizing process, color variation may occur.
The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.
Custom colors available.

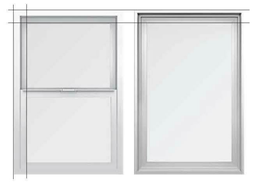
Everything *You Need*

- Minimal and even sightlines across all operating styles provide a clean look that is visually appealing
- Our reimagined contemporary look to the SmartTouch® window lock on single hung and sliders practically disappears from view when closed
- Worry-free vinyl construction that won't corrode and does not need to be painted
- Eight premium exterior vinyl finishes to choose from
- Windows made to custom specifications with 2-7/8" jamb depth, perfect for 2" blinds
- Suitable for new construction and replacement window projects
- ENERGY STAR® packages designed for your specific climate
- Weep hole covers and pull rail screens come standard to help your windows continue to perform their best.

Even Sightlines

All Tinnic® Series windows come with even sightlines, from top to bottom, and across operating styles.

This provides a streamlined and aesthetically pleasing effect throughout your home, no matter which window operating style you choose.



Built for *Performance*

Windows and Doors for the Energy-Conscious Homeowner

At Milgard, we help homeowners make an impact on their energy consumption through our energy-efficient windows and patio doors. Leaky and inefficient windows and doors account for poor insulation and higher energy usage in households. Energy loss can happen in two ways and a lot depends on where you live:

- Cold climates lose energy in the form of heat
- Hot climates lose energy in the form of cooling

Tested and Built for Your Climate

All Milgard windows and patio doors are designed to meet tough thermal and solar requirements of state and local jurisdictions. We conduct thermal simulations to improve energy performance in our windows and patio doors so our consumers can enjoy a more comfortable home. We make it easy to meet local energy codes and green building efficiency standards with a selection of performance enhancing features. In fact, Milgard has options available to tailor the components of windows and doors to specific climates—perfectly matching the product to your region's energy needs.

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for the zones shown.

ENERGY STAR® Requirements

Zone	U-Factor	SHGC	Your energy efficient windows could include one or more of the following features based on your climate.
ENERGY STAR v6 Northern	0.27	-	SunCoat® or SunCoatMAX® EdgeGardMAX® Argon or Krypton 4th Surface
ENERGY STAR v6 North-Central	0.30	0.40	
ENERGY STAR v6 South-Central	0.30	0.25	
ENERGY STAR v6 Southern	0.40	0.25	

Milgard Energy Performance Options

Zone	U-Factor	SHGC
ENERGY STAR v6 Northern	0.27	-
ENERGY STAR v6 North-Central	0.3	0.4
ENERGY STAR v6 South-Central	0.3	0.25
ENERGY STAR v6 Southern	0.4	0.25
R5	0.20	

Your energy efficient windows could include one or more of the following features based on your climate:

SunCoat® or SunCoatMAX® Low-e coatings

EdgeGardMAX® spacers

Argon or Krypton gas-filled

4th Surface

Triple Glaze

ENERGY STAR

Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darksky certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

Specifications

Dimensions

Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49

Details

Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product Type	Cylinder Lights	Fixture Color/Finish	Black
Fixture Material	Aluminum	Glass/Lens Type	Frosted
Light Bulb Type Included	Integrated LED	Light Output (lumens)	360
Maximum Wattage (watts)	0	Number of Bulbs Required	0
Watt Equivalence	60		
Outdoor Lighting Features	Dark Sky,Weather Resistant,Weather Resistant		
Power Type	Hardwired		
Product Weight (lb.)	2.29lb		
Style	Modern		

REVISIONS

EDWARD C. LOVE, ARCHITECT
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Details - Products

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A5.01
OF SHEETS

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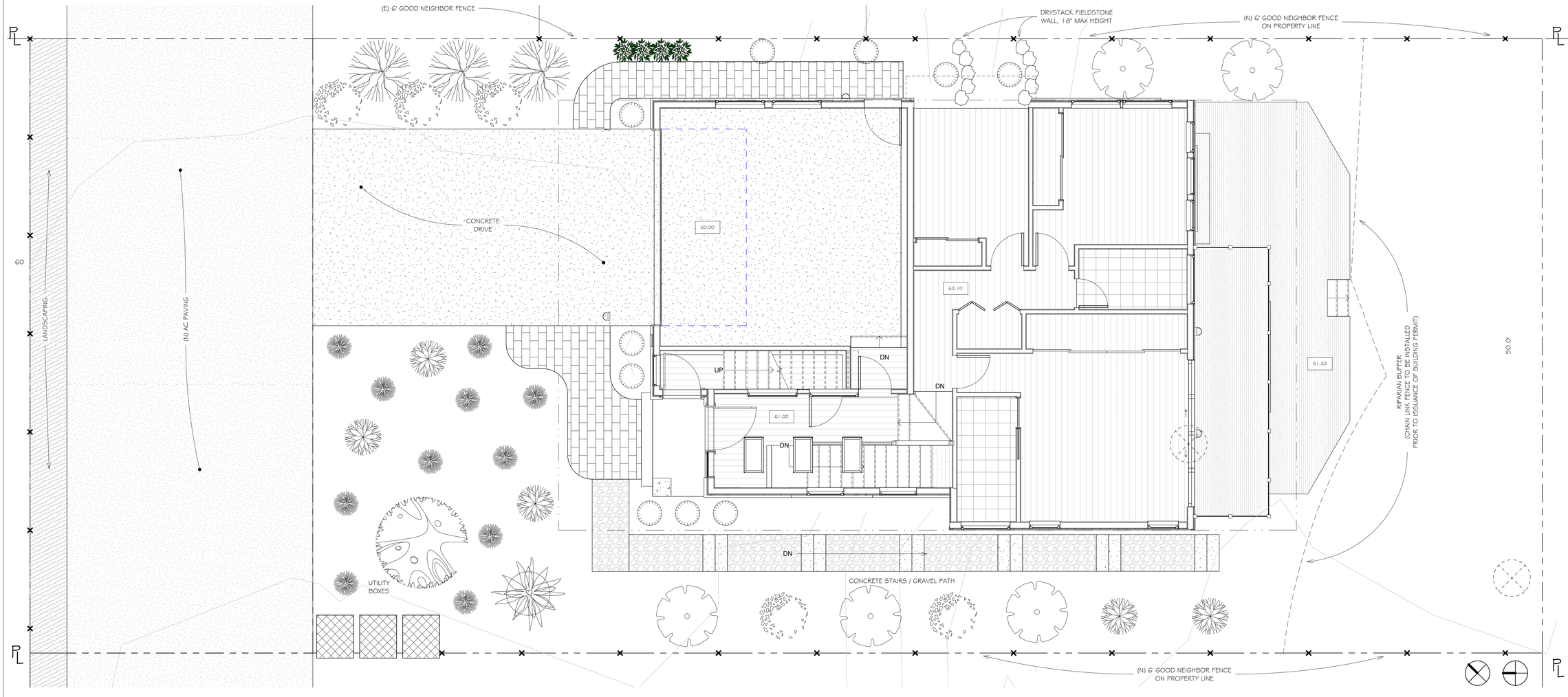

1 Site - Landscaping - DD
1/4" = 1'-0"

PLANT LIST

	NAME	COMMON NAME	QTY/SIZE	WI	TYPE
	ARBUTUS UNEDO	STRAWBERRY TREE	1 - 15 GAL	L	TREE
	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	5 - 5 GAL	L	SHRUB
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 - 5 GAL	L	SHRUB
	AGONIS FLEXUOSA	PEPPERMINT TREE	1 - 5 GAL	L	TREE
	HAKEA SUAVEOLENS	SWEET HAKEA	3 - 5 GAL	L	SHRUB
	AZARA MICROPHYLLA	BOXLEAF AZARA	1 - 5 GAL	L	SHRUB
	COTONEASTER LOW FAST	COTONEASTER 'LOW FAST'	11 - 1GAL	L	GROUND COVER
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	10 - 1 GAL	L	GROUND COVER
	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	5 - 1 GAL	L	GROUND COVER

TOTAL PLANTS : 2 - 15 GAL
15 - 5 GAL
26 - 1 GAL

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1000 SQFT TO A DEPTH OF 6" INTO LANDSCAPE AREA
2. A MINIMUM OF A 3" LAYER OF MULCH SHOULD BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING GROUND COVER OR TURF

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO PER APPENDIX D

SIGNATURE : DATE : 06/24//2020

- ALL PLANTINGS TO BE HAND WATERED
- MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SHORT FORM PRESCRIPTIVE COMPLIANCE

MWELO APPLICANT: JERRY ALAN WHITING
FLORA FARM
340 PURISSIMA ST
HALF MOON BAY, CA 94019
LIC #549103
650.678.5801
florafarmhmb@yahoo.com

THIS PROJECT INCORPORATES LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL LANDSCAPE AREA : 1890 SQFT
SPECIAL LANDSCAPE AREA : N/A
WATER TYPE : POTABLE
WATER PURVEYOR : MWSD

SIGNATURE :

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Landscape Plans

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: L1.01
OF SHEETS

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

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

May 24, 2021

Edward Love
720 Mill Street
Half Moon Bay, CA 94019

Dear Mr. Love:

SUBJECT: Coastside Design Review Recommendation
3rd Avenue, Miramar
APN 048-042-290; County File No. PLN 2020-00201

At its meeting of April 8, 2021, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review permit to allow the construction of a new 2,136 sq. ft., two-story single-family residence with a 429 sq. ft. garage, on a 5,150 sq. ft. legal parcel. The project includes the paving of approximately 50-linear feet of existing driveway/roadway associated with a hearing-level Coastal Development Permit. The project does not propose the removal of trees and includes minor grading. The project also includes a 550 sq. ft. attached Accessory Dwelling Unit. However, the Accessory Dwelling Unit is a ministerial project that did not require review by the CDRC. The project's consideration by the Planning Commission is appealable to the California Coastal Commission.

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

FINDINGS

1. For the Environmental Review

   Due the presence of Arroyo de en Medio, an intermittent stream, located at the rear of the project site, an Initial Study will be prepared for the project, pursuant to the California Environmental Quality Act (CEQA) Section 15070.

The Coastside Design Review Committee found that:

2. For the Design Review

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

a. *Section 6565.20(B) NEIGHBORHOOD DEFINITION AND NEIGHBORHOOD CHARACTER; 2. Neighborhood Character; (f) and (k):* The proposed landscaping and proposed covered parking is consistent with the character of the surrounding neighborhood and neighborhood character.

b. *Section 6565.20(D) ELEMENTS OF DESIGN; 4. Exterior Materials and Colors:* The proposed exterior materials and colors complement the style of the house and that of the neighborhood.).

c. *Section 6565.20(D) ELEMENTS OF DESIGN; 1. Building Mass, Shape, and Scale; d. Daylight Plane/Façade Articulation and e. Wall Articulation:* The proposed design has a building mass, shape, and scale which blends with the existing surrounding development. Specifically, the proposed development is adequately articulated in both its façade and walls .

d. *Section 6565.20(F) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE; 1. Landscaping; Standards (b) and (f):* The proposed landscaping design is compatible with and will enhance the design of the home. In addition, the proposed landscaping is made up of drought tolerant, native, and/or non-invasive plant species.

RECOMMENDED CONDITIONS OF APPROVAL

1. The project shall be constructed in compliance with the plans reviewed and approved by the Coastside Design Review Committee on April 8, 2021. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

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

   a. On the South (rear) side elevation, extend the width of the landings and steps to the full width of the glazing for both sliding doors (approximately a 14-foot wide landing plus 12-inch steps rather than a 7-foot wide landing plus 12-inch steps).

   b. On the West (right) side elevation, simplify material transition by reducing the number of steps in the stone facade. Refer to markup from hearing (Attachment A).

   c. Break up massing by adding a belly band in a color to match the fascia, at floor lines approximately 12-inches tall. Align the belly band with the balcony joists in all locations except for the covered porch at the entry level (North and West side elevations of the covered porch). Refer to markup from hearing (Attachment A).

3. The applicant shall include a copy of the final approval letter on the top pages of the building plans.

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

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

    b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or finished grade of the site depending on the applicable zoning district.

    c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

    d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section.

    e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

    f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

5. The applicant shall include an erosion and sediment control plan to comply with the County’s Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

    a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

    b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

    c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

    d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

    e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

    f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

    g. Limiting construction access routes and stabilization of designated access points.

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

7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

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

9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

10. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on The Alameda. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on The Alameda. There shall be no storage of construction vehicles in the public right-of-way.

11. The exterior color samples submitted to the CDRC are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

12. 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).

13. The applicant shall submit a Tree Protection Plan for staff's review and approval, subject to Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, prior to the issuance of a building permit and start of vegetation removal, grading or construction activities.

14. An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a building permit to ensure that the approved tree protection measures are installed adequately prior to the start of vegetation removal, grading or construction activities.

15. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. and rehabilitated landscape projects equal to or greater than 2,500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. The Performance approach is applicable to new and/or rehabilitated landscape projects over 2,500 square feet. Installation of the approved landscape plan is required prior to final inspection.

Department of Public Works

16. Shared driveway approach on Third Avenue shall be paved with asphalt concrete.

17. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including narrative and

calculations showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the Policy for review and approval by the Department of Public Works.

18. Prior to the issuance of the BLD 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 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

19. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of bldg permit or recordation of map (if any).

20. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

21. 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 #3277.

Drainage Section

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

    a Final Drainage Report stamped and signed by a registered Civil Engineer.

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.

    c. Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

Building Inspection Section

23. A Building Permit is required for this project.

24. The applicant shall comply with all Building Inspection requirements at the Building Permit stage of the application

Geotechnical Section

25. A Geotechnical Report shall be submitted at Building Permit stage; the report shall be updated to the current adopted code (if 2020 -> CBC2019). Significant grading profiles, grading proposals, foundation design recommendations, retaining wall design recommendations, and basement design recommendations, if any, shall be provided in the geotechnical report at Building Stage. For a vacant site, the Geotechnical Report shall provide sufficient soil investigation data to evaluate the potential hazards, for example, expansive soils, soil corrosivity, weak soil strength, and liquefaction. If any hazards are found, mitigation shall be provided in foundation design and grading proposal.

Coastside Fire Protection District

26. Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2019-03, 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.

27. Revise site plan (Sheet SU-1) to show location of Fire Hydrant that is within 500 ft of building site.

28. Revise plans to identify rescue windows in each bedroom and verify that they meet all requirements.

29. As per Coastside Fire Protection District Standard CI-013, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six (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 shall be placed at the entrance from the nearest public roadway.

30. At the Building Permit stage add the following note to the plans: New attached Garage and ADU to meet occupancy separation requirements.

31. Fire sprinkler required: NFPA 13D minimum requirement.

32. Automatic Fire Sprinkler System: (Fire Sprinkler plans will require a separate permit). As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. 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. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review.

33. Fire Access Roads - The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The City of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 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.

34. At the Building Permit stage add the following note to the submitted plans: Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. PVC is not allowed for underground service. Please call Coastside Fire Protection District to schedule an inspection. Fees shall be paid prior to plan review.

35. 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 or refrigerator are to be wired into a separate circuit breaker at the main electrical panel and labeled.

<u>Coastside County Water District</u>

36. The Superintendent of Operations will allow the water lines (domestic and fire) to be in the private utility easement on APN 048-042-280 to serve APN 048-042-290, with the condition that an approved backflow protection device be installed directly after the domestic meter per District engineering standards. The fire meter and the domestic meter must be located on 3rd Avenue not in the private easement. The meters are not

allowed in driveways or parking areas and there must be enough space for the approved backflow protection device. Please refer to attached standard details for domestic service, fire service and approved backflow protection. Please refer to redlined civil drawings and make changes before submitting for building and fire permits.

37. The project is required to comply with Coastside County Water District regulations on water service and metering. The District performs inspections to verify compliance with all District regulations during construction and a final inspection when construction is complete.

38. Fire sprinklers are served from an independent and dedicated water service connection with a separate fire meter. Please note that Coastside County Water District does not allow passive purge systems to be installed on fire protection services. Fire protection services are authorized for the sole purpose of fire protection, there shall be no cross connections.

39. A full set of the most recent plans and drawings for the project, including a full set (fire sprinkler, architectural, plumbing, mechanical, green building, structural, civil, utility, and landscape/irrigation) must be submitted to the District for review and approval. Existing and new utilities must be clearly marked on the drawings.

Granada Community Services District

40. The applicant is required to obtain a standard sewer permit from the Granada Community Services District.

41. The applicant shall comply with all Granada Community Services District requirement at the building permit stage of the application.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing level Coastal Development Permit (CDP). The decision on the permit will take place at a future Planning Commission hearing. For more information, please contact the project planner, Angela Chavez, at (650) 599-7217, or by email at achavez@smcgov.org.

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

Sincerely,

Ruemel Panglao
Design Review Officer

RSP:ACC:agv – ACC0638_WAN.DOCX

cc: Linda Mantalto-Patterson, Miramar Community Representative
Stephen and Rita Semprevivo

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Semprevivo Single-Family Residence

2. **County File Number:** PLN 2020-00201

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

4. **Contact Person and Phone Number:** Angela Chavez, Project Planner 650/ 599-7217

5. **Project Location:** 3rd Avenue, Unincorporated Miramar area of San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:** 048-042-290 and 6,150 sq. ft. (gross)

7. **Project Sponsor's Name and Address:** Stephen and Rita Semprevivo

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Edward Love

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

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

11. **Description of the Project:** Coastal Development Permit and Design Review Permit to allow for the construction of a new 1,751 sq. ft. single-family residence, an attached 431 sq. ft. garage, and an attached 550 sq. ft. accessory dwelling unit on a 6,150 (gross) sq. ft. parcel. The project involves minor grading and the removal of three dead trees. This project is appealable to the California Coastal Commission.

12. **Surrounding Land Uses and Setting:** The project site is a vacant lot located on 3rd Avenue in the unincorporated Miramar area of San Mateo County, within a general area of developed parcels. The subject site is mildly sloped (approximately 10 percent) in topography with vegetation consisting of non-native invasive plant species, ruderal and disturbed vegetation, and areas of riparian vegetation. An intermittent stream, Arroyo de en Medio, runs along the southern boundary of the site, 3rd Avenue westward and developed parcels to the north, south and west bound this parcel.

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

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures**

regarding confidentiality, etc.?: *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

"Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

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

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

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

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

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

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

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

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The project site is located in a developed residential neighborhood. The subject site is mildly sloped (approximately 10 percent) in topography with vegetation consisting of non-native invasive plant species, ruderal and disturbed vegetation, and areas of riparian vegetation. An intermittent stream, Arroyo de en Medio, runs along the southern boundary of the site. The proposed single-family residence includes the provision of a 30-foot buffer from the edge of the					

riparian vegetation to avoid impacts to the riparian corridor. The project is minimally visible from Cabrillo Highway due to the presence of existing mature vegetation and existing development. **Source:** Project Location; Project Plans.					
1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The proposed project site is located within the Cabrillo Highway County Scenic Corridor but is minimally visible due to existing mature vegetation and existing development. The proposed project does not include the removal of trees. The project site does not have any rock outcroppings or historic buildings. **Source:** Project Location; Project Plans.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
Discussion: The project site is located in an urbanized residentially zoned area. The project complies with the applicable zoning regulations. The project site is located in a Design Review zoning district and has been reviewed by the County's Coastside Design Review Committee. The Coastside Design Review Committee found the project to be consistent with the design review standards and recommended approval of the project. **Source:** Project Location; Project Plans.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The proposed project does not include colors or materials that would result in light or glare to affect day or nighttime views in the area. The project does include exterior lighting. However, as required by the design review standards, the proposed fixtures are downward directed and dark sky compliant. No significant impacts to daytime or nighttime views in the area are expected. **Source:** Project Plans; Project Location; San Mateo County Zoning Regulations.					

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: The project site is located within the Cabrillo Highway County Scenic Corridor. However, as mentioned previously the project site is only minimally visible due to the presence of mature vegetation and existing development. **Source:** Project Location; Project Plans.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: The subject parcel is zoned R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development). The project is subject to the approval of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations. The project, as proposed, is generally consistent with these regulations. The proposed development conforms to the use requirements of the R-1 Zoning District and the development standards of the S-17 Zoning District. **Source:** Project Plans; Project Location; San Mateo County Zoning Regulations.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: The project site is the middle parcel of three parcels accessed via a private easement from 3rd Avenue. The properties to the north, east, and west are developed. The proposed development is consistent with the use, scale, and character of homes found within the neighborhood. **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 forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The project parcel is located within the Coastal Zone. **Source:** Project Location.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The project site does not contain farmland and is not located in an agricultural zoning district, nor is it adjacent to such lands. The project site does not contain an open space easement and is not subject to a Williamson Act contract. **Source:** Project Location.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under questions 2.a. and 2.b., above. **Source:** Project Location.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The project parcel is located within the Coastal Zone in an area zoned for residential development. The parcel has not been identified as having agricultural soils. **Source:** Project Location.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X

Discussion: See discussion under 2.d., above. **Source:** Project Location.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The project site does not support forestland or timberlands and is not located in an area containing these types of resources. **Source:** Project Location.					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The construction of the new residence may result in temporary generation of pollutants related to construction and minor earthwork (120 cubic yards). However, the proposed single-family residential use would not result in the regular generation of air pollutants. Section 7 2-1-113 (Exemption, Sources and Operations) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. No mitigation measures are necessary. **Source:** Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Given the proposed project is for the construction of a single-family residence, the project would only generate minor temporary pollutant emissions, which would be addressed with the implementation of Mitigation Measure 1. Therefore, construction related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any building permit that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

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

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

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

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

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

Discussion: While residential areas are considered sensitive receptors by BAAQMD, the project does not involve elements which would result in substantial pollutant concentrations. The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Given

the project scope the project would only generate minor temporary criteria pollutant emissions, which would be addressed with the implementation of Mitigation Measure 1. Therefore, construction related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

Source: Project Plans; Project Location.

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

Discussion: The project would result in short-term grading related emissions, such as fugitive dust and exhaust from construction vehicles. However, compliance with Mitigation Measure 1 will ensure that these temporary impacts do not result in a significant impact.

Source: Project Location; Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

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

Discussion: A Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, was prepared by WRA Environmental Consultants (Biological Report), included as Attachment B. The Biological Report examines the project site as well as well as areas around it within a designated "study area." The Biological Report finds that the study area consists of undeveloped ruderal uplands and Arroyo de en Medio, an intermittent stream located southeasterly of the site. The Biological Report also indicates that the study area includes arroyo willow scrub, which is considered riparian corridor. However, a majority of Arroyo de en Medio Creek in the study area does not contain riparian vegetation and in these areas the buffer is extended 30-feet from the midpoint of the creek. The 30-feet riparian setback for development on the project site is shown in Figure 2 of Attachment B. The Biological report notes that one special-status and several non-special-status bird species have potential to nest within the stud area. The biologist found no special-status plant species during visits to the site and found that there is a low potential to be present. The report found that no rare, endangered, or unique species have potential to be present at the project site. However, the biologist included the following mitigation measures, which are recommendations of the Biological Report, help to ensure that potential impacts to both special-status and non-special-status bird species are mitigated to a less than significant level:

Mitigation Measure 2: Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-feet buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section. Exclusion construction fencing shall be installed under supervision of the biologist which matches the established buffer zone to ensure construction related activities occur outside of the established buffer zone.

Mitigation Measure 3: Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14), unless performed in compliance with Mitigation Measure 4.

Mitigation Measure 4: In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

Mitigation Measure 5: In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

Source: Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, by WRA Environmental Consultants; San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.

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

Discussion: See discussion provided under 4.a., above.

Source: Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, by WRA Environmental Consultants; San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.

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

Discussion: The project site does not support any wetlands. The proposed project includes the required setback from the intermittent stream and does not propose to alter its pattern or flow.

Source: Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, by WRA Environmental Consultants; San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.

4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion: See discussion under 4.a., above. **Source:** Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, by WRA Environmental Consultants, San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: The project site does not contain any live heritage or significant trees. Three dead pine trees are located on the property and will be removed as part of the project scope. As the San Mateo County Tree Ordinances are applicable to only live trees, no permits and or approvals are required to remove the dead trees. However, adherence to Mitigation Measure 3 will ensure that the removal of the dead trees does not impact any birds that may be nesting in the trees. **Source:** Project Plans; Project Location; San Mateo County Significant Tree Removal Ordinance.					
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: As proposed and mitigated, the residence would be located a minimum of 30 feet from riparian vegetation and in areas of no riparian vegetation 30 feet from the centerline of the creek, as required by the Local Coastal Program. The project does not involve the removal of riparian vegetation or associated sensitive habitat and therefore would not conflict with any adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project site is located within a single-family residential neighborhood. The parcel is not located inside or within 200 feet of a marine or wildlife reserve. **Source:** Project Location.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: The project parcel does not support oak woodland or other non-timber woodlands.

Source: Project Location; Project Plans.

5. CULTURAL RESOURCES. Would the project:

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

Discussion: A project referral was sent to California Historical Resources Information System (CHRIS), File No: NWIC 21-0789. The CHRIS responses noted that a previous cultural resources study had been conducted on the property. This report, completed by Michael Newland, Staff Archaeologist, Anthropological Studies Center, Sonoma State University, dated August 2016. While the background research indicates sensitivity for prehistoric archeological resources within the Project Area, no evidence of archeological deposits were found on the surface in the pedestrian survey, in the sidewalls of a trench bordering the northwestern edge of the Project Area, in a cleared natural cut within the Project Area, or in any of the auger-testing units. The entire parcel appears to consist of alluvial deposits mixed with local fill. The Archaeological Report states that, in sum, while the corridor on either side of the Arroyo de en Medio in general should be considered sensitive for archeological resources, the current Project Area does not appear to contain any. Local geomorphology suggests that buried archeological resources are unlikely to be present in the upper portions of the deposits in these parcels.

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

The report did not identify the presence of any cultural resources (archaeological sites or historic buildings and/or structures) on the project site and did not recommend that additional studies be conducted. However, it was recommended that the Native American Heritage Commission be contacted regarding traditional, cultural, and religious heritage values.

A Native American Heritage Commission Sacred Lands search was completed, and the results were positive. The Commission provided the contact information for several Native American tribes to contact who could have knowledge of cultural resources in the project area. Staff has reached out to these tribes but to date has received no response.

In order to address the possibility of encountering resources during project construction the following mitigation measure has been added:

Mitigation Measure 6: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 7: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a

copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 8: In the event of a discovery of a paleontological specimen, during any phase of the project, all work associated with the project shall cease until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 9: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Source: Project Location; California Historical Resource Information System (File No.: 21-0789); State of California Native American Heritage Commission; Newland (August 2016).

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

Discussion: See discussion under 5.b., above.

Source: Project Location; California Historical Resource Information System (File No.: 21- 0789); State of California Native American Heritage Commission; Newland (August 2016).

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

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

Mitigation Measure 10: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

Source: Project Location; California Historical Resource Information System (File No.: 21-0789); State of California Native American Heritage Commission; Newland (August 2016).

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: The project does not involve development which would consume or result in wasteful, inefficient, or unnecessary consumption of energy resources. **Source:** Project Plans.					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The project does not involve elements which would conflict or obstruct a state or local plan for renewable energy or energy efficiency. **Source:** Project Plans.					

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

Discussion: A Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study), submitted for the project, determined the following:

"Fault Rupture - The site is not located in the Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion."

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

Mitigation Measure 11: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.

ii. Strong seismic ground shaking?			X	

Discussion: The submitted Geotechnical Report noted that the project site cited is located within an active seismic area. Given the location moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30- to 50-year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The report recommends that site improvements should be designed and constructed in accordance with current earthquake resistance standards.

Mitigation Measure 11 has been added to require the project to comply with the full recommendations of the Geotechnical Study.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.

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

Discussion: The submitted geotechnical report notes that differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Due to the upper 11 feet of loose sand, differential compaction is likely to occur during an earthquake, with about 1 to 2 inches of differential settlement estimated. The report found that the likelihood of significant structural damage to the structure from differential compaction is low, however, precautions should be made to prevent expensive cosmetic damage.

The report also discussed the potential for liquefaction at the project site. The report notes that liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose sands were found below the water table. The report finds that the likelihood of liquefaction occurring at this site is high. Liquefaction is estimated to result in as much as 2 inches of vertical settlement, based on Idriss and

Boulanger (2008). Lateral spreading toward the nearby creek is difficult to quantify. The maximum amount that may be expected adjacent to the creek is about 21 inches (Idriss and Boulanger, 2008). At the house location, this value is likely to be lower. It was the engineer's opinion that about 5 to 10 inches of lateral spreading may be possible. Therefore, the following mitigation measure was included to address the issue of liquefaction:

Mitigation Measure 12: Resistance to lateral loads may be provided by passive pressure acting against the sides of foundation, neglecting the upper 1-foot of the soil, and by base friction below the foundations. An equivalent fluid weight of 300 pcf shall be used in design to calculate the passive pressure. Although the upper 1 foot of soil should be neglected for passive resistance, the passive pressure should be calculated from the ground surface. A base friction coefficient of 0.30, multiplied by the vertical dead load shall be used to calculate the base friction lateral resistance. Compliance with this mitigation measure shall be demonstrated prior to building permit issuance.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.

iv. Landslides?			X	

Discussion: The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide.

Mitigation Measure 11 has been added to require the project to comply with the full recommendations of the Geotechnical Study.

Source: State of California Seismic Hazard Zone Map/San Mateo County Landslide Susceptibility Map and Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.

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

Discussion: The project site is not located adjacent to a Coastal cliff/bluff.

Source: Project Location.

7.b. Result in substantial soil erosion or the loss of topsoil?		X		

Discussion: The project involves approximately 120 cubic yards of earthwork. While the proposed grading is relatively minor given the presence of sensitive habitats on the parcel, the following mitigation measure has been included to ensure that there are no significant impacts:

Mitigation Measure 13: 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 sandbags.

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 percent 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 1/3 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 Location; Project Plans.					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
Discussion: See discussion under 7.a. and 7.b., above. **Source:** Project Location; State of California Seismic Hazard Zone Map/San Mateo County Landslide Susceptibility Map; Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
Discussion: The Geotechnical Study does not identify expansive soils as a significant concern at the property. **Source:** Project Location; San Mateo County Geotechnical Hazards Synthesis Map; California Geological Survey -Alquist-Priolo Earthquake Fault Zones; County GIS Resource Maps; Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project site does not require a septic tank or alternative wastewater disposal system. The project site is served by a municipal sewer service provider and there is an available connection to service this property. **Source:** Project location.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: See the discussion under Section 5 of this report. **Source:** Project Plans; Project Location.					

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

Discussion: A minor temporary increase in greenhouse gasses may occur during the construction phase. Vehicles and equipment associated with the construction phase of the project 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 14: 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 Title13, 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.

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

Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 8.a, above is implemented. At the building permit stage, the project is also required to comply with the California Green Building Standards Code, which includes requirements for energy saving measures.

Source: San Mateo County Energy Efficiency Climate Action Plan.

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: The project site is not located in an area identified as forestland. **Source:** Project Location.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project location is not located on a coastal cliff/bluff. The project site is located approximately 1,100 feet from the nearest coastal bluff. While the areas closest to the bluff are noted as being susceptible to erosion due to rising sea levels. The project site is located outside of these areas. **Source:** Project Location; County of San Mateo Office of Sustainability, Sea Change, Sea Level Rise Vulnerability Assessment.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under question 8.d., above. **Source:** Project Location; County of San Mateo Office of Sustainability, Sea Change, Sea Level Rise Vulnerability Assessment.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
Discussion: The project site is located in Flood Zone X designated as an area of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level **Source:** FEMA Flood Insurance Rate Map Community Panel No. 06081C 252F, map revised August 2, 2017).					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under question 8.f., above. **Source:** FEMA Flood Insurance Rate Map (Community Panel No. 06081C 252F, map revised August 2, 2017).					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The proposed project is for the construction of a single-family residence. The proposed residence is consistent with the type and scope of development present in the surrounding neighborhood. The project does not involve elements that would result in a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. **Source:** Project Location; Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The proposed project is for the construction of a single-family residence. The proposed residence is consistent with the type and scope of development present in the surrounding neighborhood. The project does not involve elements that would result in a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. **Source:** Project Plans; Project Location.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project does not include elements which would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project site is not located within one-quarter mile of an existing or proposed school. **Source:** Project Plans; Project Location.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Discussion: The project site is not included on a list of hazardous materials sites. **Source:** California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?			X	
Discussion: Based on the Half Moon Bay Airport Land Use Compatibility Plan, as adopted on October 9, 2014, the project site is located outside Zone 7 - Airport Influence Area (AIA). Aircraft accident level is considered to be low at the site. **Source:** Project Application/Plans, San Mateo County GIS Resource Maps; Half Moon Bay ALUCP.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project will not physically interfere with an adopted emergency plan. The project site is located in a developed coastal area and is served by emergency response agencies such as the Coastside Fire Protection District and the San Mateo County Sheriff's Department. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project site is not located within a wildland urban interface area nor is the project site within a designated moderate, high, or very high fire severity zone. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: See discussion under Section 8.f., above. **Source:** FEMA Flood Insurance Rate Map (Community Panel No. 06081C 252F, map revised August 2, 2017).					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: See discussion under Section 8.f., above.

Source: FEMA Flood Insurance Rate Map (Community Panel No. 06081C 252F, map revised August 2, 2017).

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

Discussion: The Biological Report identified the presence of a dam located 1.5 miles upstream from the project site. The project consultant Geologist, Sigma Prime Geosciences, Inc., (Consultant) estimated the potential runoff resulting from a dam break and determined that a 3.6 percent increase in the runoff for this watershed area would potentially occur. Based on this increase, the potential impact on the areas located downstream has been determined by the Consultant to be less than significant. Also reference response to Section.

As part of the review of the neighboring development (immediately to the West of the project site) the Coastal Commission (CCC), expressed concern that the site is likely to be flooded because it is in a flood plain of a creek. However, FEMA does not designate the area as a flood plain. The site is in an area designated as "Zone X", which is an area at low risk for flooding. The creek is seasonal, draining a watershed of about 720 acres. The consultants constructed a typical cross section of the creek, which found it is incised to a depth of about 5 feet, and with tops of banks about 20 feet apart. The cross-sectional area of the creek is about 60 square feet. Upstream of the site, there are two concrete culverts under Highway 1, each 5 feet in diameter, for a total area of 39.3 square feet. The consultants performed a hydrologic analysis of the watershed, and found that the depth of water in the cross is estimated to be about 2.5 feet during a 100-year storm. Therefore, it was determined that flood water would not leave the incised creek bed.

While there was concern that the channel of the creek is likely to migrate over the lifetime of the proposed house and possibly threaten the house. The Consultants disagreed noting that the property lines were established approximately 110 years ago and were defined by the centerline of the creek. The property lines are still in the centerline of the creek, suggesting that the creek has not significantly migrated over time.

The Consultant provided the following additional detail at that time:

• “The reservoir is located 7,500 feet upstream of the subject property. It covers an area of about 30,000 square feet. An aerial photograph of the reservoir when it was nearly dry shows a maximum depth of about 5 to 7 feet. Based on an average depth of the entire reservoir of 5 feet, the volume of the reservoir is about 3.4 acre-feet. The watershed area is about 720 acres.

• Based on the method of Froehlich (1995), we estimated that the volume of flow at the subject site due to a dam break would be 212 cubic feet per second (cfs). The attached spreadsheet outlines the procedure with the equation. The estimate is based on a very conservative reservoir volume and the assumption that the entire dam would be removed instantly. In reality, the dam would breach over a period of time, and the breach is unlikely to be as wide as the whole dam. We had already estimated 20a peak flow during a 100-year storm of 119 cfs. In the somewhat unlikely event that the two peak flows coincided, a total flow of volume of 331 cfs would result. Our earlier estimate of flow heights within the creek channel yields an estimated peak elevation within the creek bed of about 48.5 feet.

The ground elevation of the property where the lower portion of the house is to be located ranges from 49.7 feet to 51.0 feet. Therefore, the house would not be flooded.”

Source: FEMA Flood Insurance Rate Map, Sigma Prime response letters dated May 3, September 12, and October 25, 2016.				
9.k. Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project site is not in a mapped hazard zone for seiche, tsunami, and/or mudflows. **Source:** Project Location.				

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: The project is subject to the implementation and maintenance of an erosion control plan and Best Management Practices (BMPs), as noted in Mitigation Measure 13, as part of issuance of the required building permit. The project, as proposed and conditioned, would result in less than significant impacts. The following additional measures are included to clearly communicate timing and responsibility requirements: **Mitigation Measure 15:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued. **Mitigation Measure 16:** The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project. **Source:** Project Application/Plans.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X

Discussion: The project will not involve direct use of groundwater as a domestic water source as the project site is located in a developed residential zone already serviced by Coastside County Water District (CCWD). Coastside County Water District has verified the ability to provide domestic water service to this project. **Source:** Project Location; Project Plans.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;				X
Discussion: The project involves only minor grading (approximately 120 cubic yards) and would not involve significant change in existing site topography. The project would not significantly alter site topography and would not impact the creek southeast of the parcel due to the proposed 30-foot creek setback. The project's impervious areas will increase but proposed new drainage facilities (as shown on the site plan) would capture and filter increased site runoff flow and volume in compliance with the County's Guidelines for Drainage Review. **Source:** Project Location; Project Plans.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
Discussion: The project proposes to introduce 2,388 sq. ft. of new impervious surface to the project site. The project is subject to compliance with the County's Drainage Policy and Provision C.3.i. of the San Francisco Bay Region Municipal Regional Permit which requires that the design of a project include measures to maintain the surface runoff at its current levels. **Source:** Project Plans.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
Discussion: See discussion under Question 10(c)(ii). **Source:** Project Plans.				
iv. Impede or redirect flood flows?				X
Discussion: The project site is not located within an area mapped for flooding. See additional discussion under Question 10(c)(ii). **Source:** Project Plans.				

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project parcel is not located in a mapped flood hazard, tsunami, or seiche zones. **Source:** Project Location.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The project site lies within the Half Moon Bay Terrace groundwater basin. This basin is in an unmanaged area which is defined as "a portion of a high- or medium-priority groundwater basin that is not within the management area of a groundwater sustainability agency (GSA), an adjudication, or an alternative sustainability plan". A groundwater extraction report with the State Water Board is required for anyone that extracts groundwater from an unmanaged area, with the exception of small domestic well users, must file a groundwater extraction report with the State Water Board each year and pay associated fees. unmanaged by has been designated by the State Department of Water Resources as a "very low" priority basin. As the project does not propose to include a well or other groundwater draw, no groundwater management plan is required under the State's Sustainable Groundwater Management Act. With regard to water quality control plans, the project site lies within the San Mateo Coastal SubBasin as identified within the San Francisco Bay Basin Water Quality Control Plan (Basin Plan). As such, any potential discharge from a site must comply with the Basin Plan, as was discussed under Question 10(a). Compliance with the SWRCB waste discharge permit requirements will ensure that the project will not conflict with the adopted Basin Plan. **Source:** San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan), California Regional Water Quality Control Board (San Francisco Bay Region); 2019 SGMA Basin Prioritization Map, California Department of Water Resources.				
10.f. Significantly degrade surface or ground-water water quality?				X
Discussion: See discussion under 10.a. and 10.b., above. **Source:** Project Plans; County of San Mateo Drainage Policy; Project Location.				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See discussion under Question 10(c)(ii) **Source:** Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project involves development of a vacant parcel, or infilling, of an existing developed residential neighborhood that will not divide the established community. **Source:** Project Location; Project Plans.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project use is consistent with the applicable Zoning Regulations, Local Coastal Program, and General Plan Policies. **Source:** Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County General Plan, San Mateo County Local Coastal Program.				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The addition of a new residence on the vacant parcel designated for residential use will not encourage off-site development as the project, including proposed utilities, will result in development of only the subject parcel. The project would be served by water and sewer services already provided in the area. The project does not involve the establishment of new industry, commercial facilities, or recreation activities. **Source:** Project Plans; San Mateo County GIS Resource Maps.				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction. **Source:** Project Location; San Mateo County General Plan; San Mateo County GIS Resource Maps.				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: See discussion under 12.a., above. **Source:** Project Location; San Mateo County General Plan; San Mateo County GIS Resource Maps.				

13. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: During project construction, excessive noise could be generated, particularly during grading and excavation activities. However, the project is subject to the County's Noise Ordinance which limits the days and hours of construction related activities. Once construction is complete, the project site is not expected to generate noise which would violate the San Mateo County Noise Ordinance. **Source:** Project Plans, San Mateo County Noise Ordinance.				

13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: There are no aspects of the project that would include generation of excessive ground borne vibration or ground-borne noise levels. **Source:** Project Plans.				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?			X	
Discussion: The project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours identified in the Half Moon Bay Airport Land Use Plan and is therefore not exposed to significant levels of aircraft noise. The project is not located in the vicinity of a private airstrip. **Source:** Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).				

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The project involves the construction of one new home on a vacant parcel and does not involve the establishment of a business. The project involves pavement of a small portion of the driveway through the parcel to connect the property to the existing paved portion 3rd Avenue and does not involve extension of a road. **Source:** Project Application/Plans.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project property is currently undeveloped. The development of this single parcel will not result in displacement of substantial numbers of existing people or housing.				

Source: Project Location; Project Plans.

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

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

Discussion: The current level of public services will not be significantly affected by the addition of one new single-family residence in the neighborhood.

Source: Project Location; Project Plans.

16. RECREATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: The proposed development of the single vacant parcel with a single-family residence will not generate an increase in the use of existing recreational facilities beyond the service levels anticipated for the area.

Source: Project Location; Project Plans.

16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

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

Source: Project Location; Project Plans.

17. TRANSPORTATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

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

Source: Project Plans; Project Location.

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

Discussion: The project involves the development of a single vacant parcel with a single-family residence located in a residentially zoned neighborhood. The parcel is approximately 170 feet (as the crow flies) from Highway 1 (Cabrillo Highway) and is located within one-half mile of an existing bus stop. The proposed project is infill development and not of a scope/scale that would exceed a threshold of significance and/or result in significant impacts.

Source: Project Plans; Project Location.

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

Discussion: The project does not include any changes to the publicly used accessed roads. The property is located on a private driveway which serves two other developed parcels. The private driveway is accessed from 3rd Avenue and no proposed alterations to this street are proposed at this time. The area surrounding the parcel is a residential neighborhood and the proposed development is compliant in both its scope and use.

Source: Project Location; Project Plans.

17.d.	Result in inadequate emergency access?				X

Discussion: The project does not impact existing emergency access. As mentioned previously, the project is accessed from an improved road and does not propose to alter the existing condition.

Source: Project Plans; Project Location.

18. TRIBAL CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: See discussion under question 5.a., above.

Source: Project Location.

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: See discussion under question 5.a., above. **Source:** Project Location.				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
Discussion: The project site will be serviced by Granada Community Services District (GCSD) for sanitary sewer service. Granada Community Services District has confirmed that it has the capacity to serve the project at the subject property. Any increase in the total wastewater treatment by GCSD would be minimal associated with one new single-family dwelling and associated residents. The property is served by Coastside County Water District (CCWD), a municipal domestic water service district. Coastside County Water District has confirmed that it has the capacity to serve the project at the subject property. Proposed new on-site drainage facilities as required by the County Drainage/Stormwater Policies are included in the project and would minimize the impacts of runoff to off-site areas and facilities. The infrastructure exists to serve this property and where necessary involves only minor improvements to extend service. **Source:** Project Plans; Project Location.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X

Discussion: Discussion: See discussion under 19.a., above. **Source:** Project Plans; Project Location.				
19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: See discussion under 19.a., above. **Source:** Project Plans; Project Location.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project site is in a developed residential area already adequately serviced by GCSD, provides solid waste disposal service via an exclusive franchise agreement with Recology of the Coast. Any increase in the total solid waste would be minimal associated with one new single-family residence. **Source:** Project Application/Plans; GCSD website.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: Reference response to Section 17.f., above. **Source:** Project Plans; Project Location.				

20. **WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project is not located in an area or lands classified as very high fire hazard severity zones. The area to the east of Highway 1 has areas of moderate and high fire severity zones and are designated state responsibility areas. However, the project is infill development				

where all improvements are limited to the project site. The development of the project site will not impair or impact an adopted emergency response plan or emergency evacuation plan. **Source:** Project Location; CAL-Fire Fire Hazard Severity Zone Maps.					
20.b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: The project site is in an area which is not mapped for being at moderate risk for fire danger. As discussed, the project is infill development within a developed residential neighborhood, and the proposed project includes elements to improve fire safety. In the event there was a wildfire in the area the occupants would likely be exposed to pollutant concentrations and/or uncontrolled spread as would the other surrounding development. **Source:** Project Location.					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: The project does not involve the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary on ongoing impacts to the environment. The project will be required to be fire sprinklered and constructed utilizing materials which are rated for the fire severity of the area, as required by the applicable building and fire codes. **Source:** Project Location; Project Plans.					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: The project location is relatively flat. However, the areas located on the east side of Highway 1 (opposite the project site) do have a moderate slope. These areas are not identified as areas which are at risk for landslides. Neither the project site nor the sloped portions to the east are in a mapped flood zone. **Source:** Project Location, San Mateo County Hazard Maps.					

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: While the project could result in significant impacts to sensitive habitats, mitigation measures have been included to reduce those impacts to less than significant levels. **Source:** Project Location; Project Plans.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
Discussion: The property immediately to the west of the project site was approved for construction of a single-family residence and is close to completion. There are no other pending adjacent projects. Therefore, the project would not have impacts that are individually limited, but cumulatively considerable. Also, reference response to 16.f., above. No cumulative effects have been identified for this project. **Source:** Project Application/Plans; Project Location.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
Discussion: See discussion of 21.a. and 21.b. **Source:** Project Plans; Project Location.				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District			
Caltrans			
City			
California Coastal Commission	X		Appealable Coastal Development Permit
County Airport Land Use Commission (ALUC)			
Other: _____			
National Marine Fisheries Service			
Regional Water Quality Control Board			
San Francisco Bay Conservation and Development Commission (BCDC)			
Sewer/Water District:			
State Department of Fish and Wildlife			
State Department of Public Health			
State Water Resources Control Board			
U.S. Army Corps of Engineers (CE)			
U.S. Environmental Protection Agency (EPA)			
U.S. Fish and Wildlife Service			

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any building permit that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

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

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

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-feet buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section. Exclusion construction fencing shall be installed under supervision of the biologist which matches the established buffer zone to ensure construction related activities occur outside of the established buffer zone.

Mitigation Measure 3: Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14), unless performed in compliance with Mitigation Measure 4.

Mitigation Measure 4: In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

Mitigation Measure 5: In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

Mitigation Measure 6: If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 7: The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 8: In the event of a discovery of a paleontological specimen, during any phase of the project, all work associated with the project shall cease until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 9: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. 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 10: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately, along with a qualified archaeologist. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC then shall notify the Most Likely Descendent, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

Mitigation Measure 11: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).

Mitigation Measure 12: Resistance to lateral loads may be provided by passive pressure acting against the sides of foundation, neglecting the upper 1 foot of the soil, and by base friction below the foundations. An equivalent fluid weight of 300 pcf shall be used in design to calculate the passive pressure. Although the upper 1 foot of soil should be neglected for passive resistance, the passive pressure should be calculated from the ground surface. A base friction coefficient of 0.30, multiplied by the vertical dead load shall be used to calculate the base friction lateral resistance. Compliance with this mitigation measure shall be demonstrated prior to building permit issuance.

Mitigation Measure 13: 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 sandbags.

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 percent 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 1/3 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 14: 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 Title13, 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 15: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 16: The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

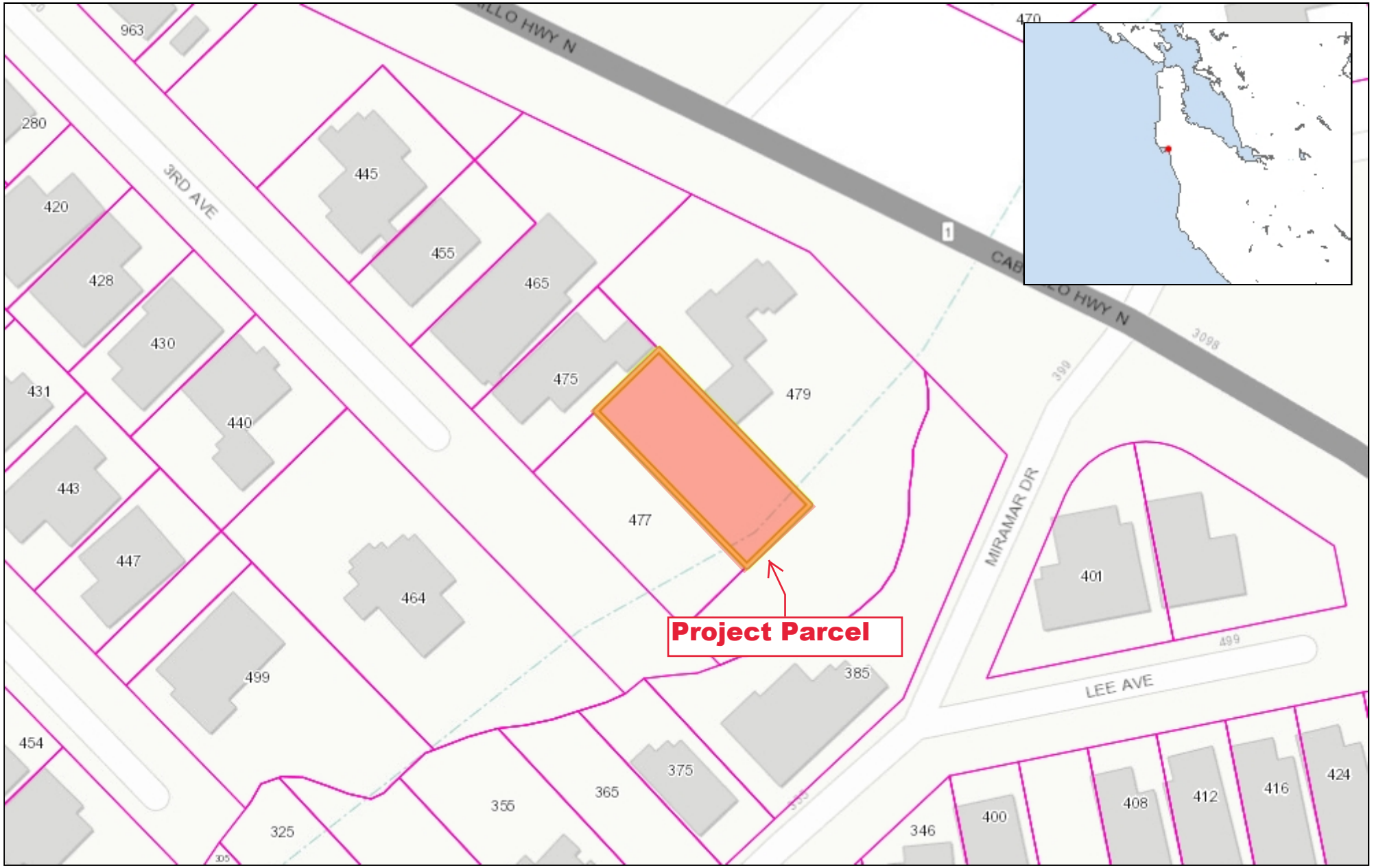
(Signature)

2/8/2022	Senior Planner
Date	(Title)

ACC:cmc – ACCFF0915_WCH.DOCX

San Mateo County

Location Map 3rd Ave, Miramar County San Mateo, CA



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 1,128

SITE DATA:

APN: 048-042-290
ZONING: R-1/S-17/DR/CD
OCCUPANCY GROUP:R-3/U
TYPE OF CONSTRUCTION: V-B
PRE-APP: 2020-00028
PLN: 2020-00201
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5150							
LOT COVERAGE	0	0.0	1614	31.3	1614	31.3	1802	35.0
FLOOR AREA			FIRST FLR 786 SECOND FLR 958 GARAGE 431 ADU 550		FIRST FLR 786 SECOND FLR 929 GARAGE 431 ADU 550			
	Total 0	0.0	Total 2732	53	Total 2725	52.9	Total 2730	53.0

SCOPE OF WORK:

CONSTRUCTION OF NEW SINGLE FAMILY DWELLING W/ ATTACHED GARAGE WITH ADU OVER GARAGE

OWNER:
STEPHEN & RITA SEMPREVIVO
245 MEDIO AVE
HALF MOON BAY, CA 94019

ARCHITECT :
EDWARD C LOVE, ARCHITECT
720 MILL ST
HALF MOON BAY, CA 94019

STRUCTURAL ENGINEER:
BRIAN DOTSON, CE
POBOX 371022
MONTARA, CA 94037

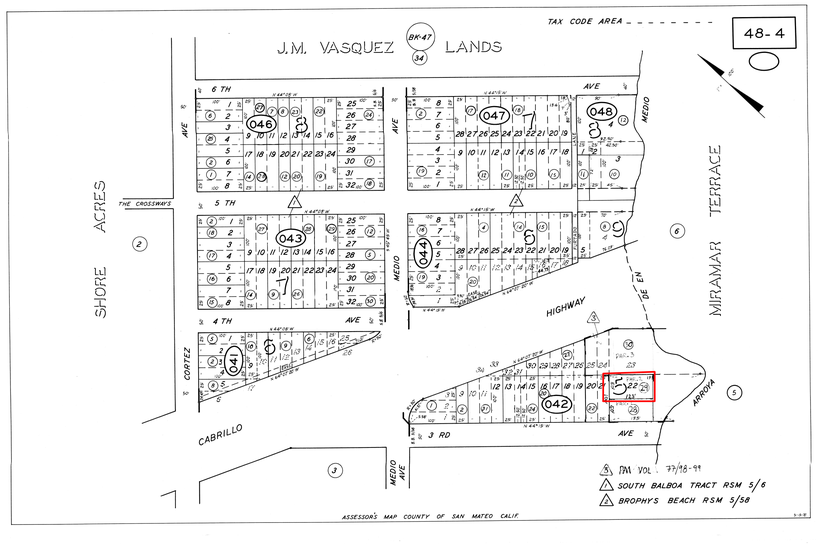
GEOTECHNICAL ENGINEER:
SIGMA PRIME GEOSCIENCES, INC
332 PRINCETON AVE
HALF MOON BAY, CA 94019

TITLE 24:
ENERGY CALC COMPANY
45 MITCHELL BLVD, STE 16
SAN RAPHAEL, CA 94903

GENERAL CONTRACTOR:
DREAMHOUSE CONSTRUCTION
758 VASQUEZ DR
HALF MOON BAY, CA 94019

Sheet List - DD

Sheet Number	Sheet Name
A0.01	Cover Sheet
A0.02	Additional Notes
SU.1	Survey
A0.03	Site Plan
C.1	Grading & Drainage
C.2	Erosion Control Plan
C.3	Best Management Practices
A1.01	First Floor Plan
A1.02	Second Floor Plan
A1.03	ADU Floor Plan
A1.04	Roof Plan
A1.05	Floor Area Ratio
A2.01	Elevation - North & West
A2.02	Elevation - South & East
A3.01	Section Views
A5.01	Details - Products
L1.01	Landscape Plans



REVISIONS

EDWARD C. LOVE, ARCHITECT
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Cover Sheet

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A0.01
OF SHEETS

S:\Client Projects 2020\3rd Ave - Lot 2\Revit\3rdAve.rvt

GENERAL NOTES

1. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE BIDDER SHALL VISIT THE SITE AND LEARN THE EXISTING CONDITIONS. HE SHALL EXAMINE THE PLANS AND SPECIFICATIONS AND BASE HIS BID ON THEM. DURING CONSTRUCTION, NO CHANGES FROM PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND OWNER. STRUCTURAL CHANGES MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

2. THE GENERAL CONTRACTOR (G.C.) SHALL OBTAIN AND PAY FOR ALL PERMITS (EXCEPT THOSE PAID FOR BY THE OWNER) AND LICENSES AND SHALL GIVE ALL NOTICES. THE G.C. IS REQUIRED TO COMPLY WITH ALL CURRENT CODES, ORDINANCES, & REGULATIONS RELATED TO THIS PROJECT. ANY CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND ORDINANCES SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT IN WRITING. THE G.C. FOR THIS WORK SHALL BE CURRENTLY LICENSED BY THE STATE OF CALIFORNIA. THE EMPLOYEES AND SUBCONTRACTORS USED BY THE G.C. TO CONSTRUCT AND FINISH THE WORK SHOWN ON THE PLANS MUST ALL BE SKILLED WORKMEN UNDER THE DIRECTIONS OF A COMPETENT FOREMAN. THE G.C. SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY AND ADJACENT PROPERTY FROM INJURY, DAMAGE, OR LOSS ARISING FROM THIS CONTRACT. SALES TAX SHALL BE PAID BY THE G.C. AND INCLUDED IN THE BID.

3. THE G.C. SHALL, AT ALL TIMES, KEEP THE PREMISES AND STREETS FREE OF WASTE AND RUBBISH CAUSED BY THE WORK, AND AT COMPLETION, SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND EQUIPMENT AND LEAVE THE WORK 'BROOM CLEAN'. THE G.C. SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES. G.C. TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO OCCUPANT OR OWNER PER SECTION 4.410.1.

4. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY AND ADEQUATE RECORDS SHALL BE KEPT BY THE G.C. TO SUBSTANTIATE ANY ADDITIONAL CHARGES. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT DOCUMENTS.

5. THE OWNER SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY ACCIDENT, LOSS, INJURY, OR DAMAGES HAPPENING OR ACCRUING DURING THE TERM OF THE PERFORMANCE OF THE WORK AND IN CONNECTION THEREWITH, TO PERSONS AND/OR PROPERTY. THE G.C. SHALL HAVE IN FULL FORCE AND EFFECT DURING THE LIFE OF THIS CONTRACT, FULL COVERAGE LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, WHICH SHALL COMPLY WITH CALIFORNIA LAWS AND WILL NOT BE CANCELED OR CHANGED DURING THE TERM OF THIS CONTRACT WITHOUT NOTICE BEING GIVEN TO THE OWNER, AND SHALL REQUIRE ALL INTERMEDIATE AND SUBCONTRACTORS TO TAKE OUT AND MAINTAIN SIMILAR POLICIES OF INSURANCE. ALL SUCH POLICIES SHALL BE WITH INSURANCE COMPANIES ACCEPTABLE TO THE OWNER. UNLESS EXPRESSLY STATED OTHERWISE, THE OWNER WILL TAKE OUT AND CARRY A COMPREHENSIVE INSURANCE POLICY INCLUDING FIRE, EXTENDED COVERAGE, VANDALISM AND MALICIOUS MISCHIEF PROTECTING BOTH HIS INTEREST AND THAT OF THE G.C.

6. IN ADDITION TO GUARANTEES CALLED FOR ELSEWHERE IN THESE SPECIFICATIONS, THE G.C. SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER NOTICE OF COMPLETION IS FILED, AGAINST DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THAT IS DISCOVERED AND REPORTED WITHIN THAT PERIOD.

7. IN GENERAL THE DRAWINGS WILL INDICATE DIMENSIONS, POSITION, TYPE OF CONSTRUCTION, SPECIFICATIONS, QUALITIES AND METHODS. ANY WORK INDICATED ON THE DRAWINGS, AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED, OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. THE LARGER THE SCALE OF THE DRAWING, THE MORE PRECEDENT, I.E.: 3 INCHES PER FOOT SCALE GOVERNS 1/4 INCH PER FOOT SCALE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY G.C. THE G.C. SHALL VERIFY, AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

8. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE SUBCONTRACTOR SHALL CONTACT THE G.C., WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

9. THE G.C. SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

10. ALL PRODUCTS LISTED IN THESE DRAWINGS BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICBO/NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.

11. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

12. SEE STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, DIMENSIONS AND DETAILS.

13. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATION FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

14. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BAS OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER SECTION 4.505.2 AND R506.2.3.

15. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THE RELEVANT CODES MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

16. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED PER CALGREEN 4.408.2 (OR IN ACCORDANCE WITH LOCAL ORDINANCE). MINIMUM OF 65% OF CONSTRUCTION WASTE SHALL BE DIVERTED FOR RECYCLING OR SALVAGE PER CALGREEN 4.408.1

17. OPERATIONS & MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER ADDRESSING ITEMS 1 - 10 IN CALGREEN 4.410.1

18. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPED PER CALGREEN 4.507.2. HVAC SYSYTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

19. BATHROOM EXHAUST FANS SHALL COMPLY WITH CALGREEN 4.506.1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY SENSOR.

20. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (CALGREEN 4.406.1)

21. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (CALGREEN 4.504.1)

22. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CALGREEN 4.504.2.1)

23. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.2.2)

24. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (CALGREEN 4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.3)

26. MINIMUM OF 80" FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN 4.504.4

27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (CALGREEN 4.504.5)

28. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CALLGREEN 4.505.2)

29. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (CALGREEN 4.505.3)

HERS INSPECTION ITEMS

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
• High quality insulation installation (QII)
• IAQ mechanical ventilation

Cooling System Verifications:
• -- None --

HVAC Distribution System Verifications:
• Duct Sealing

Domestic Hot Water System Verifications:
• -- None --

Smoke Detectors

As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room 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.

Smoke alarm/detector are to be hard wired, interconnected, or with battery back up. Smoke alarms to be installed per manufacturers instruction and NFPA 72.

Windows

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square ft (sqft), 5.0 sqft 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 not be more than 44 inches above the finished floor (CFC 1030).

Address Markers

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 of 1/2 inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, an additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

Roofing

As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current addition of the California Building Code.

Vegetation Management (LRA)

The Coastside Fire District Ordinance 2019-03, the 2019 California Fire Code 304.1.2:

A fuel break of defensible space shall 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.

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.

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.

Fire Access Roads

The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The city of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, Dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 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 of 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.

Fire Hydrant

As per 2019 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2019 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

Automatic Fire Sprinkler System (Fire Sprinkler plans will require a separate permit)

As per San Mateo County Building Standards and Coastside Fire District Ordinance 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on 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 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or the City of HMB. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.

An 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.

Solar Photovoltaic Systems

These systems shall meet the requirements of the 2019 CFC Section 605.11.

REVISIONS

EDWARD C. LOVE, ARCHITECT
Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Sempreviv
3rd Avenue
Miramar, CA

Additional Notes

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A0.02
OF SHEETS

S:\Client Projects 2020\3rd Ave - Lot 2\Revit\3rdAve.rvt

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "PARCEL MAP P-1060," WHICH WAS FILED FOR RECORD IN VOLUME 77 OF PARCEL MAPS PAGES 98-99, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 DATUM ("MEAN SEA LEVEL"). TBM TO USE FOR SITEWORK IS THE CENTER OF THE SEWER MANHOLE LID WITH AN ELEVATION OF 56.06 FEET.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE ALL EASEMENTS AFFECTING IT MAY NOT BE PLOTTED HEREON. EASEMENTS SHOWN ARE ONLY THOSE SHOWN ON THE RECORD PARCEL MAP (77 PM 98-99) ONLY.

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

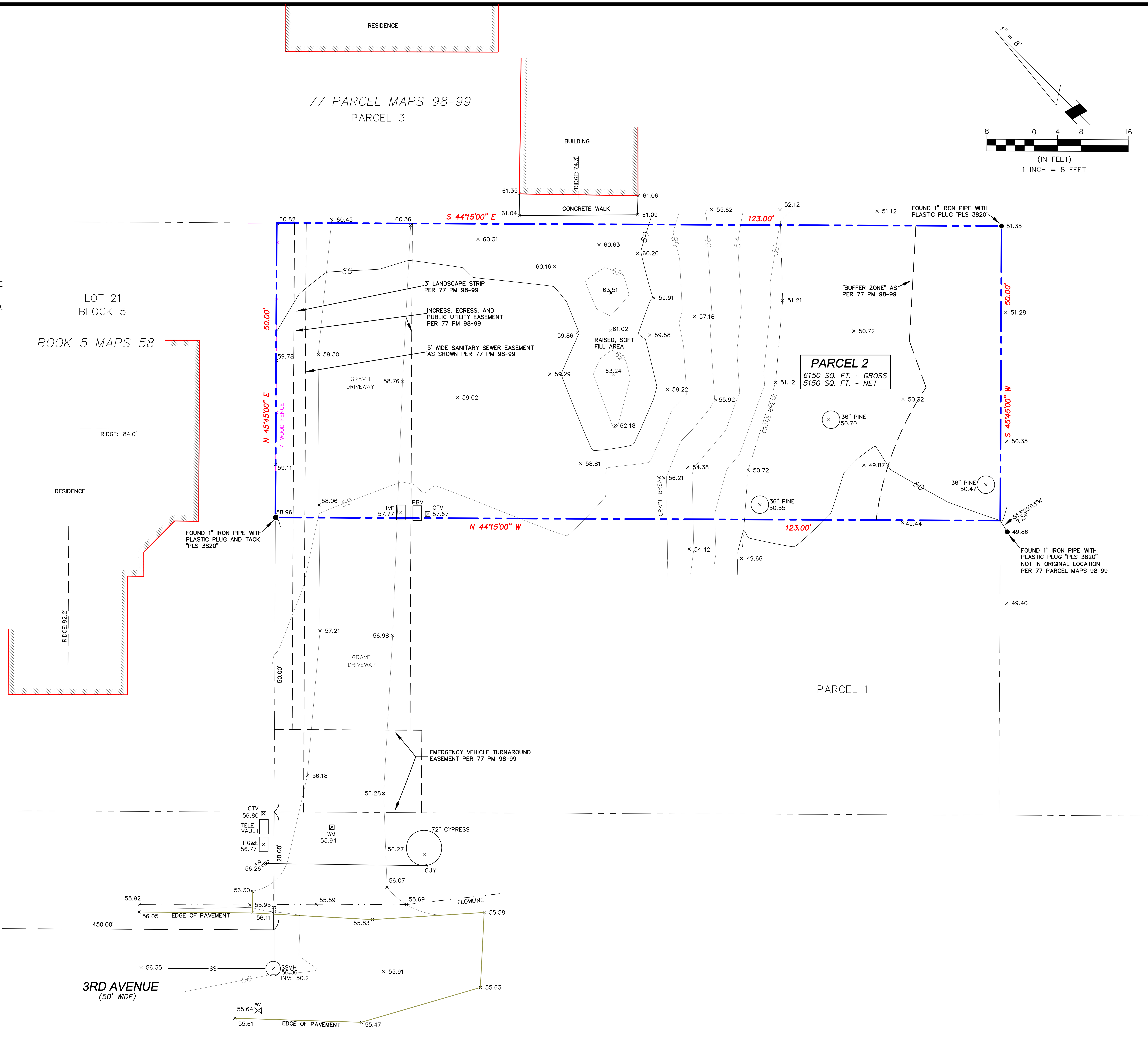
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

DATE OF FIELD SURVEY: JULY, 2014
JOB NUMBER: 14-140

LEGEND

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



www.bgtsurveying.com
BGT LAND SURVEYING
1720 S. Amphlett Blvd., Suite 225 - San Mateo, CA 94402
Main (650) 212-1030 bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
EXP. 12/31/15
NO. 7551
STATE OF CALIFORNIA

Assessor Parcel Number:
048-042-290

Prepared For:
FRANK VELLA
758 Vasques Drive
Half Moon Bay, CA 94019

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL 2 - "PARCEL MAP P-1060" (VOLUME 77 PM 98-99)

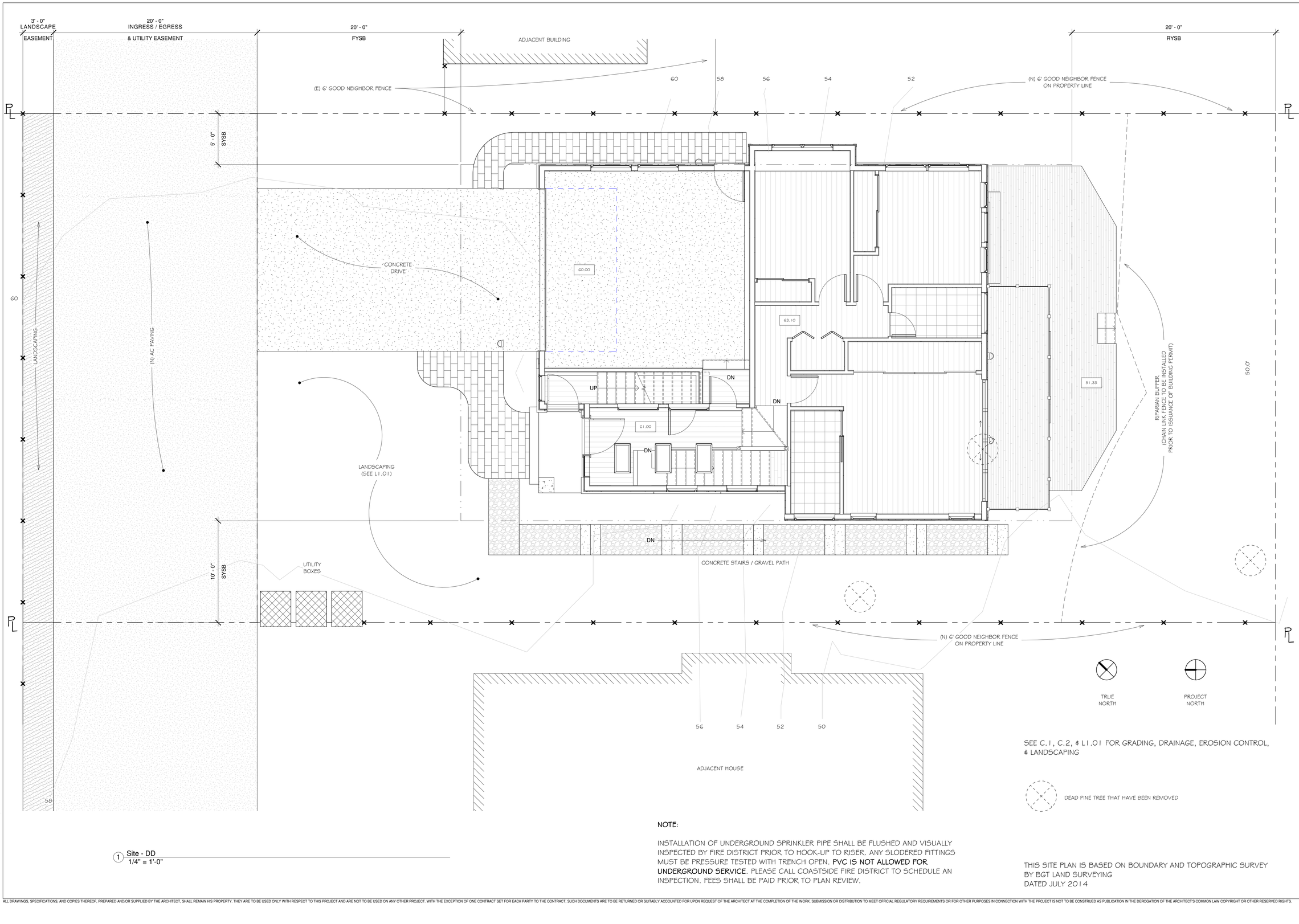
VACANT, 3RD AVENUE

MIRAMAR (UNINCORPORATED), SAN MATEO COUNTY, CALIFORNIA

Date: JULY, 2014
Scale: 1" = 8'
Contour Interval: 2'
Drawn: LHL

Drawing Number:
SU-1
SHEET 1 OF 1

Job No. 14-140



SEE C.1, C.2, & L1.01 FOR GRADING, DRAINAGE, EROSION CONTROL, & LANDSCAPING

DEAD PINE TREE THAT HAVE BEEN REMOVED

1 Site - DD
1/4" = 1'-0"

NOTE:

INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SLODERED FITTINGS MUST BE PRESSURE TESTED WITH TRENCH OPEN. **PVC IS NOT ALLOWED FOR UNDERGROUND SERVICE**. PLEASE CALL COASTSIDE FIRE DISTRICT TO SCHEDULE AN INSPECTION. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.

THIS SITE PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BGT LAND SURVEYING DATED JULY 2014

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Site Plan

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A0.03
OF SHEETS

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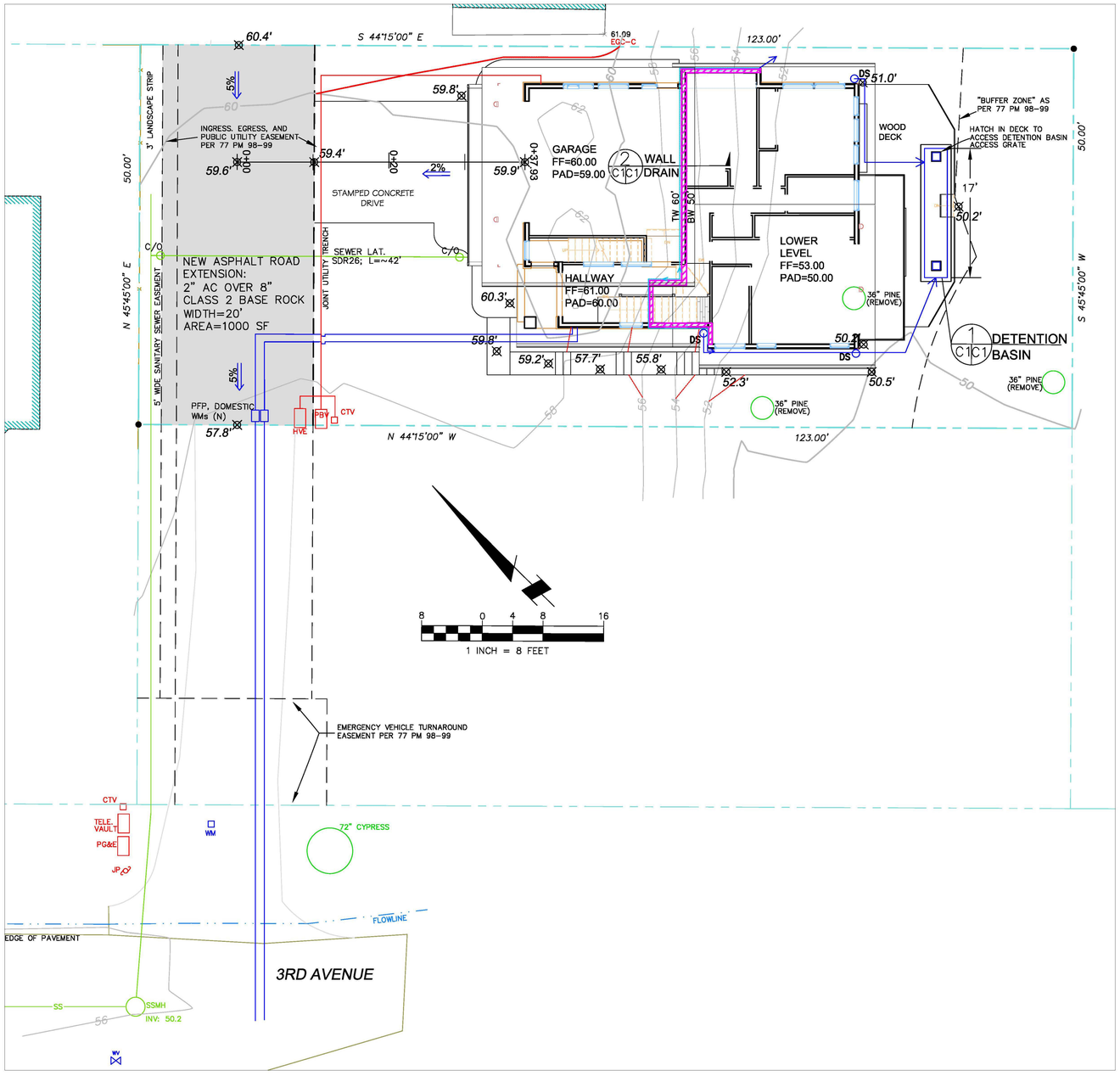
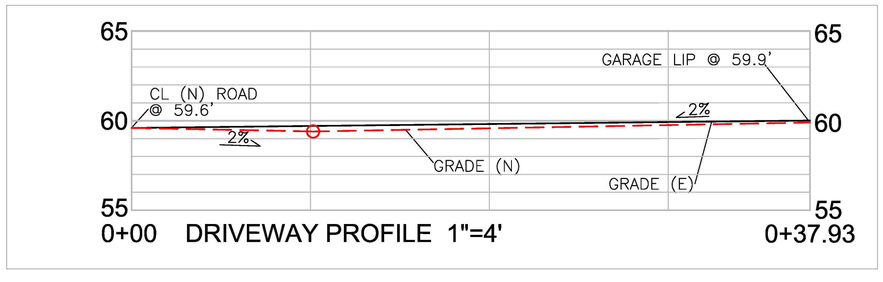




LEGEND

- EXISTING CONTOURS
- PRPOSED CONTOURS
- 57.9' PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE
- 4" MIN. SOLID PLASTIC DRAIN PIPE, SDR 35 @ 2% MINIMUM SLOPE.
- 4" PERFORATED PLASTIC DRAIN PIPE
- PROPOSED RETAINING WALL

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: RITA SEMPREVIVO, OWNER
2. SURVEY AND TOPOGRAPHY BY BGT LAND SURVEYING, JULY, 2014
3. ELEVATION DATUM NGVD 1929.
4. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

CUT VOLUME : 120 CY
FILL VOLUME: 0 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

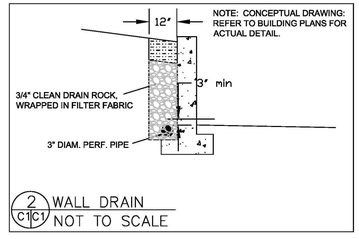
DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL SOLID DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED AT 2% MINIMUM.
4. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE DRAINAGE SYSTEM. THE DETENTION BASINS SHALL BE CHECKED EVERY FALL AND CLEARED OF DEBRIS.

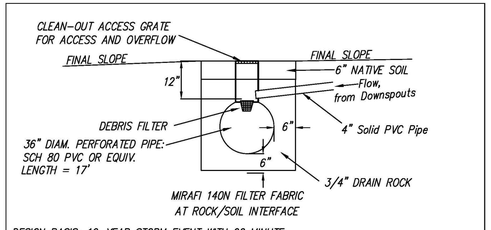
SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION — 1 C1C1 — REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN



2 C1C1 WALL DRAIN
NOT TO SCALE



DESIGN BASIS: 10-YEAR STORM EVENT WITH 60 MINUTE TIME OF CONCENTRATION ON HARD SURFACES.
RAINFALL INTENSITY = 0.847 IN/HR

1 C1C1 DETENTION BASIN
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
CHARLES W. KESSICK
No. 62264
9-30-21 EXPIRES
CIVIL
STATE OF CALIFORNIA

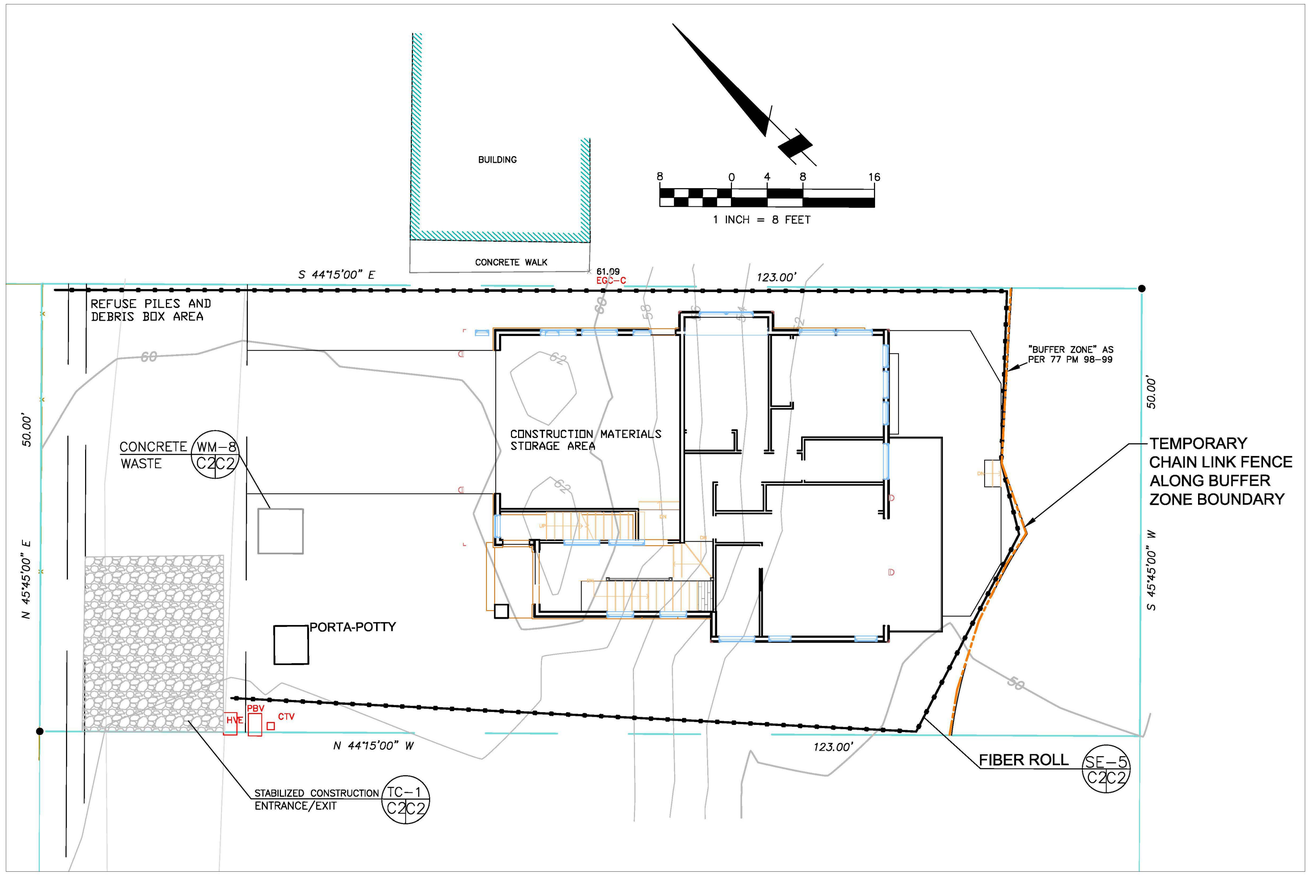
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 7-8-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

SEMPREVIVO PROPERTY
3RD AVENUE, MIRAMAR
APN 048-042-290

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

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

EROSION CONTROL POINT OF CONTACT

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

NAME: FRANK VELLA

TITLE/QUALIFICATION: BUILDER

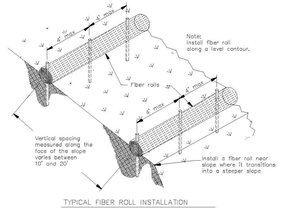
PHONE: 650-504-0733

PHONE:

E-MAIL: frankvella@sbcglobal.net

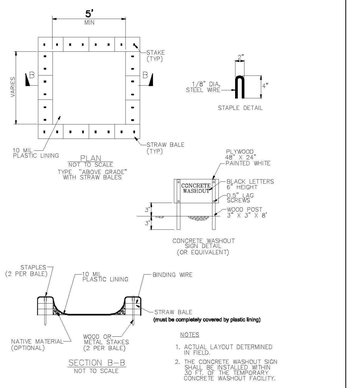
REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-19
EXPIRES
CIVIL
STATE OF CALIFORNIA

FIBER ROLLS SE-5

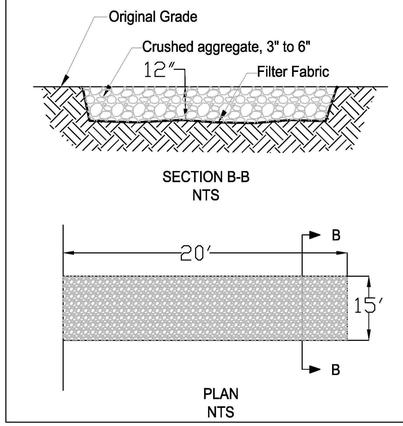


NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

CONCRETE WASTE MANAGEMENT WM-8



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



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FAX 728-3593

DATE: 7-8-20	CHECKED BY: AZG	REV. DATE:	REV. DATE:
DRAWN BY: CMK			REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

SEMPREVIVO PROPERTY
3RD AVENUE, MIRAMAR
APN 048-042-290

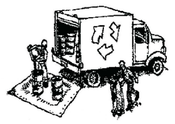
SHEET
C-2

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

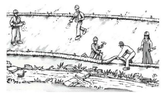
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

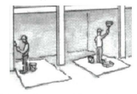
Concrete, Grout & Mortar Application

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

Landscaping

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

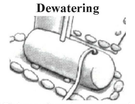
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

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

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- 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 drain. 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. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination 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.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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New Residence for
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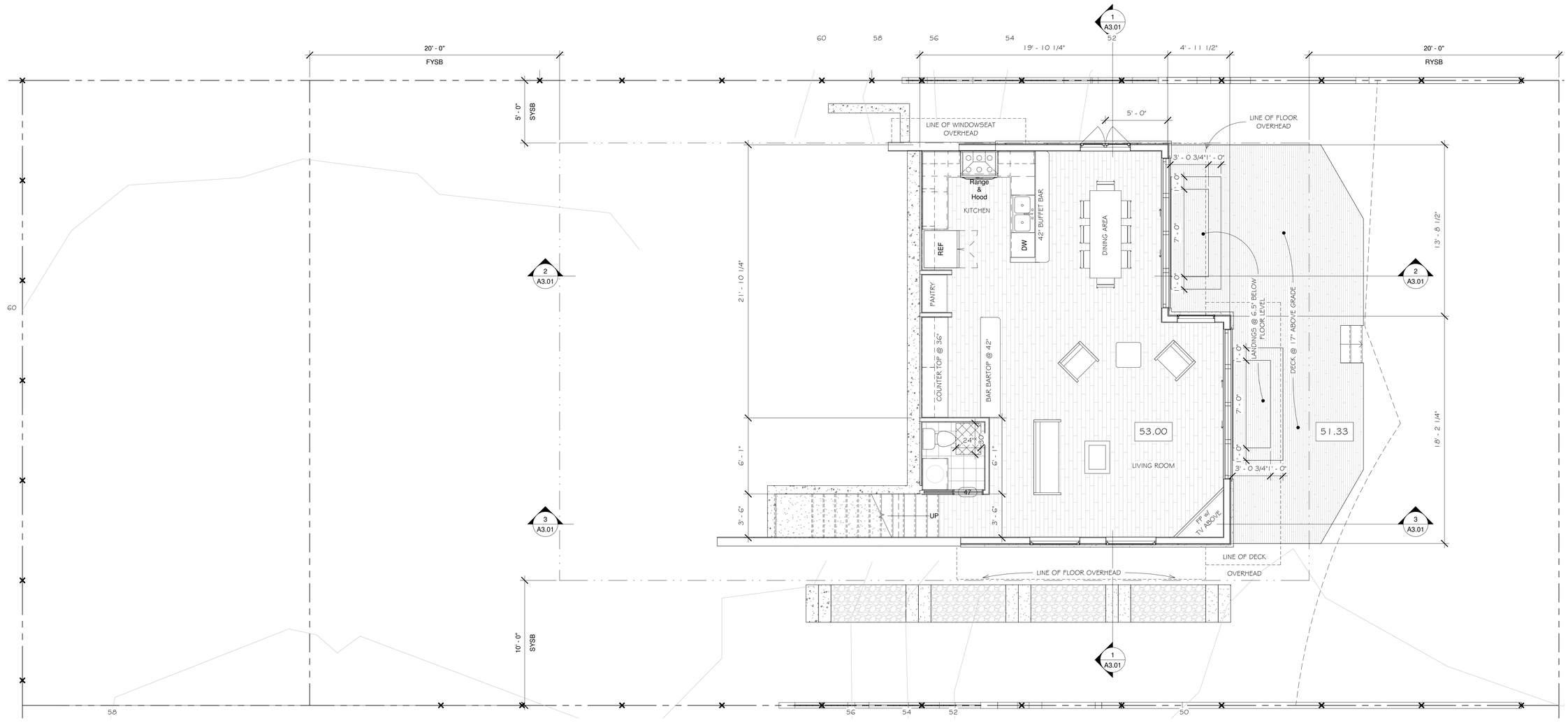
Best Management Practices

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: C.3
OF SHEETS



VINYL PLANK FLOORING

VINYL FLOORING, TILE

HARDWOOD FLOORING

REDWOOD OR TREX DECKING

CONCRETE

1 Lvl 01 - First SF - DD
1/4" = 1'-0"

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First Floor Plan

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: As indicated
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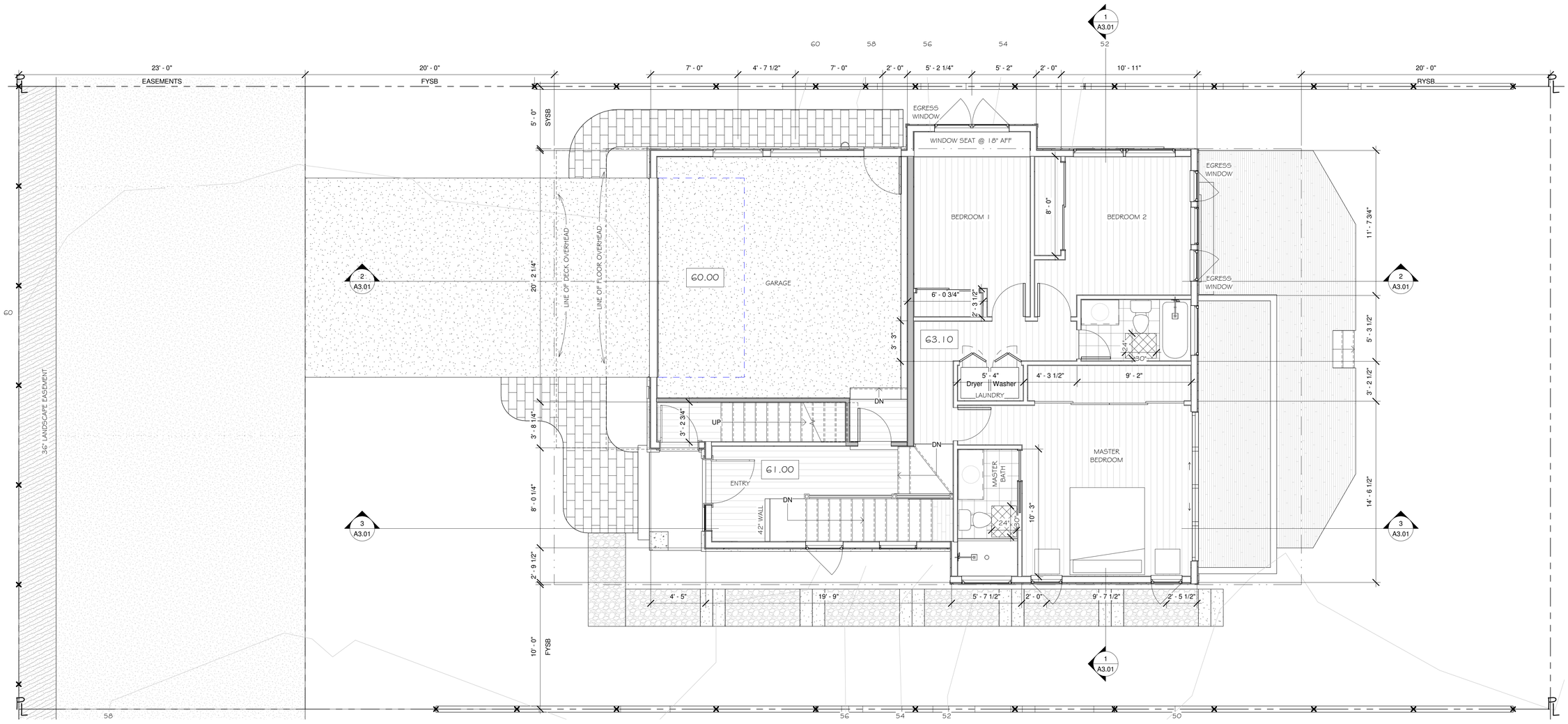
JOB: 3RD AVE EAST
SHEET: A1.01
OF SHEETS



1 Lvl 02 - Second SF - DD
1/4" = 1'-0"

NOTE:

NEW ATTACHED GARAGE AND ADU TO MEED OCCUPANCY SEPARATION REQUIREMENTS.

- VINYL PLANK FLOORING
- VINYL FLOORING, TILE
- HARDWOOD FLOORING
- REDWOOD OR TREX DECKING
- CONCRETE

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Second Floor Plan

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No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: As indicated
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A1.02
OF SHEETS

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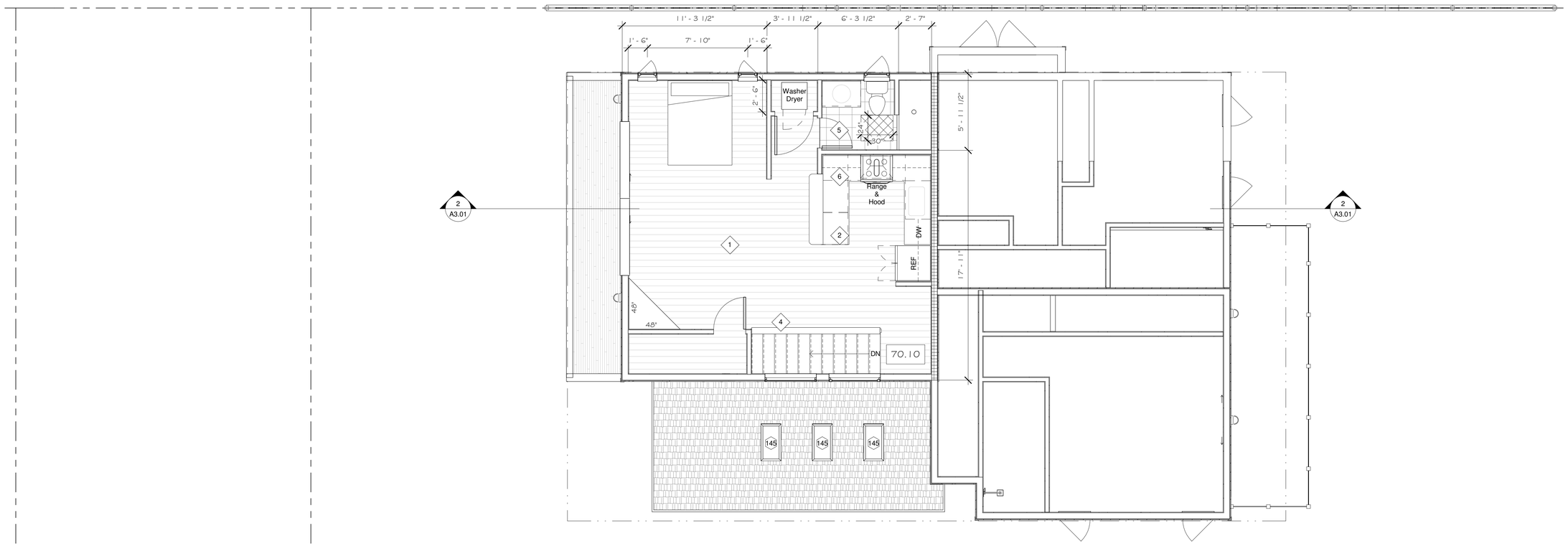

1 Lvl 03 - 2nd Unit SF - DD
1/4" = 1'-0"

NOTE:

NEW ATTACHED GARAGE AND ADU TO MEED OCCUPANCY SEPARATION REQUIREMENTS.

- VINYL PLANK FLOORING
- VINYL FLOORING, TILE
- HARDWOOD FLOORING
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New Residence for
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ADU Floor Plan

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Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: As indicated
DRAWN: GMH
JOB: 3RD AVE EAST
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OF SHEETS

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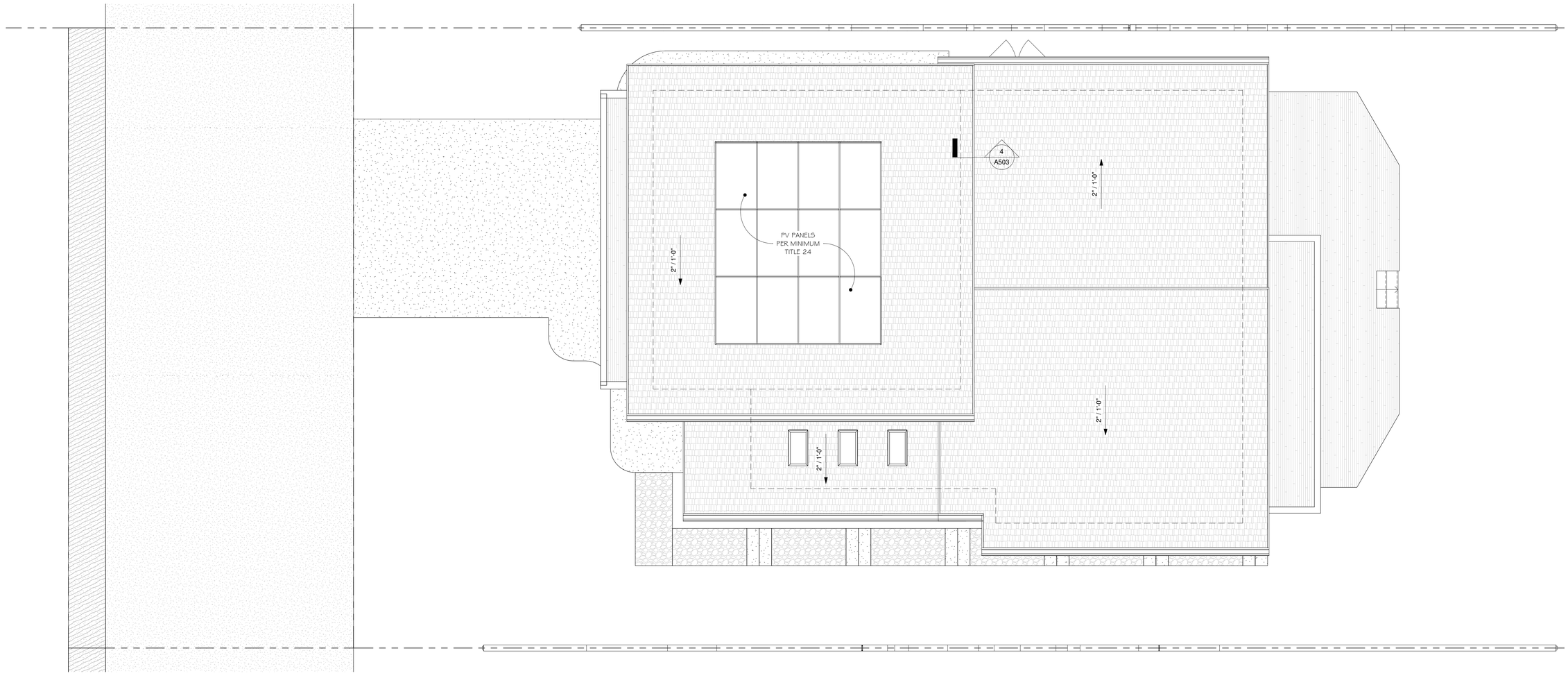

1 Lvl 04 - Ridge
1/4" = 1'-0"

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Roof Plan

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EDWARD C. LOVE
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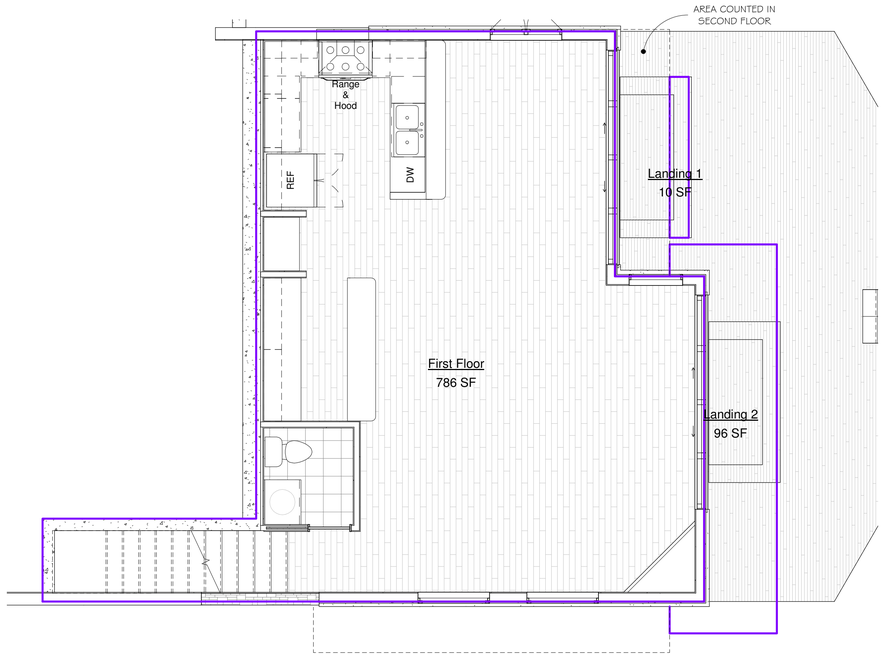
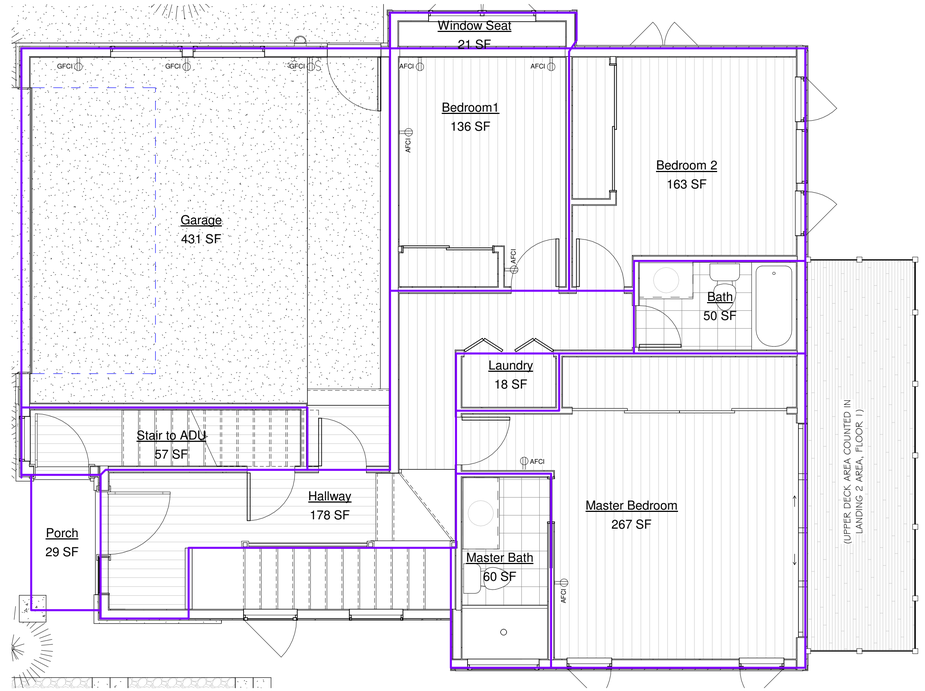
OF SHEETS

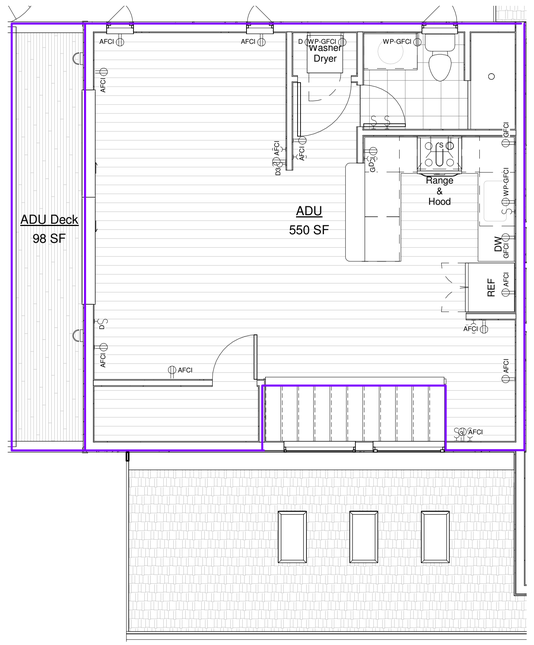


1 Lvl 01 - First SF - DD
1/4" = 1'-0"



2 Lvl 02 - Entry Level - DD
1/4" = 1'-0"

Area Schedule			
Name	Area	Floor Area	Lot Coverage
Lvl 01 - First SF - DD			
First Floor	786 SF	Yes	No
Landing 1	10 SF	No	Yes
Landing 2	96 SF	No	Yes
Lvl 02 - Entry Level			
Bath	50 SF	Yes	Yes
Bedroom1	136 SF	Yes	Yes
Bedroom 2	163 SF	Yes	Yes
Garage	431 SF	Yes	Yes
Hallway	178 SF	Yes	Yes
Laundry	18 SF	Yes	Yes
Master Bath	60 SF	Yes	Yes
Master Bedroom	267 SF	Yes	Yes
Porch	36 ~~29 SF~~	Yes	Yes
Stair to ADU	57 SF	Yes	Yes
Window Seat	21 SF	No	Yes
Lvl 03 - 2nd Unit SF - DD			
ADU	550 SF	Yes	No
ADU Deck	98 SF	No	Yes
TOTAL		~~2725~~ 2,732	1614



3 Lvl 03 - 2nd Unit SF - DD
1/4" = 1'-0"

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Floor Area Ratio

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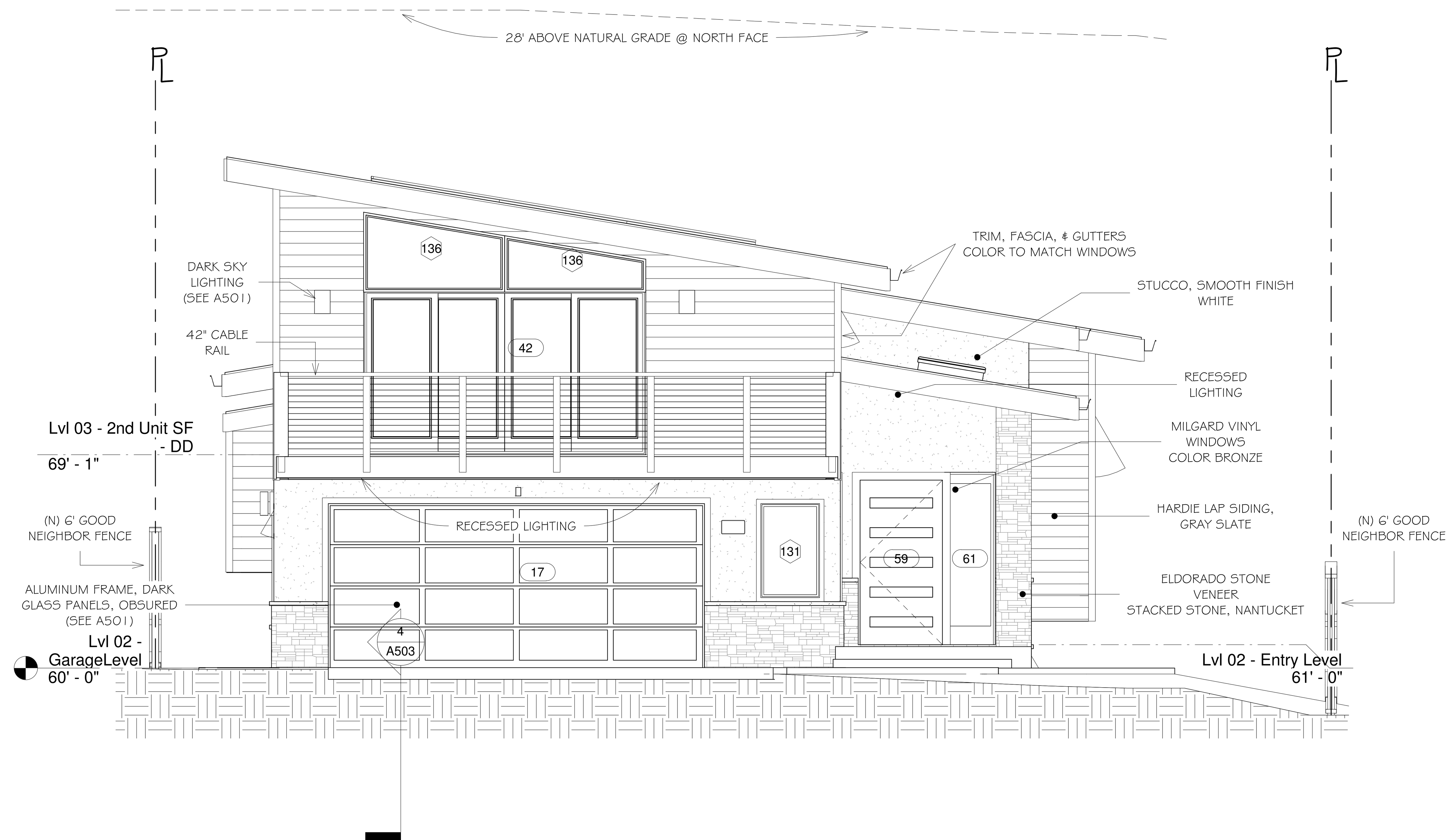
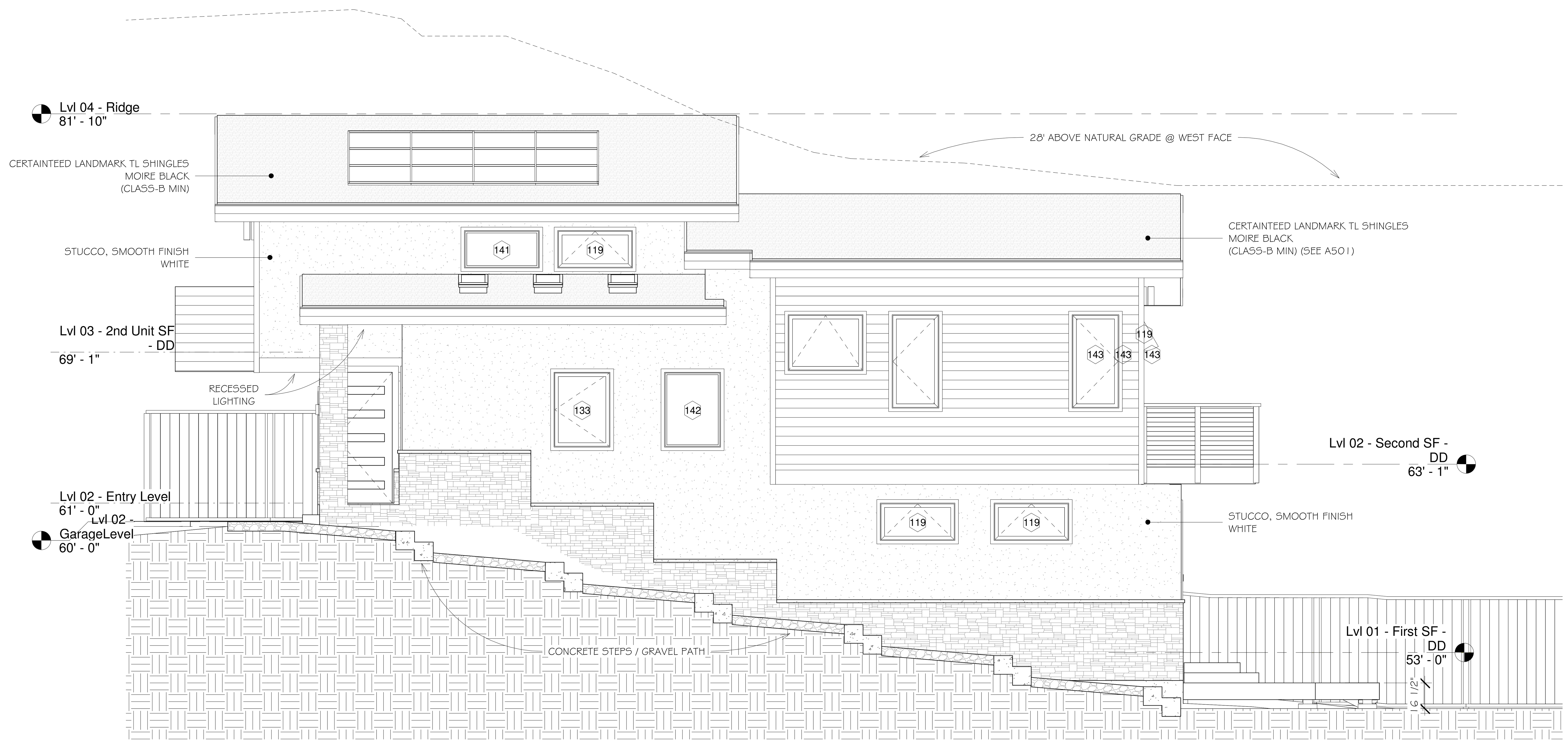
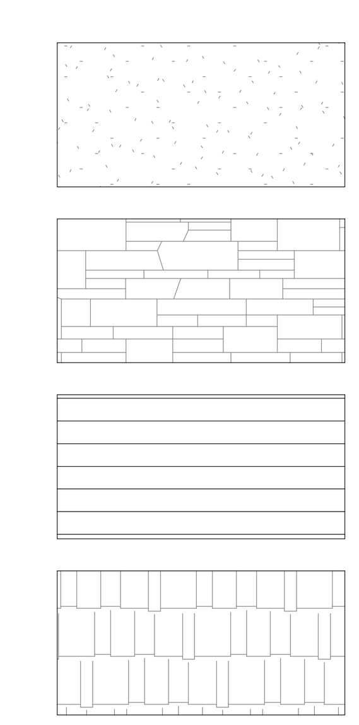


1 North (Front)
1/4" = 1'-0"



2 West (Right)
1/4" = 1'-0"



Legend - Wall Hatch
1/2" = 1'-0"

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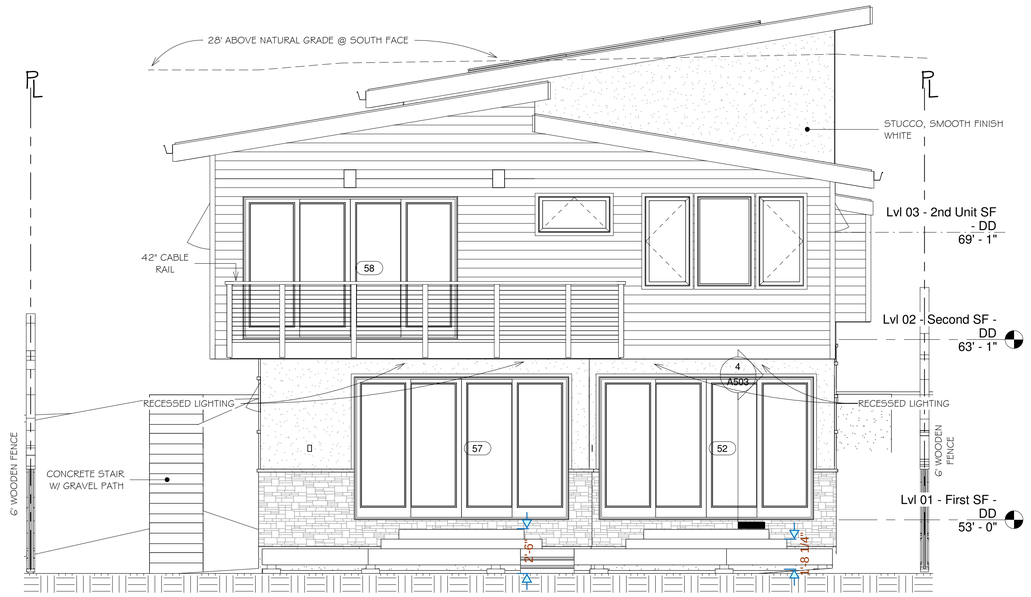
New Residence for Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

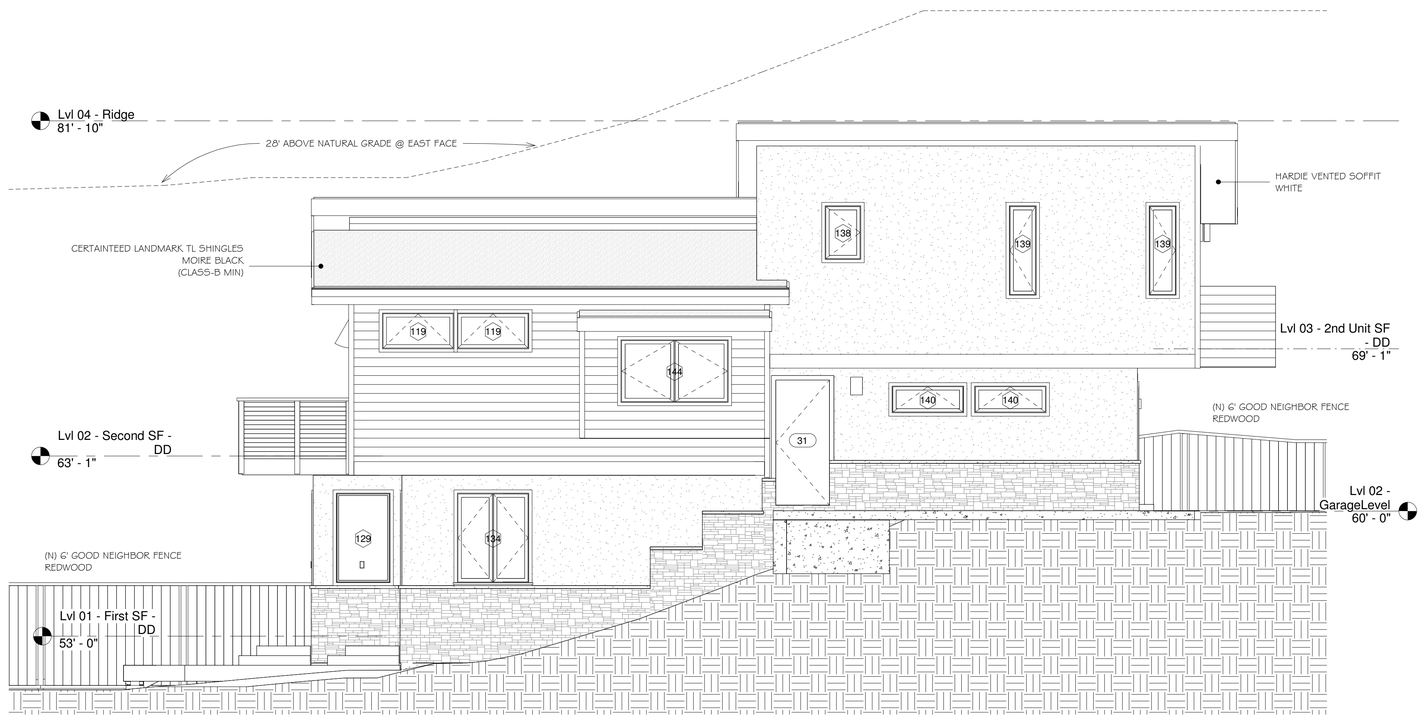
Elevation - North & West

LICENSED ARCHITECT EDWARD C. LOVE No. C23077 Ren. 1/31/21 STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: As indicated
DRAWN: Author
JOB: 3RD AVE EAST
SHEET: A2.01
OF SHEETS



1 South (Rear)
1/4" = 1'-0"



2 East (Left)
1/4" = 1'-0"

STUCCO, SMOOTH FINISH WHITE

ELDORADO STONE VENEER, STACKED STONE, NANTUCKET

WOODTONE LAP SIDING, GRAY SLATE

ROOF MATERIAL TBD

Legend - Wall Hatch
1/2" = 1'-0"

REVISIONS

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New Residence for
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Miramar, CA

Elevation - South & East

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Ren. 1/31/21
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SHEET: A2.02
OF SHEETS

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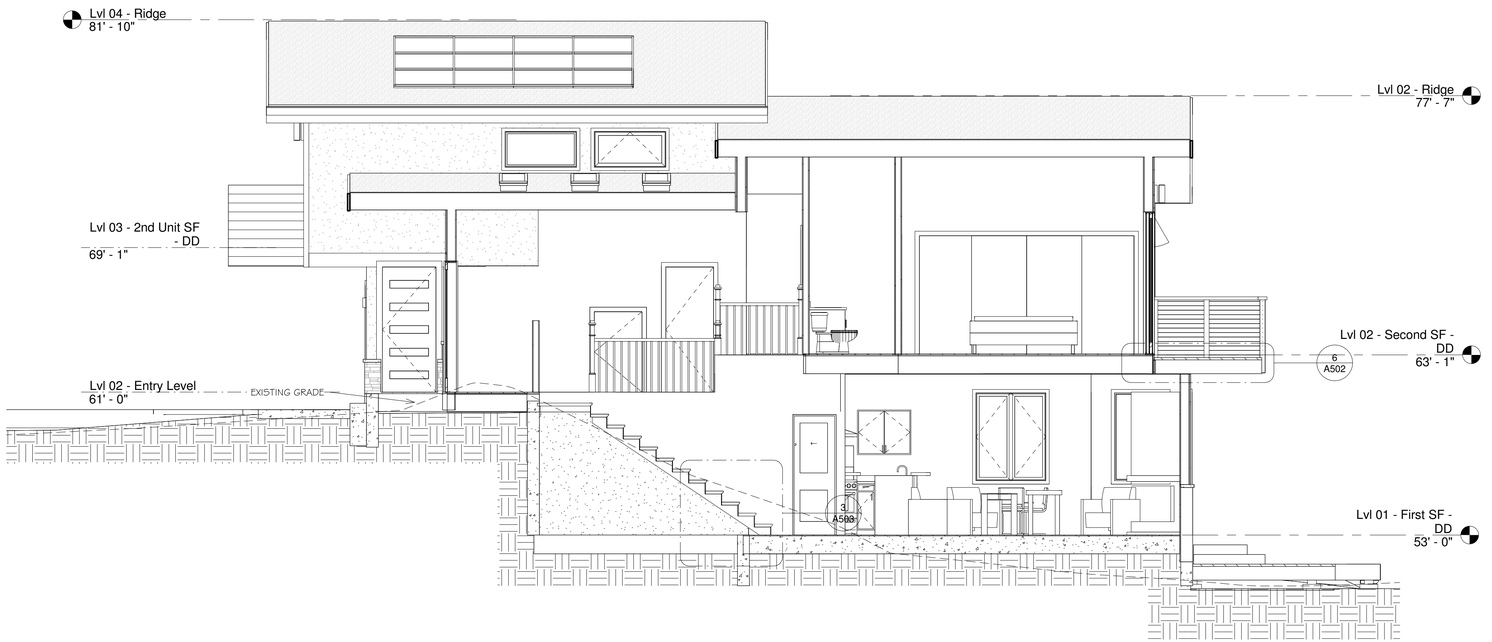
1 Section View - East West 01
1/4" = 1'-0"

2 Section View - North South Sect 01
1/4" = 1'-0"



3 Section View - North South Sect 02
1/4" = 1'-0"

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Section Views

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DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: 3RD AVE EAST
SHEET: A3.01
OF SHEETS

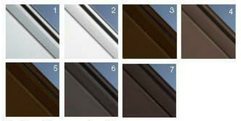
Aluminum and glass combine to create a sleek, contemporary look. Many window options are available to control the degree of light transmission and privacy.

STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Tempered glass, acrylic or solid aluminum panel options. Insulated glass is also available for increased energy efficiency.
- Integral reinforcing tin provides increased strength and longevity.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

See your Clopay Dealer for WeatherCore® availability.

FRAME/SOLID PANEL COLOR OPTIONS



1 Clear Aluminum (Anodized)
2 Standard White
3 Bronze (Painted)
4 Chocolate (Painted)
5 Bronze (Anodized)
6 Black (Anodized)
7 Dark Bronze (Anodized)

Due to the anodizing process, color variation may occur.
The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.
Custom colors available.

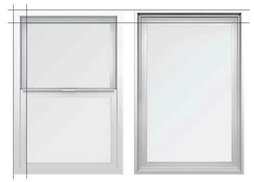
Everything *You Need*

- Minimal and even sightlines across all operating styles provide a clean look that is visually appealing
- Our reimagined contemporary look to the SmartTouch® window lock on single hung and sliders practically disappears from view when closed
- Worry-free vinyl construction that won't corrode and does not need to be painted
- Eight premium exterior vinyl finishes to choose from
- Windows made to custom specifications with 2-7/8" jamb depth, perfect for 2" blinds
- Suitable for new construction and replacement window projects
- ENERGY STAR® packages designed for your specific climate
- Weep hole covers and pull rail screens come standard to help your windows continue to perform their best.

Even Sightlines

All Tinsic® Series windows come with even sightlines, from top to bottom, and across operating styles.

This provides a streamlined and aesthetically pleasing effect throughout your home, no matter which window operating style you choose.



Built for *Performance*

Windows and Doors for the Energy-Conscious Homeowner

At Milgard, we help homeowners make an impact on their energy consumption through our energy-efficient windows and patio doors. Leaky and inefficient windows and doors account for poor insulation and higher energy usage in households. Energy loss can happen in two ways and a lot depends on where you live:

- Cold climates lose energy in the form of heat
- Hot climates lose energy in the form of cooling

Tested and Built for Your Climate

All Milgard windows and patio doors are designed to meet tough thermal and solar requirements of state and local jurisdictions. We conduct thermal simulations to improve energy performance in our windows and patio doors so our consumers can enjoy a more comfortable home. We make it easy to meet local energy codes and green building efficiency standards with a selection of performance enhancing features. In fact, Milgard has options available to tailor the components of windows and doors to specific climates—perfectly matching the product to your region's energy needs.

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for the zones shown.

ENERGY STAR® Requirements

Zone	U-Factor	SHGC	Your energy efficient windows could include one or more of the following features based on your climate.
ENERGY STAR v6 Northern	0.27	-	SunCoat® or SunCoatMAX® EdgeGardMAX® Argon or Krypton 4th Surface
ENERGY STAR v6 North-Central	0.30	0.40	
ENERGY STAR v6 South-Central	0.30	0.25	
ENERGY STAR v6 Southern	0.40	0.25	

Milgard Energy Performance Options

Zone	U-Factor	SHGC
ENERGY STAR v6 Northern	0.27	-
ENERGY STAR v6 North-Central	0.3	0.4
ENERGY STAR v6 South-Central	0.3	0.25
ENERGY STAR v6 Southern	0.4	0.25
R5	0.20	

Your energy efficient windows could include one or more of the following features based on your climate:

SunCoat® or SunCoatMAX® Low-e coatings

EdgeGardMAX® spacers

Argon or Krypton gas-filled

4th Surface

Triple Glaze

ENERGY STAR

Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darksky certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

Specifications

Dimensions

Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49

Details

Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product Type	Cylinder Lights	Fixture Color/Finish	Black
Fixture Material	Aluminum	Glass/Lens Type	Frosted
Light Bulb Type Included	Integrated LED	Light Output (lumens)	360
Maximum Wattage (watts)	0	Number of Bulbs Required	0
Watt Equivalence	60		
Outdoor Lighting Features	Dark Sky,Weather Resistant,Weather Resistant		
Power Type	Hardwired		
Product Weight (lb.)	2.29lb		
Style	Modern		

REVISIONS

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New Residence for
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Miramar, CA

Details - Products

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE:
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A5.01
OF SHEETS

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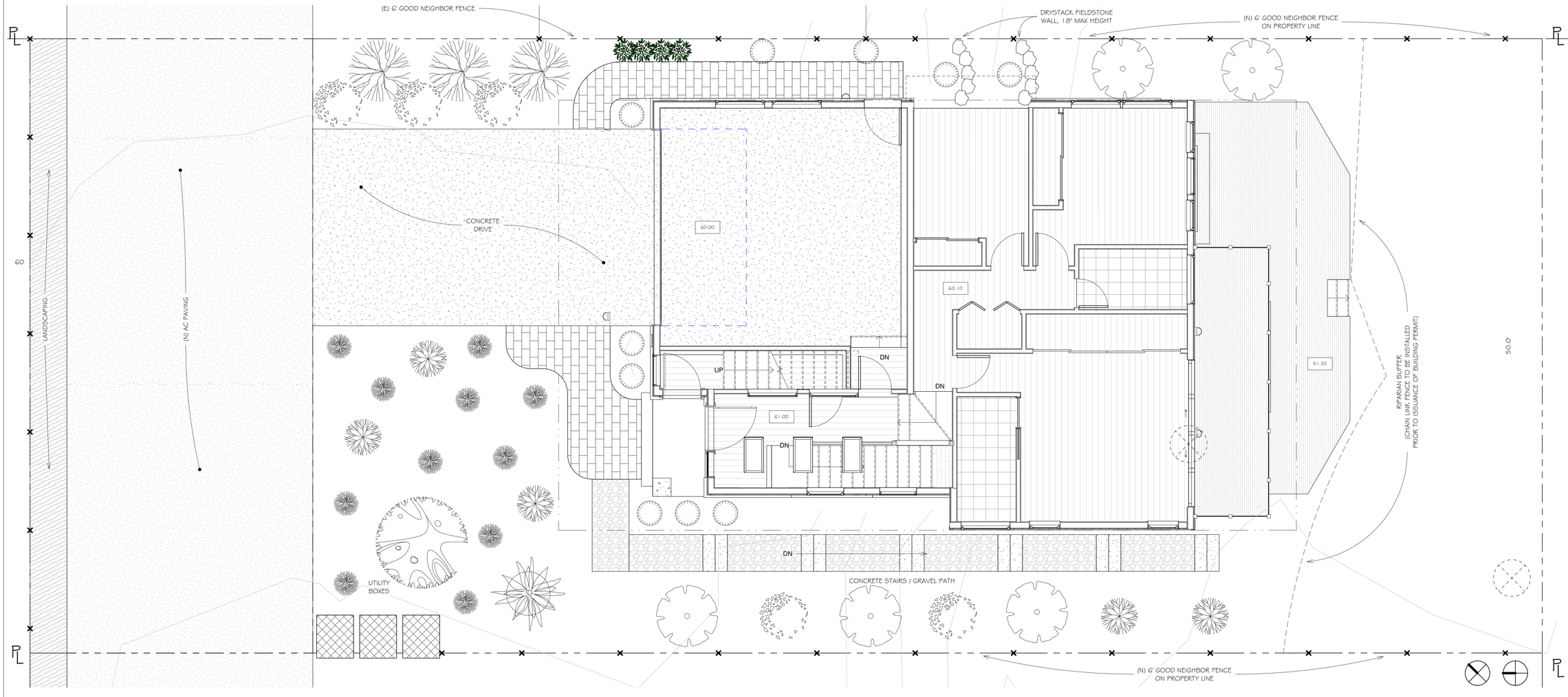

1 Site - Landscaping - DD
1/4" = 1'-0"

PLANT LIST

	NAME	COMMON NAME	QTY/SIZE	WI	TYPE
	ARBUTUS UNEDO	STRAWBERRY TREE	1 - 15 GAL	L	TREE
	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	5 - 5 GAL	L	SHRUB
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 - 5 GAL	L	SHRUB
	AGONIS FLEXUOSA	PEPPERMINT TREE	1 - 5 GAL	L	TREE
	HAKEA SUAVEOLENS	SWEET HAKEA	3 - 5 GAL	L	SHRUB
	AZARA MICROPHYLLA	BOXLEAF AZARA	1 - 5 GAL	L	SHRUB
	COTONEASTER LOW FAST	COTONEASTER 'LOW FAST'	11 - 1GAL	L	GROUND COVER
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	10 - 1 GAL	L	GROUND COVER
	MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	5 - 1 GAL	L	GROUND COVER

TOTAL PLANTS : 2 - 15 GAL
15 - 5 GAL
26 - 1 GAL

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1000 SQFT TO A DEPTH OF 6" INTO LANDSCAPE AREA
2. A MINIMUM OF A 3" LAYER OF MULCH SHOULD BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF CREEPING GROUND COVER OR TURF

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO PER APPENDIX D

SIGNATURE : DATE : 06/24//2020

- ALL PLANTINGS TO BE HAND WATERED
- MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SHORT FORM PRESCRIPTIVE COMPLIANCE

MWELO APPLICANT: JERRY ALAN WHITING
FLORA FARM
340 PURISSIMA ST
HALF MOON BAY, CA 94019
LIC #549103
650.676.5801
florafarmhmb@yahoo.com

THIS PROJECT INCORPORATES LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL LANDSCAPE AREA : 1890 SQFT
SPECIAL LANDSCAPE AREA : N/A
WATER TYPE : POTABLE
WATER PURVEYOR : MWSD

SIGNATURE :

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Landscape Plans

LICENSED ARCHITECT
EDWARD C. LOVE
No. C23077
Ren. 1/31/21
STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: L1.01
OF SHEETS

S:\Client Projects 2020\3rd Ave - Lot 2\Revit\3rdAve.rvt

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

ENVIRONMENTAL CONSULTANTS

January 25, 2016

Stephen Semprevivo
720 Mill Street
Half Moon Bay, CA 94019

Re: Biological Constraints and Environmentally Sensitive Habitat Areas Assessment for APN 048-042-280 and -290 Half Moon Bay, San Mateo County, California

Dear Mr. Semprevivo,

The purpose of this letter is to inform you of the results of the biological constraints and Environmentally Sensitive Habitat Area (ESHA) assessments at two undeveloped parcels (APN 048-042-280 and 048-042-290) located at the end of 3rd Avenue, Half Moon Bay, San Mateo County, California (Figure 1). Construction of residences is proposed on the parcels (Project). The assessment encompassed both parcels and the surrounding 50 feet (Study Area) to identify any potential sensitive habitats in the vicinity. The purpose of these assessments is to comply with the San Mateo County Midcoast Local Coastal Program (LCP).

Figures are provided in Attachment A, the list of observed species from the 2015 site assessment are provided in Attachment B, and photographs depicting the current Study Area conditions are provided in Attachment C.

Survey Methods

A site visit to the Study Area was made on December 31, 2015 by WRA biologist Erich Schickenberg (wetland and plant ecologist) and reviewed by Patricia Valcarcel (wildlife biologist). Prior to the site visit, a review was conducted of background information including:

- San Mateo County Midcoast Local Coastal Program (LCP) biological resources policies
- San Mateo County Heritage Tree Ordinance
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2015)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2015)
- U.S. Fish and Wildlife Service (USFWS) 7.5' Quadrangle Species Lists for the Montara Mountain and Half Moon Bay quadrangles (USFWS 2015)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication "California Bird Species of Special Concern" (Shuford and Gardali 2008)
- CDFG publication "Amphibians and Reptile Species of Special Concern in California" (Jennings 1994)
- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)

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

The Study Area was traversed on foot by the WRA biologist and examined for: (a) sensitive natural communities as defined by the CDFW and LCP and, (b) for the presence, and potential to support, special-status plant and wildlife species. Vegetation within the Study Area and vicinity was also evaluated for riparian habitat criteria and/or unvegetated streams as defined by the LCP. If a special-status species was observed during the site visit, its presence is recorded and discussed further below. For some species, a site assessment visit at the level conducted for this report may not be sufficient to determine presence or absence of a species to the specifications of regulatory agencies. In these cases, a species may be assumed to be present or further protocol-level special-status species surveys may be necessary. Special-status species for which further protocol-level surveys may be necessary are described further below.

Survey Results

Study Area Description

The Study Area is located at the end of 3rd Avenue in the Miramar neighborhood of Half Moon Bay. It consists of undeveloped ruderal uplands and Arroyo de en Medio, an intermittent stream. The southern portion of the Study Area is a mix of several vegetation types, including blue gum (*Eucalyptus globulus*) grove, ruderal/disturbed and arroyo willow scrub. Within the ordinary high water mark (OHWM) of Arroyo de en Medio minimal riparian vegetation is present except a small patch of arroyo willow scrub in the south. Wetland plants seen within the OHWM include water parsley (*Oenanthe sarmentosa*, OBL), California figwort (*Scrophularia californica*, FAC), dock (*Rumex pulcher*, FAC), and arroyo willow (*Salix lasiolepis*, FACW). Non-wetland plants within the OHWM include California blackberry (*Rubus ursinus*), English ivy (*Hedera helix*), veldt grass (*Ehrharta erecta*), sour clover (*Oxalis pes-carpe*), garden nasturtium (*Tropaeolum majus*), tower-of-jewels (*Echium* sp.), and cape ivy (*Delairea odorata*). Four 36-inch diameter breast height (dbh) Monterey pine trees and one 72-inch dbh Monterey cypress occur within the Study Area. The Study Area is bounded by residential development and neighborhood roads.

Vegetation Communities

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

Non-Sensitive Vegetation Communities

The ruderal/disturbed vegetation is the dominant vegetation within the Study Area, and it encompasses approximately 0.47 acre. Non-native forbs dominate the ruderal vegetation. The ruderal uplands are dominated by weedy vegetation including ripgut brome (*Bromus diandrus*), slender oats (*Avena barbata*), garden nasturtium, tower-of-jewels, and sour clover. Several large, dead or decadent Monterey Pine (*Pinus radiata*) trees are present in this ruderal upland

area. The slopes leading down to Arroyo de en Medio creekbed are covered in veldt grass (*Ehrharta erecta*), garden nasturtium, cape ivy, poison oak (*Toxicodendron diversilobum*), and sour clover.

The blue gum grove is located along the Arroyo de en Medio at the eastern portion of the Study Area and encompassing approximately 0.10 acre. The blue gum grove forms an intermittent to dense canopy over the stream, depositing large amounts of litter within and along the banks. Blackwood acacia (*Acacia melanoxylon*) and silver wattle (*Acacia dealbata*) are also present in the canopy. The understory is sparse California blackberry, English ivy and cape ivy. One small arroyo willow and one California coffeeberry (*Frangula californica*) are present in this area.

Sensitive Vegetation Communities and Wetland and Waters Features

Approximately 0.01 acre of arroyo willow scrub is located in the southeast corner of the Study Area. Arroyo willow canopy is over 50 percent cover and considered a riparian corridor and Sensitive Habitat Area per the LCP. Understory is sparse with little to no cover, however edges around the arroyo willow scrub have an intermittent cover of garden nasturtium, California blackberry and cape ivy.

Riparian Corridor

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

Pursuant to the LCP, riparian corridors are defined as an association of plant and animal species containing at least 50 percent cover of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. For perennial streams, the LCP requires a buffer 50 feet outward from the limit of riparian vegetation. For intermittent streams, the LCP requires a buffer 30 feet outward from the limit of riparian vegetation. Where no riparian vegetation exists, buffer zones along intermittent streams extend 30 feet from the stream midpoint as shown in Figure 2.

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

Riparian Corridor and Buffer Zones Applicable to the Study Area

Arroyo de en Medio drains west to the Pacific Ocean; however, it is dammed approximately 1.5 miles upstream from the Study Area. The portion of Arroyo de en Medio adjacent to the Study Area contained a small amount of running water at the time of the site visit on December 31, 2015. Based on available USGS topographic maps (USGS 1991) and aerial photographs (Google Earth 2015), Arroyo de en Medio is considered intermittent waters. Accordingly, a 30-

foot setback from edge of riparian is required. The arroyo willow identified in the Study Area is considered a riparian corridor under the LCP; however, a majority of the Arroyo de en Medio in the Study Area does not contain riparian vegetation and in these areas the buffer is extended 30-feet from the midpoint of the creek (Figure 2). For the purposes of this assessment, the limit of riparian vegetation is defined as the dripline of the arroyo willows to encompass the riparian corridor and sensitive habitat definitions in the LCP.

Special-Status Species

Special-Status Plants

Based upon a review of the resources and databases discussed previously, all special-status plant species documented in the vicinity of the Study Area were assessed. Figure 3 shows occurrences documented within 2 miles of the Study Area in the CNDDB (CDFW 2015). No special-status plant species were observed in the Study Area. Many species requiring certain habitat types not present in the Study Area, such as serpentine endemics and plants requiring coastal bluff or scrub habitats, were determined to have no potential to occur. Of the 27 special-status plant species evaluated, all were determined to have no potential or a low potential to occur based on the high disturbance levels in and around the Study Area and/or a lack of suitable habitat components in the Study Area. Although the site visit did not constitute a protocol-level rare plant survey, no special-status plants or their habitats were observed.

San Mateo County Heritage Tree and Significant Tree Ordinances

Pursuant to the County of San Mateo Heritage Tree Ordinance (Ordinance No. 2427), "Heritage" trees may be subject to regulation under the tree ordinance pursuant to the ordinance. Several native species above certain diameter breast height (dbh) are considered "Heritage" trees and include madrone, coast live oak, and California bay laurel trees. Permits may be required by the County for the trimming or removal of trees which qualify for heritage status under the Ordinance. Under the same ordinance, "Significant" trees are subject to regulation. "Significant" trees are any species which have dbh 38 inches or greater. The trees currently within the Study Area are silver wattle, blackwood acacia, white alder (*Alnus rhombifolia*), blue gum, California coffeeberry, Monterey cypress (*Hesperocyparis macrocarpa*), arroyo willow, lollypop tree (*Myoporum laetum*), Monterey pine (*Pinus radiata*), and coast redwood *(Sequoia sempervirens*). None of these species are covered under the San Mateo County Heritage Tree Ordinance; therefore no "Heritage" trees occur in the Study Area. However, one 72-inch Monterey cypress does occur in the Study Area and is considered a "Significant" tree. Removal of this tree may require a permit.

Special-Status Wildlife

Based upon a review of the databases and literature, 39 special-status wildlife species have been documented to occur in the vicinity of the Study Area. Figure 3 shows occurrences documented within 2 miles of the Study Area in the CNDDB (CDFW 2015). Of the 39 special-status wildlife species documented to occur in the vicinity, only one species, Allen's hummingbird (*Selasphorus sasin*), has a moderate potential to occur within the Study Area and is discussed further below. Most species do not have potential to occur because a lack of suitable habitat including no aquatic features for breeding, no serpentine habitat, no dense

understory vegetation, and barriers to dispersal. Cavities are not present in the trees within the Study Area; therefore, the Study Area is unlikely to support cavity nesting bird or bat species.

California red-legged frog (*Rana draytonii*; CRLF) is unlikely to be present because of a lack of suitable pond breeding habitat in the vicinity of the Study Area. Typical CRLF breeding habitat is characterized by deep and still or slow-moving water associated with emergent marsh and/or riparian vegetation. CRLF often seek upland refugia during the dry months, over-summering in small mammal burrows, moist leaf litter, incised stream channels, or large cracks in the bottom of dried ponds (Jennings and Hayes 1994). Adult and sub-adult CRLF may disperse between breeding habitats and nearby riparian and/or estivation habitats during the respective rainy season and summer. During such dispersals, frogs can travel up to one mile over a variety of topographic and habitat types during rain events or wet weather (Bulger et al. 2003, Fellers and Kleeman 2007, USFWS 2010); however, typical dispersal distances are less than 0.5 mile (Fellers 2005). Dispersal habitat is defined as accessible upland or riparian habitats between occupied locations within one mile of each other that allow for movement between these sites and do not contain barriers to movement (USFWS 2010). Moderate to high density urban or industrial developments, large reservoirs and heavily traveled roads without bridges or culverts are considered barriers to dispersal (USFWS 2010). Arroyo de en Medio in the vicinity of the Study Area is an intermittent creek and does not contain suitable breeding habitat based upon water levels and vegetation. The lower Arroyo de en Medio system is not known to support CRLF (CDFW 2015), and urban development is present between the Study Area and occupied habitats one mile to the northeast and southeast. Based upon the intermittent status of Arroyo de en Medio and the lack of suitable breeding habitat in the vicinity of the Study Area, it is unlikely CRLF is present within the Study Area and unlikely to use this section of Arroyo de en Medio as dispersal habitat.

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

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

nest in suburban habitats in the vicinity. Allen's hummingbird has a high potential to nest in the arroyo willow scrub and blue gum grove within the Study Area.

Impacts and Recommendations

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

Riparian Corridor

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

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

Special-Status and Non-Special-Status Nesting Birds

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

- Trees or shrubs proposed for removal or trimming should be removed or trimmed during the bird non-nesting season (September 1 – February 14).
- If tree or shrub removal or Project activities are initiated during the nesting season (February 15 – August 31), a pre-construction nesting bird survey is recommended to avoid impacts to both special-status and non-special-status bird species.
    - If active nests are observed, a qualified biologist will determine suitable buffers based upon nest location and bird species. Buffers will be dependent upon species, nest location and project activities, but may range between 25-75 feet for passerine birds and up to 250 feet for raptors.

Summary

Based upon a review of databases and a site visit to the Study Area on December 31, 2015, one sensitive habitat is present within the Study Area, the Arroyo de en Medio riparian corridor. It is recommended that any proposed construction or project activities maintain a 30-foot setback from the riparian corridor as shown in Figure 2. Avoidance of the bird nesting season or pre-construction surveys for nesting birds are recommended for tree or shrub removal and initiation of Project activities. No special-status plant species have potential to be present. No rare, endangered, or unique species have potential to be present. No heritage trees are present; however, one "Significant" tree is present. If the tree is planned for removal, it may require a permit from the County of San Mateo. No further measures are recommended.

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

Sincerely,

Patricia Valcarcel
Wildlife Biologist

Enclosures:

Attachment A - Figures
Attachment B - List of Observed Species
Attachment C - Study Area Photographs

References

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

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

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U.S. Geological Survey (USGS). 1991. Montara Mountain. 7.5 minute topographic map. Available at: http://www.usgsquads.com/index.php. Accessed December 2015.

Attachment A

Figures

This map may contain data from publicly available sources including, but not limited to, parcel boundaries. These data sources may be inaccurate. They are intended for reference purposes only and do not represent legal boundaries or absolute locations.

Figure 1. Study Area Location Map

N
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wra
ENVIRONMENTAL CONSULTANTS

Third Ave Miramar ESHA Assessment
Half Moon Bay, California

0 875 1,750 3,500
Feet

Map Prepared Date: 1/20/2016
Map Prepared By: Fhourigan
Base Source: Esri Streaming - National Geographic
Data Source(s): WRA

Path: L:\Acad 2000 Files\25000\25337\GIS\ArcMap\LocationMap.mxd

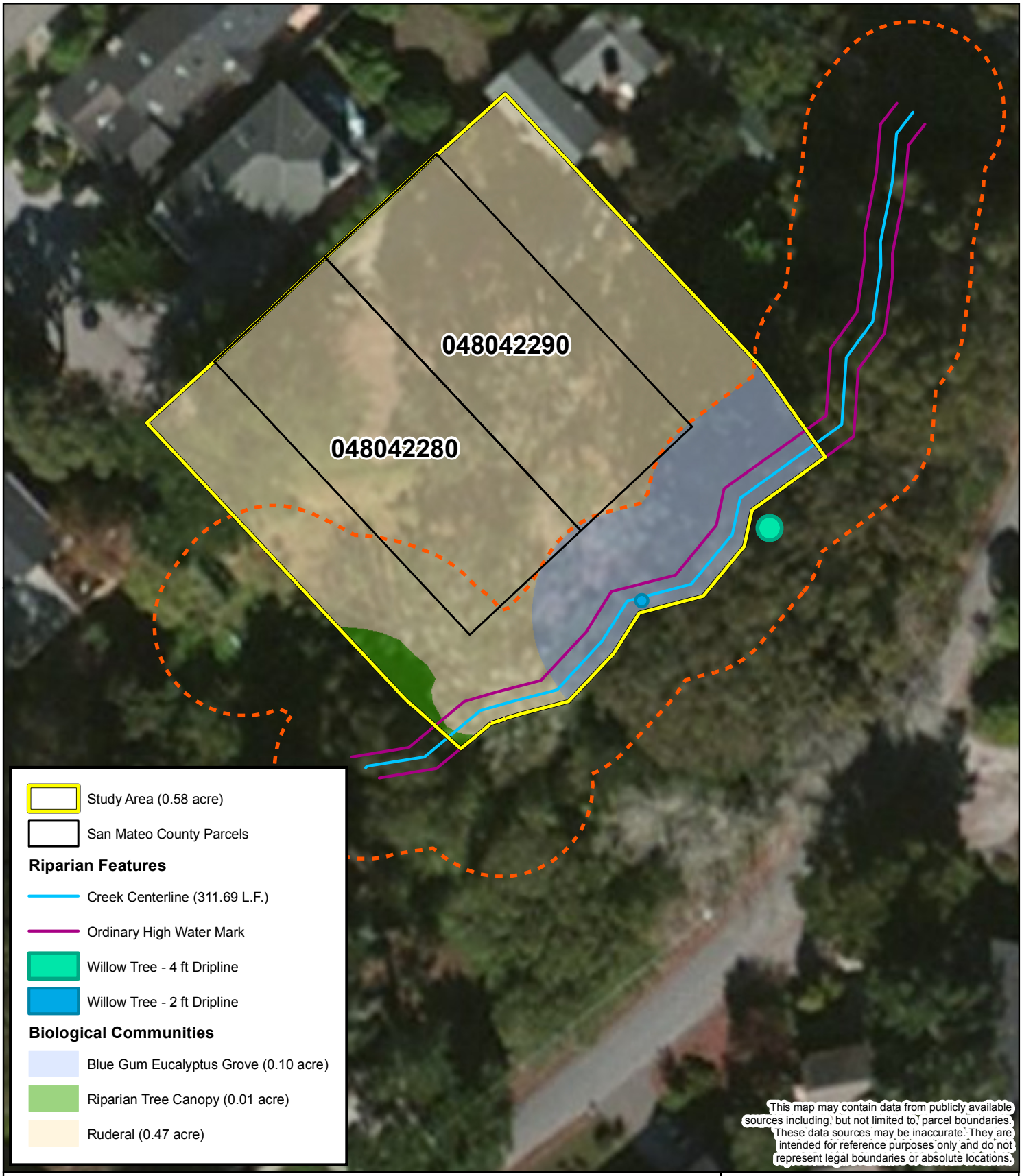

Figure 2. Biological Communities Map

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ENVIRONMENTAL CONSULTANTS

Third Avenue Miramar ESHA Assessment
Half Moon Bay, California

0 10 20 40
Feet

Map Prepared Date: 1/25/2016
Map Prepared By: MRochelle
Base Source: Esri Streaming - Microsoft 2010
Data Source(s): WRA, San Mateo County

Path: L:\Acad 2000 Files\25000\25337\GIS\ArcMap\BioComm.mxd

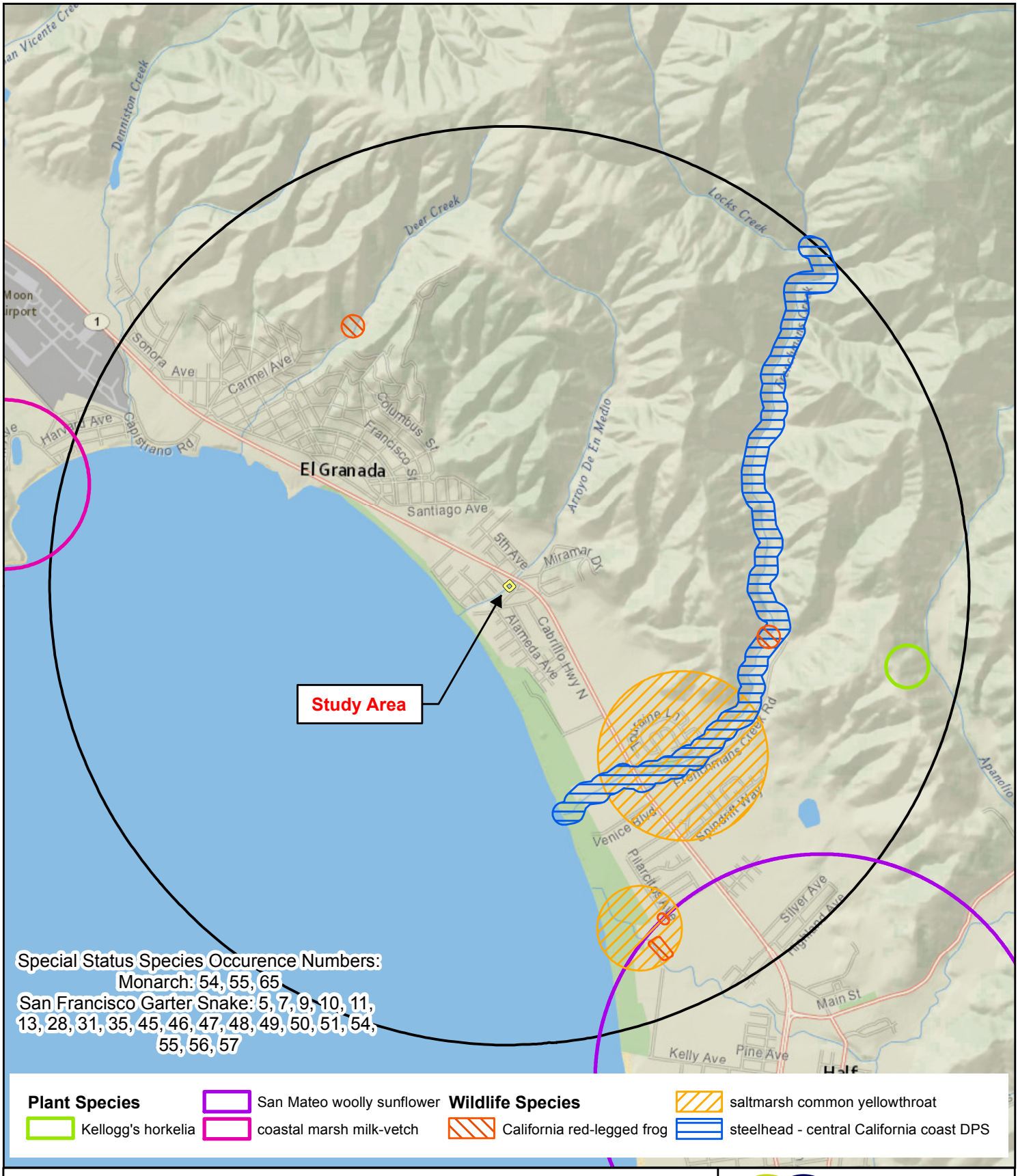

Figure 3. Special Status Plant and Wildlife Species within 2 miles of the Study Area

Third Ave Miramar ESHA Assessment
Half Moon Bay, California

0 0.25 0.5 1 Miles

ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 1/19/2016
Map Prepared By: Fhourigan
Base Source: Esri, National Geographic
Data Source(s): WRA, CNDDB

Path: L:\Acad 2000 Files\25000\25337\GIS\ArcMap\CNDDB_Plants.mxd

Attachment B

List of Observed Species

Attachment B. Plant Species Observed in the Study Area on December 31, 2015.

Family	Scientific Name	Common Name
Adoxaceae	*Sambucus racemosa*	Red elderberry
Aizoaceae	*Carpobrotus chilensis*	Sea fig
Apiaceae	*Conium maculatum*	Poison hemlock
Apiaceae	*Daucus carota*	Carrot
Araceae	*Zantedeschia aethiopica*	Callalily
Araliaceae	*Hedera helix*	English ivy
Asteraceae	*Delairea odorata*	Cape ivy
Asteraceae	*Erigeron canadensis*	Canada horseweed
Asteraceae	*Eriophyllum staechadifolium*	Lizard tail
Betulaceae	*Alnus rhombifolia*	White alder
Boraginaceae	*Echium pininana*	Pine echium
Brassicaceae	*Nasturtium officinale*	Watercress
Brassicaceae	*Raphanus sativus*	Jointed charlock
Cornaceae	*Cornus sericea ssp. sericea*	Red osier dogwood
Cucurbitaceae	*Marah fabacea*	California man-root
Cupressaceae	*Hesperocyparis macrocarpa*	Monterey cypress
Cupressaceae	*Sequoia sempervirens*	Coast redwood
Cyperaceae	*Cyperus eragrostis*	Tall cyperus
Dryopteridaceae	*Polystichum munitum*	Western sword fern
Fabaceae	*Acacia dealbata*	Silver wattle
Fabaceae	*Acacia melanoxylon*	Blackwood acacia
Iridaceae	*Chasmanthe floribunda*	African cornflag
Myrtaceae	*Eucalyptus globulus*	Blue gum
Onagraceae	*Epilobium ciliatum ssp. ciliatum*	Willow herb
Oxalidaceae	*Oxalis pes-caprae*	Bermuda buttercup
Papaveraceae	*Fumaria officinalis*	Fumitory
Pinaceae	*Pinus radiata*	Monterey pine
Poaceae	*Bromus diandrus*	Ripgut brome
Poaceae	*Ehrharta erecta*	Upright veldt grass
Polygonaceae	*Persicaria hydropiper*	Common smartweed
Polygonaceae	*Rumex crispus*	Curly dock
Polygonaceae	*Rumex pulcher*	Fiddleleaf dock
Rhamnaceae	*Frangula californica*	California coffeeberry
Rosaceae	*Rubus ursinus*	California blackberry
Salicaceae	*Salix lasiolepis*	Arroyo willow
Scrophulariaceae	*Myoporum laetum*	Ngaio tree
Scrophulariaceae	*Scrophularia californica*	California bee plant
Solanaceae	*Solanum douglasii*	Douglas' nightshade
Tropaeolaceae	*Tropaeolum majus*	Garden nasturtium
Urticaceae	*Urtica dioica*	Stinging nettle

Attachment C

Representative Photographs

Photo 1. Photo of upland ruderal areas dominated by weedy grasses and forbs. Photo taken in westerly direction

Photo 2. Photo showing ruderal upland area. Arroyo de en Medio is on the right. Photo taken in easterly direction.

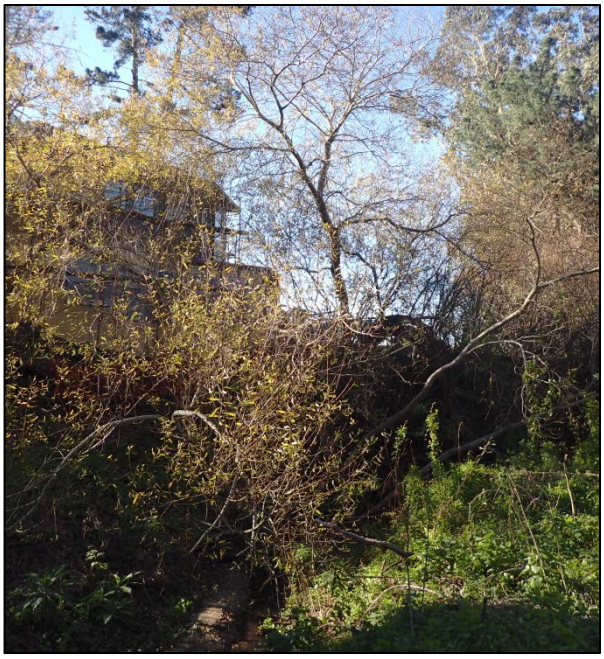

Photo 3. Photo showing arroyo willow scrub along Arroyo de en Medio on the western side of the Study Area. Photo taken in a south west direction.

Photo 4. Photo showing Arroyo de en Medio. The Study Area is on the right . Photo taken in a westerly direction.

Camille Leung

From: Patricia Valcarcel <valcarcel@wra-ca.com>
Sent: Wednesday, October 7, 2020 1:29 PM
To: Camille Leung
Cc: Camille Leung; Rita Semprevivo; edwardclovearch@gmail.com; Steven Cognac
Subject: APN 048-042-290 - Third Ave, Miramar riparian update
Attachments: Fig 2 - Biological Communities Map_v2.pdf

Hi Camille,
A WRA biologist visited APN 048-042-290 on Third Ave in Miramar this morning to inspect the area for riparian vegetation as defined in the San Mateo County LCP.

No riparian vegetation was observed along Arroyo de en Medio in the vicinity of the parcel. Site conditions remain unchanged since the 2016 report. The Arroyo de en Medio is immediately adjacent to the parcel and was dry at the time of the site visit. It is an intermittent stream based on USGS topographic maps and previous site visits. Per the LCP, the setback for intermittent streams is 30 feet, and in locations with no riparian vegetation, the setback from stream habitat extends from the centerline of the stream. I have attached the figure from the 2016 report showing the creek centerline and setback for this and the adjacent parcel.

Let us know if you have any questions on the site visit results.
Thanks,

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