

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

**DATE:** August 2, 2018

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit and Grading Permit, pursuant to Zoning Regulations Section 6328.4 and County Ordinance Code Section 9283, for 251 cubic yards of grading to construct a 1,465 sq. ft. barn and associated improvements at 1585 Sunshine Valley Road (vacant property) in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00331 (Starritt Trust/Smith)

**PROPOSAL**

The applicant proposes to construct one 1,465 sq. ft. barn on the property for an agricultural operation to grow succulent plants, grading for a 100-foot long access driveway to the barn, proposed parking area, and removal of five trees. The barn will be used to house a tractor, truck, and equipment used for the agricultural operation. There is an existing well on-site (housed in a shed) approximately 65 feet from the front property line and located adjacent to the western property line. The well house exists on the property and will be approximately 44 feet west of the proposed barn. The domestic well was approved in 2010 (PLN 2010-00103). A new access driveway is proposed and grading is required in order to comply with Cal-Fire standards for emergency access requirements. Grading includes 251 cubic yards (150 cubic yards of cut; 101 cubic yards of fill) to construct the barn and associated improvements. Building Permit BLD 2018-00866 has been submitted.

Three Monterey pine trees are proposed for removal (12", 12", and 48" diameter at breast height (dbh)) and two 24" eucalyptus trees require removal in order to install a proposed drainage energy dissipater.

The applicant currently supplies succulents to a specialty retail nursery on Highway 92 in Half Moon Bay and is proposing to grow succulents (in ground) on the subject property to supply the increased demand. No on-site sales are proposed on the subject property.

## **RECOMMENDATION**

That the Zoning Hearing Officer approve the Coastal Development Permit and Grading Permit, County File Number, PLN2017-00331, by making the required findings and adopting the conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Olivia Boo

Applicant: Therese Smith

Owner: Starritt Trust

Location: 1585 Sunshine Valley Road, Moss Beach

APN(s): 037-053-080

Size: 1.15 acres

Parcel Legality: Legal Parcel (approved subdivision X6E 2150).

Existing Zoning: RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development)

General Plan Designation: Very Low Density Residential

Sphere-of-Influence: Half Moon Bay

Williamson Act: Not contracted.

Existing Land Use: Domestic well, vacant.

Water Supply: Domestic well (County File Number PLN 2010-00103)

Sewage Disposal: There is no sewer service or septic system currently associated with this property. No septic system is proposed. The proposal includes a portable toilet requiring a San Mateo County Certified Pumper contractor to service the toilet.

Flood Zone: FEMA flood Zone A (areas subject to inundation by the 1-percent-annual-change flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply). FEMA flood panel 06081C011F; effective date August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 consists of construction of a new small facility or structure.

Setting: The property is surrounded by single-family residences to the north, west and south. San Vicente Trail (San Mateo County Linear Park and Trail Plan) and undeveloped area exists behind the property, west of the parcel. The first approximate 20 feet of the parcel slopes downward (approximate 5 to 10 percent slope) from Sunshine Valley Road (to the west) with the parcel becoming flat as it continues toward the rear of the property where Dean Creek crosses. Multiple mature trees, consisting of eucalyptus and Monterey pine, are located with the first 60 feet of the property. There is riparian vegetation at the rear south corner of the parcel adjacent to the creek. The domestic well/well house is located at approximately 65 feet from the front property line.

Chronology:

<u>Date</u>	<u>Action</u>
August 16, 2017	- Application received.
December 11, 2017	- Deemed Incomplete.
April 18, 2018	- Deemed Complete.
April 27, 2018	- Building Permit application submitted.
June 7, 2018	- Received revised arborist report and revised site plan per Cal-Fire Requirements. Project revised to include a Grading Permit.
August 2, 2018	- Zoning Hearing Officer Public Hearing

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Compliance with the General Plan

Staff has determined that the proposed project complies with all applicable County General Plan policies, specifically:

##### a. Vegetative, Water, Fish, and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates development activities adjacent to sensitive habitats in order to protect rare, endangered, and unique plants and animals from reduction, degradation, and a decrease in biological productivity.

The parcel is identified on the General Plan Sensitive Habitats map as containing a riparian corridor in the area of the drainage channel at the rear of the parcel. The submitted Biological report (Report), prepared by WRA Environmental Consultants, found four primary biological communities on the property as well as protected species located in the Study Area (project site). The biological communities noted consist of a grove of mixed non-native trees (eucalyptus and Monterey pine with the understory dominated by non-native herbs, panic veldtgrass and harding grass), non-native grassland (including poison hemlock, common velvet grass), arroyo willow riparian, and an intermittent stream. The grove and the grassland are not considered sensitive; the intermittent drainage and associated riparian are sensitive.

### *Riparian Corridor*

An intermittent drainage, depicted on the National Wetland Inventory (NWI) online maps (USFWS 2016), crosses the rear portion of the parcel and is considered intermittent under the County Local Coastal Program (LCP). As discussed in the Report, the stream has a shallow ditch with high vegetated banks, approximately 12 inches high, and an 8- to 16-inch wide bed. The small size of the channel and lack of wetland vegetation on the bed or banks indicate that the flow is intermittent, not perennial.

Riparian vegetation, meeting the County's LCP definition, is present along a portion of the intermittent drainage. Wetlands, meeting LCP, state, or federal definitions, were not observed in the Study Area. Soils on the site are not mapped as hydric and do not have morphology that meets any of the National Resource Conservation Service (NCRS) or Corps Hydric Soil Field indicators. As required by General Plan Policies 1.28 (*Regulate Development to Protect Sensitive Habitats*) and 1.29 (*Establish Buffer Zones*), a 30-foot buffer from the edge of riparian vegetation is required and noted on the proposed site plan. All development will occur outside of the buffer zone, consistent with the above policies.

The Report also noted that due to the disturbance within and adjacent to the Study Area, it is not likely that the site provides habitat for rare or endangered plant or wildlife species since most of the area is vegetated with weedy non-native species, and the surrounding adjacent parcels are developed with single-family residences and horse stables. Further, the nature of the drainage, as intermittent, is not likely to hold water for a suitable duration to provide the California red-legged frog with breeding or aquatic habitat.

### *Sensitive Habitats*

Trees and shrubs in the Study Area may provide suitable nesting habitat for the Migratory Bird Treaty Act protected bird species. However, the project site does not provide habitat for coastal and offshore migratory birds (the trees within the Study Area do not meet the definition of sensitive habitats under the County's LCP). The biologist recommends tree removal to occur outside of the breeding season (September 1 - February 15) and, if infeasible, that pre-construction surveys be conducted, and for a 50-foot buffer of occupied nests be observed. A condition is included in Attachment A addressing the biologist's recommendation.

The Report concluded that the project will not create impacts to sensitive natural resources located or potentially located on the property provided that the above mitigation measures (30-foot riparian buffer, tree removal outside of breeding season) are implemented.

b. Visual Quality Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships, and other aesthetic considerations.

Barn construction is of a typical kit barn (prefabricated) construction and will be located downslope from Sunshine Valley Road to minimize visual impacts as seen from the public right-of-way. The 21-foot tall barn consists of one full ground floor and an upper clerestory to house equipment associated with the proposed agricultural use. The barn will be painted or constructed using earth tone colors to blend with the natural surroundings. All external lighting is conditioned to be downward lit and focused within the property so as not to impact adjacent neighbors.

Policies 4.25 (*Location of Structures*), 4.26 (*Earthwork Operations*), and 4.29 (*Trees and Vegetation*) seek to keep grading operations to a minimum, blend with adjacent landforms, conform with the natural vegetation, and preserve trees and natural vegetation except where removal is required for approved development or safety and to replace vegetation and trees removed during construction wherever possible.

Earthwork for the barn and driveway development will be minimal (251 cubic yards) and follow the existing topography in order to construct the access driveway, parking area, and barn. Tree and vegetation removal is proposed only in the area of the development and includes the removal of three Monterey pine trees (12", 12", and

48" dbh) and two 24" eucalyptus trees. The submitted arborist report evaluated the pine trees and noted that the Monterey pine trees are infested with pine pitch canker, dying, weak, and susceptible to limb drop and total tree failure. The two eucalyptus trees are in the path of a proposed energy dissipater and will need to be removed. The remaining trees will require tree protection measures to be installed during the construction phase and a pre-site inspection, prior to building permit issuance, to verify that appropriate tree protection measures have been installed per the building plans. The project is conditioned to require the submittal of a revegetation plan, as part of the building permit, identifying 15-gallon size tree replanting (1:1 ratio) of native, non-invasive species compatible with the surrounding vegetation in compliance with the above policies. As proposed and conditioned, the project is in conformance with the above policies.

c. Natural Hazards

Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) seeks to define the scope of geotechnical hazards and appropriate locations for structures on a specific site and suitable mitigation measures. The parcel is not located in a mapped liquefaction or landslide area. Review of the submitted geotechnical report by the Geotechnical Section indicates that the soils present on the project site present a high susceptibility for liquefaction. However, since all proposed structures are not for habitable use, no further requirements for additional geotechnical investigation are necessary. The Geotechnical Section has granted approval to both the planning permit and building permit (BLD 2018-00866).

Policy 15.47 (*Review Criteria for Location Development in Areas of Special Flood Hazard*) discusses retaining natural floodplains and guiding development to areas outside of areas of special flood hazard. The majority of the property is located in a mapped FEMA flood hazard Zone A (no base flood elevations (BFE) or flood depths have been established by FEMA). The applicant has provided an elevation certificate prepared by an engineer which identifies the BFE at 194.8. At its lowest elevation, the development is proposed at an elevation of 196.0 which is above the base flood elevation of 194.8. Construction of the project has been reviewed by the Building Official/Floodplain Administrator and has been granted conditional approval because the project will be constructed above the BFE and will not impact or alter flood waters.

2. Compliance with the Local Coastal Program

Staff has determined that the project is compliant with applicable Local Coastal Program (LCP) Policies, discussed below.

a. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) and Policy 7.3 (*Protection of Sensitive Habitats*) define sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable, any area which meet specific sensitive habitat criteria and to prohibit any development that would significantly impact sensitive habitats. As previously discussed, the submitted biologist report identified a 30-foot buffer from the riparian corridor consistent with the LCP requirements for intermittent drainage and streams. The report also identifies timing mitigation for the removal of the five trees to occur outside of the nesting season, and this has been added as a condition of approval. As proposed and conditioned, the project will not have significant adverse impacts on sensitive habitats.

b. Visual Resources Component

Policy 8.5 (*Location of Development*) requires new development to be located on a portion of a parcel where the development is least likely to significantly impact views from public viewpoints and best preserves the visual and open space qualities of the parcel overall.

The prefabricated agricultural barn will be located downslope of Sunshine Valley Road (not within a scenic corridor) and partially screened by existing mature trees. The location of the development will not significantly impact the rural landscape views from the public right-of-way. Access is proposed along the west side of the property with the parking area and barn located toward the upper center of the building envelope. This location provides a safe access to the development while meeting setbacks and retaining the remainder of the 1.15-acre parcel for protection of sensitive habitats and agricultural use.

Policy 8.6. (*Streams, Wetlands, and Estuaries*) requires development to be set back from the edge of streams and other natural waterways, a sufficient distance to preserve the visual character of the waterway.

The intermittent drainage channel toward the rear of the property is a sensitive habitat which requires development to maintain a 30-foot buffer from the channel. The barn will be setback 18 feet from the 30-foot buffer and the lower portion of the driveway will be placed

5 feet from the 30-foot buffer to protect and preserve the visual character of the drainage channel. Prior to construction, the project is conditioned to include a visible buffer such as an installed chain link fence or an orange construction fence so that the 30-foot buffer is physically visible and construction does not encroach into the buffer setback. An on-site biologist will perform a pre-construction inspection to ensure that fencing is correctly installed. The applicant will be required to maintain the fencing for the duration of construction.

Policies 8.18 (*Development Design*) and 8.19 (*Colors and Materials*) require the development to blend with and be subordinate to the environmental and the character of the area where located and to employ colors and materials that blend with the surrounding physical conditions of the site. As previously discussed, the kit barn will be constructed using earth tones colors of board and batten exterior construction. The 1,465 sq. ft. barn will be located downslope of the roadway and similar in size and height of one- and two-story single-family residences located along Sunshine Valley Road.

c. Hazards Component

Policy 9.9 (*Regulation of Development in Floodplains*) requires development located within flood hazard areas to employ the standards, limitations, and controls contained in Chapter 35.5 of the San Mateo County Ordinance Code (*Building Regulations*).

As previously discussed, the development will be located above the base flood elevation established in the submitted elevation certificate. Construction of the project has been reviewed by the Building Official/Floodplain Administrator and has been granted conditional approval because the project will be constructed above the BFE and will not impact or alter flood waters.

3. Compliance with the Zoning Regulations

The parcel is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). Construction of agricultural structures and agricultural uses are allowed uses in the RM-CZ District. Compliance with the Development Standards is outlined below:

	<b>Development Standard</b>	<b>Proposed</b>
Minimum Front Setback	50 feet	50 feet
Minimum Rear Setback	20 feet	>20 feet
Minimum Side Setbacks	20 feet	>20 feet
Maximum Height	36 feet	22 feet

## Parking Regulations

The County Parking Regulations do not establish a number of parking spaces for agricultural uses, however, the dimensions of spaces are adopted. The project includes three parking spaces, including one ADA space, that are compliant with the minimum dimensions (9 feet wide x 19 feet deep) as outlined in the Parking Regulations.

### 4. Compliance with the Grading Ordinance

The applicant has submitted a Geotechnical Study, prepared by Sigma Prime Geosciences, Inc., for the project and has found the project site suitable for the proposed construction provided that the recommendation presented in the study are followed during design and construction. The report found that the project site is not located in an Alquist-Priolo special studies zone, has a low likelihood significant damage resulting from differential compaction, and has a low to moderate likelihood of liquefaction. Review by the Geotechnical Section has determined that the soils present a high susceptibility of liquefaction based on the depth of borings. However, since the development is non-habitable, the project will not result in significant adverse impacts. Seismic safety is ensured through the review and issuance of the required building permit subject to applicable California Building Code requirements. Minimal grading and vegetation removal is proposed and is consistent with the intent of the Grading Ordinance.

The following findings must be made by the Zoning Hearing Officer pursuant to Section 9280 of the Grading Ordinance.

**a. That the granting of the permit will not have a significant adverse effect on the environment.**

The project, as proposed and conditioned, limits the area of disturbance to that necessary to construct the barn, access, and parking. All ground disturbance will occur outside of the identified riparian corridor buffer zone, and conditions of approval, requiring tree removal to occur outside of the breeding season for birds, an erosion and sediment control plan, and a revegetation plan (including replacement of native non-invasive trees), will ensure that the project will not have significant adverse effects on the environment.

**b. That the project conforms to the criteria of this chapter (Grading Ordinance Section 9280), including the standards referenced in Section 9296 and that the project is consistent with the General Plan.**

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance. Namely, an erosion and sediment control plan and geotechnical study were submitted and conditions have been placed on the project for fire safety and grading moratoriums. As discussed in previous sections, the proposed grading and site impacts associated with this project are consistent with the County's General Plan and Local Coastal Program policies regarding land use compatibility, sensitive habitats, and development standards to minimize land use conflicts with the natural environment. The project is also consistent with the intent of the Grading Ordinance that calls for the minimization of alterations to topography, and preservation of trees and vegetation. Further, the development will be located beyond the identified riparian corridor buffer zone.

**B. ENVIRONMENTAL REVIEW**

This project is exempt pursuant to Section 15303, Class 3 (*New Construction*), consisting of construction and location of a new small facility or structure. All development will be located outside of the identified riparian corridor and above the identified base flood elevation for the non-habitable structure.

**C. REVIEWING AGENCIES**

Building Inspection Section  
Cal-Fire  
Department of Public Works  
Geotechnical Section  
Environmental Health Division

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map/Site Plan
- C. Elevations
- D. First Floor Plan
- E. Second Floor Plan
- F. Biological Report WRA Environmental Consultants, dated September 22, 2017
- G. Arborist Report

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2017-00331

Hearing Date: August 2, 2018

Prepared By: Olivia Boo  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the project is exempt pursuant to Section 15303, Class 3 (*New Construction*), of the California Environmental Quality Act, consisting of construction and location of a new small facility or structure. All development will be located outside of the identified riparian corridor and above the identified base flood elevation for the non-habitable structure.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. The application forms and required plans have been submitted, reviewed, and determined to be in compliance.
3. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. As proposed and conditioned, the non-habitable structure is compliant with the Sensitive Habitats, Visual Resources, and Hazards Components policies discussed in this staff report, dated August 2, 2018.

Regarding the Grading Permit, Find:

4. That the granting of the permit will not have a significant adverse effect on the environment. The project has been reviewed by the Building Inspection Section, the Geotechnical Section, and the Department of Public Works and has been given conditional approval. As discussed in this staff report dated August 2, 2018, the project will not have an adverse effect on the environment.

5. That the project conforms to the criteria of this chapter (Grading Ordinance Section 9280), including the standards referenced in Section 9296 and that the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including erosion and sediment control, dust control, fire safety, and timing of grading activity.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on August 2, 2018. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Grading Permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall submit the approved exterior color and material specifications as part of the building permit submittal. If other colors and/or materials are proposed, the applicant shall submit color and material samples to the Planning Department for consideration and approval prior to implementation. Colors and materials must be consistent with the intent of the applicable General Plan and Local Coastal Plan policies. Color and materials verification by the Planning Department shall occur prior to final building inspection.
4. External lighting shall be downward lit and focused within the property. All external lighting shall be shown on the building permit plan set and cut sheets shall be submitted of the light fixtures.
5. Tree removal shall only occur outside the breeding season for birds (September 1 - February 15). Tree removal within the breeding season shall require a pre-construction breeding bird survey to be submitted to the Planning Department for review prior to tree removal. If breeding birds protected by the Migratory Bird Treaty Act are observed during the pre-construction survey, no vegetation removal shall occur within a 50-foot buffer surrounding the occupied nest(s). Buffers surrounding nesting birds may be larger or smaller as determined by a qualified biologist based on the location of the nest(s) and the species of the bird.

### *Landscaping and Tree Protection*

6. A Tree Protection Plan, in compliance with Sections 12,020.4 and 12,020.5 of the County's Significant Tree Ordinance, shall be submitted with the building permit plans for review and approval by the Planning Department. Tree protection measures shall be installed prior to any construction activities.
7. The applicant shall submit a tree protection plan as part of the building permit application for Planning Department review and approval. Tree Protection Fencing shall be erected prior to the commencement of any construction activities occurring on the site and remain until the project is completed. Tree protection measures shall be maintained in good condition and consist of a 6-foot high, minimum 12-gauge chain link fence or orange plastic fence. If a chain link fence is proposed, it shall be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than a 10-foot spacing between posts. Tree protection areas for significant sized trees shall be identified as Tree Protection Zones (TPZ).
8. Prior to construction, the applicant shall have installed construction fencing of a type and location recommended by the biologist for protection of the riparian corridor. The biologist shall inspect the fencing prior to construction activities commencing. The applicant shall maintain the fencing for the duration of construction. Fencing in disrepair shall be immediately corrected.
9. Erosion Control and Tree Protection Inspections are required prior to the issuance of a building permit for grading and construction, as the project requires the protection of significant trees. Once all review agencies have approved the building permit (BLD 2018-00866), the applicant will be notified that an approved job copy of the Erosion Control and Tree Protection Plans are ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or [jpons@smcgov.org](mailto:jpons@smcgov.org), to schedule a pre-site inspection. A \$144.00 inspection fee will be added to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
10. The applicant shall submit a revegetation plan as part of the building permit submittal for review and approval by the Planning Department. The plan shall identify a 1:1 ratio replacement of 15-gallon size for the trees removed. Tree species shall be of native, non-invasive species compatible with the surrounding vegetation. Replacement plantings shall be confirmed prior to the building permit final inspection.

11. No grading activities shall commence until the applicant has been issued a grading permit "Hard Card," which will only be issued concurrently with the associated building permit.
12. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Ordinance Section 9296.5, all equipment used in the grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
13. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.

#### *Erosion and Sediment Control*

14. Prior to the beginning of all construction, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time.
  - c. Clear only areas essential for construction.
  - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (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. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
  - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric straw bales, gravel, or sand bags.
  - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
  - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres 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. 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.
15. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
- a. Water all active construction areas at least twice daily, as needed.
  - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

- c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
  - d. Apply water three times daily as needed, or apply (non-toxic) soil to stabilize, on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
  - e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at construction sites.
  - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
  - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
  - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
  - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - j. Replant vegetation in disturbed areas as quickly as possible.
16. The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure, Title 13, Section 2485, of the 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 the 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 a person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
17. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that

proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

### *Grading*

18. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
  - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
  - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Planning Department.
19. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium, at least two (2) weeks prior to the projected commencement of grading activities, stating the date when grading will begin, for consideration, and approval is granted by the Community Development Director.
20. 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).
21. Prior to building permit issuance, the applicant shall incorporate a note on the first page of the construction plans that, should cultural resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval by the Planning Department.

#### *Colors and Materials*

22. The barn shall be painted and constructed of earth tone colors and materials that blend with the surroundings. The colors and materials shall be submitted to the Planning Department for review and approval.

#### *Tree Replanting*

23. The applicant shall plant on-site a total of three (3) trees using at least 15-gallon size stock, for the trees being removed. Replacement planting shall occur prior to final inspection of the associated Building Permit, BLD 2018-00866.

#### Building Inspection Section

24. A building permit is required for this project.
25. This project shall be based on the currently adopted and amended California Building Standards Code at the time of building permit application.

#### Environmental Health Division

26. The applicant will need to provide the service contractor with the pumping frequency of the proposed "portable toilet" from a San Mateo County Certified Pumper.

#### Department of Public Works

27. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
28. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The

applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

### Cal-Fire

29. An approved fire hydrant (Clow 960) must be located within 500 feet measured by way of drivable access from the proposed project.
30. If your project is outside CCWD area, you will be required to supply a 10,000-gallon storage tank with a wet draft hydrant will be required, a separate permit will be required.
31. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Cal-Fire's final approval of the building permit or before combustibles are brought on site.
32. Vegetation management is required.
33. Fire extinguishers, a 2A10BC is required every 75 feet of travel with the building.
34. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 3/4-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.
35. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an

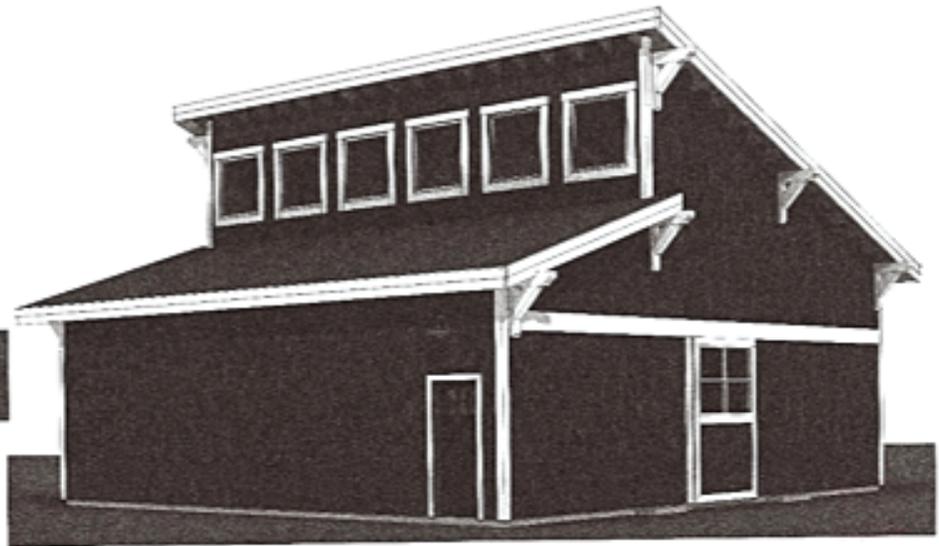
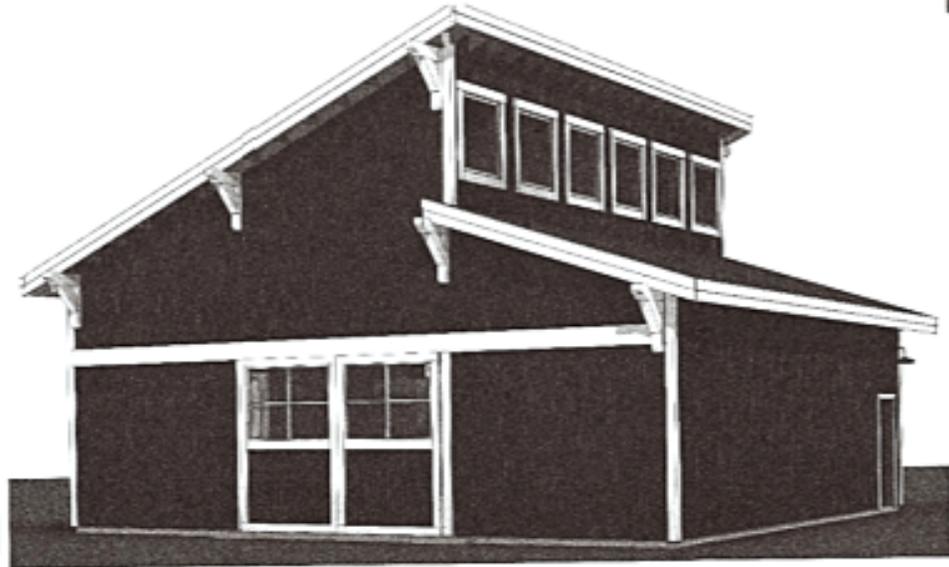
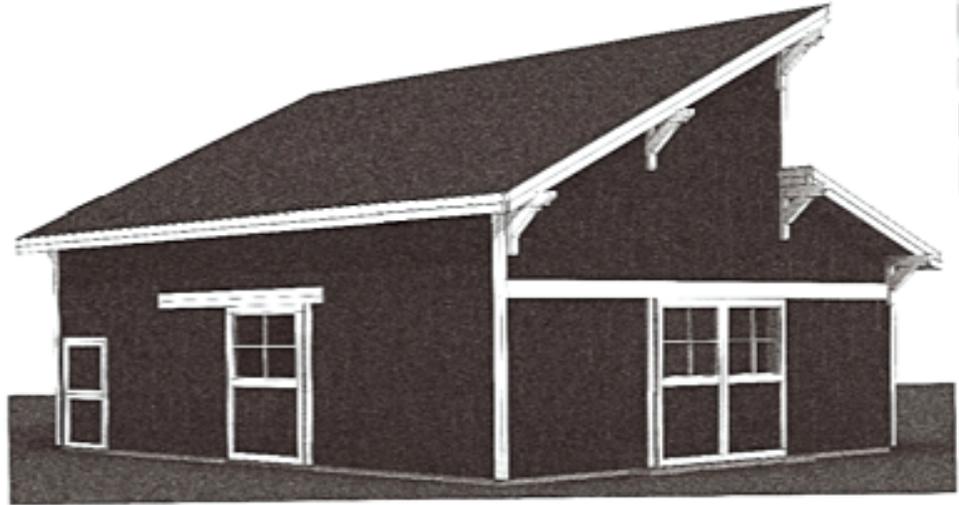
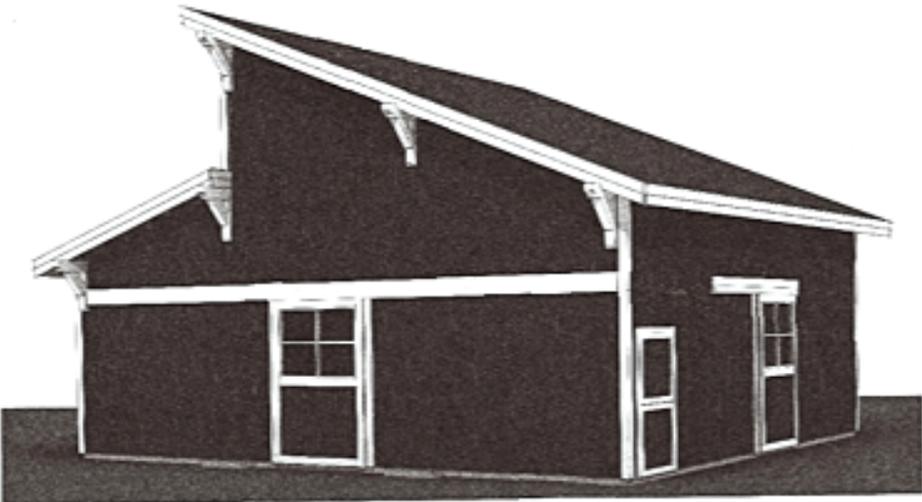
engineer as to the material thickness, compaction, all weather capability, and the weight it will support.

36. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
37. If outside water provider is planned, a Wet Draft Hydrant with a 4 1/2-inch National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.
38. All roof assemblies in Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
39. CRC T-14 requires structures, subdivision and developments in State Responsibility Areas on parcels an acre and larger to provide a minimum 30-foot setbacks for buildings and accessory structures from all property lines and the center of the road.
40. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R337 or CBC Chapter 7A requirements. Your project may be exempt from (WUI) if one of the following exception in Section R337.1.3 of the 2016 CRC address your project. This information must be provided before a permit can be issued.
41. The project must comply with all Cal-Fire requirements.

OB:pac/jlh - OSBCC0346\_WPU.DOCX







SMITH BRIGHTWOOD  
APN 087-059-080 SUNSHINE  
VALLEY RD.  
MONTARA, CA

3D VIEWS

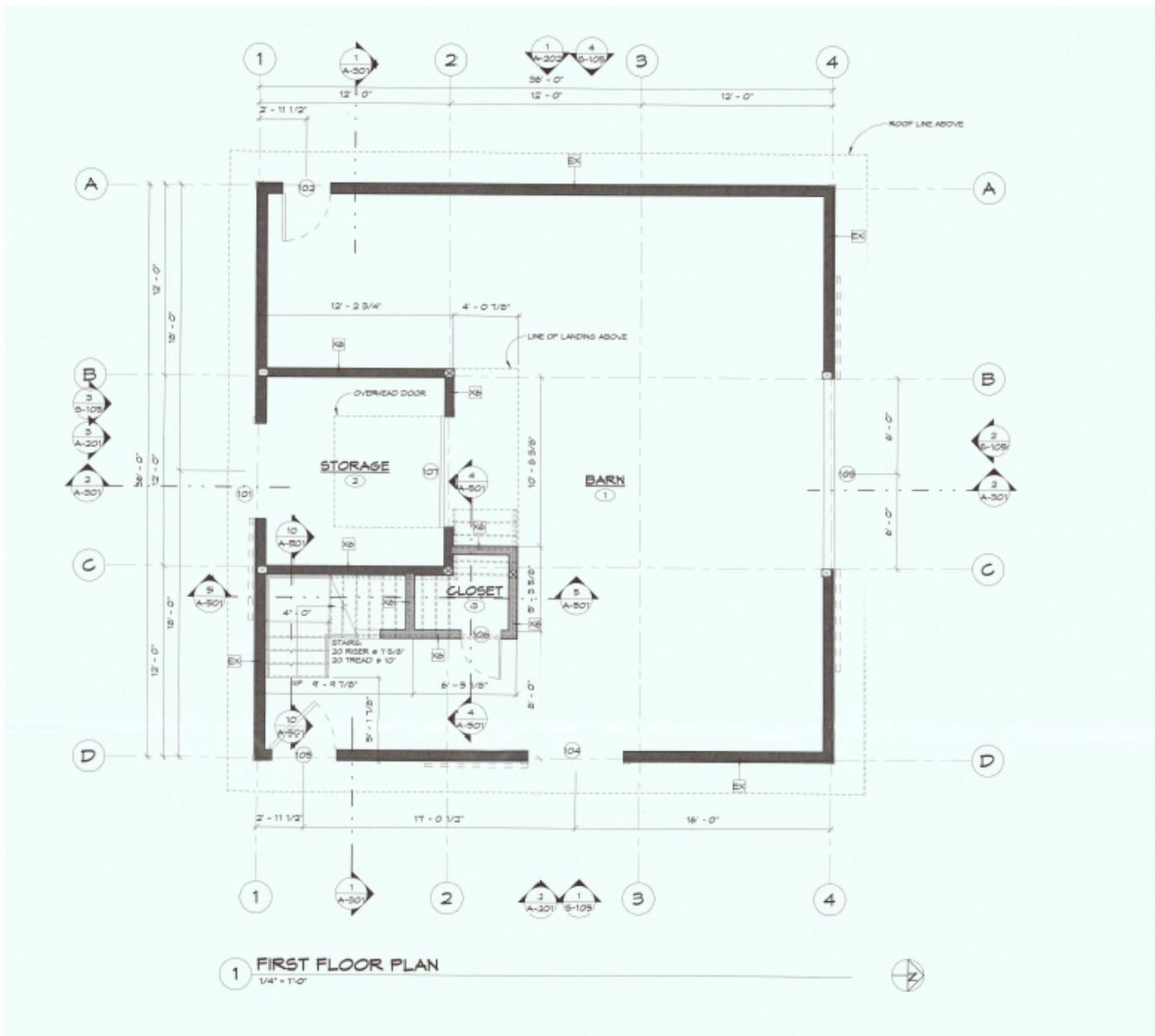
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Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

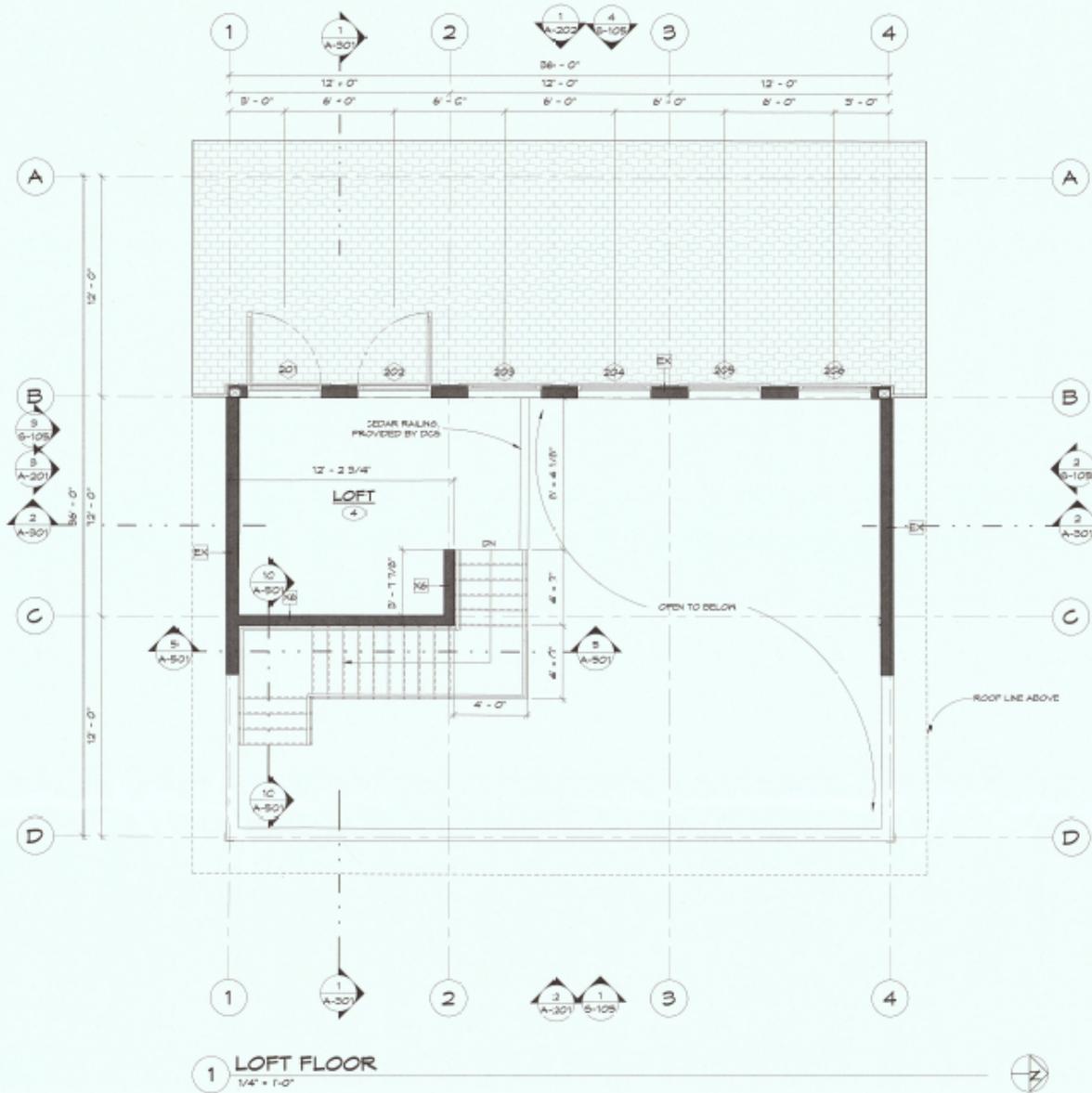


## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

September 22, 2017  
Therese Ambrosi Smith  
Highway 92 Succulents

**RE: Starritt Property, Sunshine Valley Road, Moss Beach, San Mateo County, California**

Therese Ambrosi Smith,

On December 7, 2016, WRA visited the Starritt Property (Study Area) located at Parcel Number 037-053-080 on Sunshine Valley Road in Moss Beach, California to assess the presence of sensitive habitats and special-status species covered under San Mateo County's Local Coastal Program (LCP) and the California Environmental Quality Act (CEQA). This letter report summarizes the findings of this assessment. Environmentally Sensitive Habitat Areas (ESHA) protected under the San Mateo County LCP are present in the Study Area including riparian habitat associated with an intermittent drainage. Riparian habitat and trees provide nesting habitat for birds protected under the Migratory Bird Treaty Act (MBTA). The site assessment methods and recommended avoidance measures are discussed in detail below.

### **Regulatory Background and Site Assessment Methods**

San Mateo County Biological Impact Report Guidelines define Sensitive Habitats as:

*“ . . . any areas in which plant or animal life or their habitats are either rare or especially valuable and those areas which meet one of the following criteria (1) habitats contain or supporting “rare and endangered” species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tidelands and marshes, (4) coastal and offshore areas containing breeding and/or nesting sites and coastal areas used by migratory and resident water-associated birds for nesting and feeding, (5) areas used for scientific study and research concerning fish and wildlife refuges and reserves, and (8) sand dunes. Such areas include riparian areas, wetlands, sand dunes, marine habitats, sea cliffs, and habitats supporting rare, endangered, and unique species.”*

Special-status species (“rare, endangered, and unique species”) are those plants and animals that have been formally listed or proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). Listed and proposed species are afforded protection under these acts. California Department of Fish and Wildlife (CDFW) Species of Special Concern are also treated as special-status species. Special-status plants also included Ranks 1 through 3, occasionally

Rank 4, on the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2016), as these meet the definition "rare" in CEQA, Section 15380. Impacts to Rank 1 through 3 plants are always considered significant according to CEQA. Some Rank 4 plants may be considered significant under CEQA.

Wetlands, riparian corridors, marine habitats, sand dunes, sea cliffs, and unique species are defined specifically in the San Mateo LCP. These definitions were reviewed in detail prior to the assessment site visit. Some areas defined as sensitive habitats under the San Mateo County LCP, such as wetlands, streams, and riparian corridors, may also be within the jurisdiction of the U.S. Army Corps of Engineers (Corps), San Francisco Bay Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). The San Mateo LCP which has been certified by the Coastal Commission to implement the Coastal Act defines a wetland as:

*" . . . an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds, and impoundments, nor marine estuarine areas below extreme low water springtides, nor vernal wet areas where the soils are not hydric."*

*"In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, Jaumea, Frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least 50% cover of some combination of these plants, unless it is a mudflat"*

Section 7.14, San Mateo County LCP, June 1998

San Mateo County also protects "significant trees", defined as:

*" . . . any tree shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four and one-half feet (4 ½') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes."*

Prior to the site visit, WRA conducted a review of background literature and aerial photographs to determine rare and endangered species and sensitive habitats documented to occur in the vicinity of the Study Area. During the site visit, WRA assessed the Study Area for the presence of sensitive habitats and the potential to support special-status plant and wildlife species.

## **Study Area Description**

The Study Area is located within the County of San Mateo, approximately 0.7 aerial mile northeast of central Moss Beach and 6.3 miles northwest of central Half Moon Bay. Access is from Sunshine Valley Road and is by permission only.

### Climate and Hydrology

The Study Area is located within the valley fog incursion zone of San Mateo County where summer temperatures are buffeted by summer advection (coastal) and winter convection (tule) fog, and fog drip contributes to annual rainfall totals. The average annual maximum temperature of Half Moon Bay (Station #3714) is 66.5 degrees Fahrenheit, while the average annual minimum temperature is 58.0 degrees Fahrenheit. Predominantly, precipitation falls as rainfall with an annual average of 27.96 inches. Precipitation bearing weather systems are predominantly from the west and south with the majority of rain falls between November and March, with a combined average of 22.45 inches (USDA 2016).

There is an unnamed dashed blue-line stream in the southeastern portion of the Study Area (USGS 1980). This stream flows directly into the Pacific Ocean one mile downstream. The local watershed is San Gregorio Creek-Frontal Pacific Ocean (HUC 12: 180500060205). There are no other aquatic features on the site.

### Soils and Topography

The Study Area is situated on the western flank of Montara Mountain. The site is gently sloped towards the east at five to ten percent. There is one mapped soil unit: Typic Argiustolls, loamy-Urban land association, 5 to 15 percent slopes (USDA 1954). These soils are deep loams that formed in coastal alluvium from sedimentary rock situated on fluviomarine terraces along shorelines. These soils are moderately well drained and are not considered hydric (USDA 2014).

### Land Use and Vegetation

Historically and contemporarily, the regional land use has included horse pasturing, livestock grazing, hay farming, and rural residential. The Study Area is within a rural residential area with horse stables to the north, residences to the south and west, and undeveloped areas to the east. Nothing in the historical or cultural record suggest that the site was a vernal pool complex, perennial marsh, or forest habitat. Prior to development of the localized region, the area was likely a mix of coastal prairie and coastal scrub; however, currently the Study Area is dominated by non-native vegetation and is generally degraded habitat.

## **Site Assessment Results**

### Biological Communities

The Study Area is composed of four primary biological communities: grove of mixed non-native trees, non-native grassland, arroyo willow riparian, and intermittent stream. The grove and the grassland are not considered sensitive, while the intermittent stream and associated riparian are sensitive.

### *Non-sensitive Biological Communities*

The grove is composed of species not native to the Moss Beach area, including blue gum (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*), and Monterey cypress (*Hesperocyparis macrocarpa*). The understory is dominated by non-native herbs including periwinkle (*Vinca major*), English ivy (*Hedera helix*), calla lily (*Zantedeschia aethiopica*), Bermuda buttercup (*Oxalis pes-caprae*), panic veldtgrass (*Ehrharta erecta*), and harding grass (*Phalaris aquatica*). Similarly, the grasslands are dominated by non-native species, including poison hemlock (*Conium maculatum*), bull thistle (*Cirsium vulgare*), wild radish (*Raphanus sativus*), big rattlesnake grass (*Briza maxima*), common velvet grass (*Holcus lanatus*), and sheep sorrel (*Rumex acetosella*).

### *Sensitive Biological Communities*

A riparian corridor consisting of vegetation typically associated with streams and a small unnamed dashed blue-line stream are located in the southeastern portion of the Study Area. The stream consists of a shallow ditch with approximately twelve inch high vegetated banks and an eight to sixteen inch wide bed. The small size of the channel and lack of wetland vegetation on the bed or banks indicates flow is intermittent, but not perennial. The drainage is depicted on the National Wetland Inventory (NWI) online maps (USFWS 2016). Therefore, this drainage should be considered an intermittent drainage under the County LCP and would likely fall under state and federal jurisdiction of the Regional Water Quality Control Board (RWQCB) and the U.S. Army Corps of Engineers (Corps).

The riparian vegetation occurs along a portion of the intermittent drainage and is dominated by more than 50 percent cover of plant species listed in the County LCP including arroyo willow (*Salix lasiolepis*) in the overstory and both native and non-native species that are typical riparian understory plants, including cape ivy (*Delairea odorata*), garden nasturtium (*Tropaeolum majus*), clustered dock (*Rumex conglomeratus*), and California blackberry (*Rubus ursinus*).

No areas meeting the LCP, state, or federal definitions of wetlands were observed on the Study Area. No areas containing greater than 50 percent cover of wetland species like those listed in the LCP were observed during the site assessment. Additionally, soils on the site are not mapped as hydric and do not have morphology that meets any of the National Resource Conservation Service (NRCS) or Corps Hydric Soil Field Indicators. Soil in the upper 24 inches at several sample point locations outside of the drainage was low chroma, low value, black (10YR 2/1) fine sandy clay loam. No redoximorphic features were observed throughout the soil profile.

### Rare, Endangered, or Sensitive Species

The trees within the Study Area provide suitable nesting habitat for a number of bird species protected under the federal Migratory Bird Treaty Act (MBTA). Because the project site does not provide habitat for coastal and offshore migratory birds, these trees do not meet the LCP Sensitive Habitat definition Number 4. The Study Area is not within the natural range of Monterey pine and Monterey cypress; therefore, they are not protected by the LCP. Eight of the trees within the Study Area and the adjacent Sunshine Valley Road right-of-way (three cypress, two pine, and three eucalyptus) are significant exotic trees as defined by the San Mateo County significant tree ordinance. The removal of these trees may require a tree removal permit.

Due to the level of development and disturbance within and adjacent to the Study Area, it is not likely that the site provides habitat for rare or endangered plant or wildlife species. Most of the Study Area is vegetated with weedy non-native species and surrounding properties are all developed with single family homes and horse stables. The non-native grassland areas on the Study Area are weedy and disturbed and therefore not expected to support rare or endangered plant species.

California Red-legged Frog (CRLF; *Rana draytonii*) occurrences have been documented within one mile of the Property (CDFW 2016). This species requires perennial aquatic habitat for breeding as well as upland habitat for estivation and dispersal. The intermittent drainage within the Study Area is not likely to hold water for a suitable duration to provide CRLF breeding or aquatic habitat. Therefore, the Study Area does not contain suitable aquatic habitat for CRLF.

#### Biological Constraints and Possible Mitigation Measures

The intermittent drainage and adjoining riparian habitat are considered Sensitive Habitats in the LCP and buffer zones are required. The LCP requires thirty foot buffers be established from the edge of riparian vegetation along intermittent streams and 30 foot buffers from the centerline of intermittent streams where no riparian vegetation is present. Uses within these buffer areas are restricted.

The trees and shrubs that are present in the Study Area may provide habitat for breeding birds which are protected under the Migratory Bird Treaty Act (MBTA). To avoid potential impacts to breeding birds, it is recommended that any necessary tree removal be conducted between September 1 and February 15, outside of the breeding season for birds. If it is not possible to conduct vegetation removal during this time period, pre-construction breeding bird surveys would be necessary to avoid potential impacts to breeding birds. If breeding birds protected by the MBTA are observed during pre-construction surveys, no vegetation removal should occur within a 50-foot buffer surrounding the occupied nest. Buffers surrounding nesting birds may be larger or smaller as determined by a qualified biologist based on the location of the nest and species of bird.

#### Proposed Project

It is WRA's understanding that you are proposing to develop a driveway, parking area, soil laydown area, a pre-fabricated greenhouse, and a pre-fabricated barn to support a nursery operation for succulent plants. In review of the design plans, if all of the abovementioned elements are located outside of the 30-foot buffer and installation conforms with the MBTA noted above, this project will not create impacts to sensitive natural resources located or potentially located on the property.

This letter reports the conditions observed on the Study Area during the December 7, 2016 site visit. This memo is based on the data and information available at the time of the survey. A biological assessment is a general review of the site conditions; protocol-level surveys required to determine the definitive presence or absence of any sensitive species were not performed; however, based on habitat conditions observed during the assessment site visit, no protocol-level surveys are recommended. The property owner/prospective buyers are advised that such surveys may be required by subsequent agency review if the agency believes there is a potential for specific species to occur within the vicinity of the Study Area.

Should you have questions or require additional information, please do not hesitate to contact me. Sincerely,



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Associate Plant Biologist  
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(707) 490-5880

#### **ATTACHMENTS**

Attachment A: Proposed Project Site Map

Attachment B: List of Plant Species

## REFERENCES

- Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken (eds.). 2012. *The Jepson Manual: Vascular Plants of California*, 2<sup>nd</sup> Edition. University of California Press, Berkeley, CA. 1568 pp.
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- U.S. Fish and Wildlife Service (USFWS). 2016. National Wetlands Inventory. Available at: <http://www.fws.gov/wetlands/index.html>. Accessed: December 2016.
- U.S. Geological Survey (USGS). 1956 (photorevised 1980). Montara Mountain, California. 7.5-minute quadrangle topographic map.



Table B-1. Plant species observed in the Study Area, December 7, 2016

Family	Scientific name	Common name	Life form	Origin	Rare Status	Invasive Status <sup>2</sup>	Wetland Indicator <sup>3</sup>
Apiaceae	<i>Conium maculatum</i>	poison hemlock	perennial forb	non-native	-	moderate	FAC
Apocynaceae	<i>Vinca major</i>	periwinkle	perennial forb	non-native	-	moderate	NL
Araceae	<i>Zantedeschia aethiopica</i>	calla lily	perennial forb	non-native	-	limited	OBL
Araliaceae	<i>Hedera helix</i>	English ivy	evergreen vine	non-native	-	high	NL
Asteraceae	<i>Achillea millefolium</i>	common yarrow	perennial forb	native	-	-	FACU
Asteraceae	<i>Cirsium vulgare</i>	bull thistle	perennial forb	non-native	-	moderate	FACU
Asteraceae	<i>Delawarea odorata</i>	Cape ivy	perennial forb	non-native	-	high	NL
Asteraceae	<i>Erigeron canadensis</i>	Canadian horseweed	annual forb	native	-	-	FACU
Asteraceae	<i>Helminthotheca echioides</i>	bristly ox-tongue	perennial forb	non-native	-	limited	FAC
Asteraceae	<i>Silybum marianum</i>	milk thistle	perennial forb	non-native	-	limited	NL
Asteraceae	<i>Sonchus asper ssp. asper</i>	prickly sow thistle	annual forb	non-native	-	assessed	FACU
Asteraceae	<i>Sonchus oleraceus</i>	common sow thistle	annual forb	non-native	-	-	NL
Asteraceae	<i>Symphotrichum chilense</i>	Pacific aster	perennial forb	native	-	-	FAC
Brassicaceae	<i>Raphanus sativus</i>	wild radish	perennial forb	non-native	-	limited	NL
Caryophyllaceae	<i>Stellaria media</i>	common chickweed	annual forb	non-native	-	-	FACU
Cupressaceae	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	evergreen tree	native	-	-	NL
Geraniaceae	<i>Geranium dissectum</i>	cutleaf geranium	annual forb	non-native	-	moderate	NL
Juncaceae	<i>Juncus effusus ssp. pacificus</i>	Pacific rush	perennial graminoid	native	-	-	FACW
Juncaceae	<i>Juncus patens</i>	common rush	perennial graminoid	native	-	-	FACW
Malvaceae	<i>Malva nicaeensis</i>	bull mallow	annual forb	non-native	-	-	NL
Myrsinaceae	<i>Lysimachia arvensis</i>	scarlet pimpernel	annual forb	non-native	-	-	NL
Myrtaceae	<i>Eucalyptus globulus</i>	blue gum	evergreen tree	non-native	-	moderate	NL
Oxalidaceae	<i>Oxalis pes-caprae</i>	Bermuda buttercup	perennial forb	non-native	-	moderate	NL
Pinaceae	<i>Pinus radiata</i>	Monterey pine	evergreen tree	native	-	limited	NL
Plantaginaceae	<i>Plantago lanceolata</i>	English plantain	perennial forb	non-native	-	limited	FACU
Poaceae	<i>Avena barbata</i>	slender oat	annual graminoid	non-native	-	moderate	NL
Poaceae	<i>Briza maxima</i>	big rattlesnake grass	annual graminoid	non-native	-	limited	NL

Family	Scientific name	Common name	Life form	Origin	Rare Status	Invasive Status	Wetland Indicator
Poaceae	<i>Cortaderia jubata</i>	Pampas grass	perennial graminoid	non-native	-	high	FACU
Poaceae	<i>Dactylis glomerata</i>	orchard grass	perennial graminoid	non-native	-	limited	FACU
Poaceae	<i>Ehrharta erecta</i>	panic veldtgrass	perennial graminoid	non-native	-	moderate	NL
Poaceae	<i>Festuca perennis</i>	Italian rye grass	annual graminoid	non-native	-	moderate	FAC
Poaceae	<i>Holcus lanatus</i>	common velvet grass	perennial graminoid	non-native	-	moderate	FAC
Poaceae	<i>Phalaris aquatica</i>	harding grass	perennial graminoid	non-native	-	moderate	FACU
Polygonaceae	<i>Persicaria maculosa</i>	spotted lady's-thumb	annual forb	non-native	-	-	FACW
Polygonaceae	<i>Rumex acetosella</i>	sheep sorrel	perennial forb	non-native	-	moderate	FACU
Polygonaceae	<i>Rumex conglomeratus</i>	clustered dock	perennial forb	non-native	-	-	FACW
Polygonaceae	<i>Rumex pulcher</i>	fiddle dock	perennial forb	non-native	-	-	FAC
Rosaceae	<i>Cotoneaster franchetii</i>	orange cotoneaster	evergreen shrub	non-native	-	moderate	NL
Rosaceae	<i>Fragaria vesca</i>	woodland strawberry	perennial forb	native	-	-	FACU
Rosaceae	<i>Rubus ursinus</i>	California blackberry	evergreen shrub	native	-	-	FACU
Rubiaceae	<i>Galium aparine</i>	common bedstraw	annual forb	native	-	-	FACU
Salicaceae	<i>Salix lasiolepis</i>	arroyo willow	deciduous tree	native	-	-	FACW
Tropaeolaceae	<i>Tropaeolum majus</i>	garden nasturtium	annual vine	non-native	-	assessed	NL
Urticaceae	<i>Urtica dioica</i>	stinging nettle	perennial forb	native	-	-	FAC

All species identified using the Jepson Manual, 2<sup>nd</sup> Edition (Baldwin et al. 2012); nomenclature follows The Jepson Flora Project (eFlora 2016) unless otherwise noted

<sup>1</sup>Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2016)

FE: Federal Endangered

FT: Federal Threatened

SE: State Endangered

ST: State Threatened

SR: State Rare

Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere

Rank 1B: Plants rare, threatened, or endangered in California and elsewhere

Rank 2A: Plants presumed extirpated in California, but more common elsewhere

Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere

Rank 3: Plants about which we need more information – a review list

Rank 4: Plants of limited distribution – a watch list

<sup>2</sup>Invasive Status: California Invasive Plant Inventory (Cal-IPC 2006)

High: Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.

Moderate: Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited- moderate distribution ecologically

Limited: Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically

Assessed: Assessed by Cal-IPC and determined to not be an existing current threat

<sup>3</sup>Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West Region (Lichvar et al. 2016)

OBL: Almost always a hydrophyte, rarely in uplands

FACW: Usually a hydrophyte, but occasionally found in uplands

FAC: Commonly either a hydrophyte or non-hydrophyte

FACU: Occasionally a hydrophyte, but usually found in uplands

UPL: Rarely a hydrophyte, almost always in uplands

NL: Rarely a hydrophyte, almost always in uplands

NI: No information; not factored during wetland delineation

June 4, 2018

## **Tree Disposition Plan**

**Prepared for parcel 037-053-080, Sunshine Valley Road Moss Beach  
Owner, Therese Ambrosi Smith, Highway 92 Succulents**

### **Prepared by:**

George Vaughan, Certified Arborist  
PO Box 143, Vaughan Half Moon Bay, CA 94019



### **Background:**

Ms. Smith first contacted me in August of 2017, to advise on trees she believed to be hazardous on parcel 037-053-080, that she had recently acquired.

I visited the subject parcel on September 7th. The three trees of concern were Monterey Pines (*Pinus radiata*) of varying sizes.

I observed the trees to be in very poor condition and infested with pine pitch canker (*Fusarium circinatum*). I observed resin exuding from cankers on stems and branches, and terminal leader dieback; all indicative of the presence of the disease. These trees are dying and should be removed as soon as possible to avoid contamination of surrounding trees — I wrote that nine months ago. The trees also pose a hazard to property and humans as they are weak and susceptible to limb drop and total tree failure.

Ms. Smith has been pursuing a Coastal Development Permit to develop a growing ground on the property, intending to secure the tree removal permit at the same time.

### **Tree Disposition Plan Attached:**

I have followed this project over its evolution. It appears a site plan is now fixed and the project Landscape Architect has prepared the attached Tree Disposition Plan. The trees I identified as hazardous in September, are identified for removal as well as twin 24" Eucalyptus trees in the path of the energy dissipator. All other trees, as detailed on the attached plan are to be protected during construction.

**Tree Removal Permit Required:**

The San Mateo County Significant Tree Ordinance requires a permit be obtained for tree removal and mandates protection for significant trees during construction. All work must be supervised by the project Arborist so that impacts are minimized.

To that end, the permit associated with this project should carry the following conditions:

**Tree protection procedures:**

1. To avoid damage during construction, it is necessary to install high visibility plastic mesh fencing at the drip lines of trees to remain, and to apply 4" to 6" of wood chips within the fenced area. No additional soil should be allowed to accumulate within the drip-line.
2. Vehicular traffic must be prohibited within the fenced area to minimize compaction and possible damage to bark.
3. Avoid breaking of branches. If pruning or thinning is required, it should be done by one familiar with appropriate arboricultural practices.
4. Should roots be encountered during grading or trenching, roots should be pruned by one familiar with appropriate arboricultural methods.
5. All work done should be supervised by a Certified Arborist.

Thank you for allowing me to be of service. If you require additional information, please contact me at 650-678-1521.

Sincerely,

George Vaughan  
Certified Arborist  
ISA-WC1457



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant: \_\_\_\_\_

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