

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

DATE: December 11, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,632 sq. ft. two-story single-family residence, plus a 459 sq. ft. attached garage, located on a 5,949 sq. ft. legal parcel. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00391 (Love)

PROPOSAL

The applicant, Edward Love, proposes to construct a new 1,632 sq. ft. two-story single-family residence, plus a 459 sq. ft. attached garage on a 5,949 sq. ft. legal parcel, located at the corner of Sunshine Valley Road and Stetson Road. The access to the two-car garage is from Sunshine Valley Road, while the pedestrian access to the residence is via a bridge and entry deck from Stetson Road. The first floor consists of the garage, master bedroom and bath, music room, a bedroom and bathroom and laundry room. A living room, dining room, kitchen, an office/guest room and a toilet and an exterior deck and spiral stairs (to below) complete the living areas on the second floor. An intermittent creek, Dean Creek, and associated 435 sq. ft. riparian habitat area is located adjacent to the project site.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00391, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

The parcel is located at the corner of Sunshine Valley Road and Stetson Road, east of Cabrillo Highway (Hwy. 1) and is not within the State or County Scenic Corridor. The site is moderately sloped in topography, with trees and riparian vegetation and an intermittent creek (Dean Creek) located adjacent to the property. Within the immediate

neighborhood are developed single-family residential parcels. The parcel is bounded by Stetson Road northward and Sunshine Valley Road eastward.

Regarding the General Plan, the project complies with applicable policies, including those relating to water and wastewater supply, as municipal services are available to serve the new residence.

Regarding the Local Coastal Program (LCP), the project complies with policies regarding sensitive habitats, visual resources and infill development, and that require compliance with design review standards. Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. This policy also requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*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 five (5) acres, and/or served by sewer and water. The project involves the construction of a new single-family residence where public facilities, services and utilities are available.

A Riparian Assessment and Biological Report (Report) prepared by WRA, dated February 27, 2017 (Attachment E), determined the presence of an intermittent creek (Dean Creek) and a 435 sq. ft. riparian habitat area adjacent to the project site. Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas, and requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats or diminish their biological productivity. The Report identified the location of a sensitive habitat area adjacent to the project site and determined special status species in this area do not have the potential to occur because of the absence of suitable habitat, including proper aquatic features, vegetation, and the presence of dispersal barriers.

A Memorandum (Memo) prepared by Dana Riggs of Sol Ecology, Inc., (Attachment E) was also submitted addressing the issues raised by an interested member of the public, who suggested the need for an updated biological assessment report based on its 2017 preparation date and a restoration plan due to clearing of riparian vegetation. As reported in the Memo, the current conditions of the riparian area are consistent with the Report, and that restoration is not required based on the re-growth of the native willows that is currently occurring and expected to continue. Eradication of the non-native invasive species would require the use of herbicides and extensive repeated clearing which would harm the re-growth of the native willows. The recommended course of action for improvement of the habitat values of the area is to plant native riparian species in the project site’s setback area. Policy 7.11(a) (*Establishment of Buffer Zones*) requires that “from the limit of riparian vegetation” a buffer zone be extended 50 feet outward for perennial streams and 30 feet outward for intermittent streams. The project complies with this policy based on its proposal to locate the outer most edge of the new structure 30 feet from the edge of the riparian area.

Policy 8.9 (*Trees*) requires project proponents to locate and design new development to minimize tree removal. Although no trees are proposed for removal, staff has added Condition No. 19 to require the applicant, prior to approval of the building permit, to submit an arborist report analyzing the potential for project impact to the 7-foot wide Cypress tree along Sunshine Valley Road, together with a Tree Protection Plan showing all recommended protection measures to be implemented prior to issuance of the building permit.

The Coastside Design Review Committee (CDRC) considered the project at the April 11, 2019 meeting where the CDRC determined that the project complies with applicable Design Review Standards and recommended project approval. The scale of the residence is proportional and complimentary to other residences in the neighborhood and the landscaping has been carefully planned, using drought-tolerant plants. The project complies with the height and other development standards of the R-1/S-17 Zoning District. The project's design, scale, and size are compatible with other residences located in the vicinity, with a proposed lot coverage of 25% (1,461 sq. ft.) of total lot size, where 35% (2,082 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 35% (2,091 sq. ft.), where the maximum allowed is 53% (3,153 sq. ft.).

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County File Number: PLN 2018-00391 (Love)

PROPOSAL

The applicant, Edward Love, proposes to construct a new 1,632 sq. ft. two-story single-family residence, plus a 459 sq. ft. attached garage on a 5,949 sq. ft. legal parcel, located at the corner of Sunshine Valley Road and Stetson Road. The access to the two-car garage is from Sunshine Valley Road, while the pedestrian access to the residence is via a bridge and entry deck on Stetson Road. The first floor consists of the garage, master bedroom and bath, music room, a bedroom and bathroom and laundry room. A living room, dining room, kitchen, an office/guest room and a toilet and an exterior deck and spiral stairs (to below) complete the living areas on the second floor. An intermittent creek, Dean Creek, and associated 435 sq. ft. riparian habitat area is located adjacent to the project site.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit, County File Number PLN 2018-00391, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

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

Owner: Paul Moody

Applicant: Edward Love

Location: Sunshine Valley Road, Moss Beach

APN: 037-144-260

Parcel Size: 5,949 sq. ft.

Parcel Legality: Certificate of Compliance Type B (PLN 2018-00321), recorded on August 8, 2019

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 Density Residential (6.1-8.7 dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water and Sewer Services: Montara Water and Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Areas of Minimal Flooding, Community Panel No. 06081C0119F, dated August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in a residential zone (See discussion in Section B).

Setting: The parcel is located at the corner of Sunshine Valley Road and Stetson Road, east of Cabrillo Highway (Hwy. 1) and is not within the State or County Scenic Corridor. The site is moderately sloped in topography, with trees and riparian vegetation and an intermittent creek (Dean Creek) located adjacent to the property. Within the immediate neighborhood are developed single-family residential parcels. The parcel is bounded by Stetson Road northward and Sunshine Valley Road eastward.

Chronology:

Date

Action

January 12, 2017 - WRA conducted a site visit of the subject property. WRA's analysis is summarized in the Riparian Assessment and Biological Report (Report), dated February 27, 2017 (Attachment E), which described the presence of an

intermittent creek (Dean Creek) and a 435 sq. ft. riparian habitat area adjacent to the project site.

- October 3, 2018 - Application submitted.
- March 23, 2019 - An interested member of the public, emails the project planner to suggest that site conditions, including clearing of the native riparian habitat adjacent to the property subsequent to the January 2017 site visit by WRA, warrant a report update and recommendations for restoration of the site.
- April 11, 2019 - Coastside Design Review Committee recommends approval of the project.
- August 5, 2019 - Sol Ecology prepares a memorandum stating that a new report is not needed, as the report is consistent with current conditions, and that restoration does not need to be required due to anticipated natural re-growth of willows. The memorandum recommends that the landscape plan include planting of riparian species in the setback area to improve habitat values in the area.
- August 8, 2019 - Certificate of Compliance Type B (PLN 2018-00321), applied for on August 16, 2018, is recorded.
- December 11, 2019 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Water Supply Policy 10.10 (*Water Suppliers in Urban Areas*) and Wastewater Policy 11.5 (*Wastewater Management in Urban Areas*) require consideration of water systems as the preferred method of water supply and sewerage systems as the appropriate method of wastewater management in urban areas. The Montara Water and Sanitary District (MWSD), as the service provider for this urban area, has confirmed that a water service and sewer connection is available for this site. Montara Water and Sanitary District has provided staff with a project review comment, including

requirements to obtain a Domestic Water/Fire Protection Connection and Sewer Permits, submit fire flow calculations prepared by a Certified Fire Protection Contractor, and payment of fees prior to the issuance of a connection permit (see Condition No. 28).

General Plan Policies regarding Sensitive Habitats (e.g., Policies 1.27 to 1.32) also apply to this project. The requirements of these policies are equivalent to applicable Local Coastal Program Policies, which are discussed in Section 2, below.

2. Conformance with the Local Coastal Program

A Coastal Development Permit (CDP) is required pursuant to Section 6328.4 of the County Zoning Regulations for development within the Coastal Commission Appeals Jurisdiction of the Coastal Development (CD) District. If granted by the County, the CDP is appealable to the Coastal Commission. The property adjoins an area of sensitive habitat associated with Dean Creek. The site is not located in a scenic corridor. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below:

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires new development to be concentrated in urban areas by requiring the “infilling” of existing residential subdivisions. Policy 1.20 (*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 subject parcel is designated by the General Plan for Medium Density Residential use, at a density of 6.1 to 8.7 dwelling units per acre. The site is served by Montara Water and Sanitary District for water and sewer services. Therefore, the project is considered an infill project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened resulting from new residential development. As of the print date of this report, 25 building permits have been issued for new dwelling units which are well under the maximum in the current 2019 calendar year.

b. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable, including, intermittent streams or riparian corridors. A Riparian Assessment and Biological Report (Report) prepared by WRA, dated February 27, 2017 (Attachment E) identified the presence of an intermittent creek (Dean's Creek) and delineated a 435 sq. ft. riparian habitat area adjacent to the project site.

Policy 7.3(a) (*Protection of Sensitive Habitats*) (a) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas, and (b) development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats.

The scope of the Biological Report submitted by the applicant consisted of a Study Area located within the immediate vicinity of the project site that identified the extent of the riparian areas. Apart from the native willows and the Allen Hummingbird, the Report determined special status species in this area do not have the potential to occur because of the absence of suitable habitat, including proper aquatic features and vegetation, and due to the presence of dispersal barriers.

Staff received a comment letter from a member of the public on March 23, 2019 that suggested the need for an updated biological assessment report due to clearing of riparian vegetation since the WRA January 2017 site visit, and the need for a restoration plan. In response to this comment letter, the applicant submitted a Memorandum (Memo) prepared by Dana Riggs of Sol Ecology, Inc., (Attachment E). As reported in the Memo, portions of the riparian area was cleared, but not graded. Re-growth of the native willows is currently occurring and continued re-growth is anticipated, together with growth of non-native, invasive species.

Ms. Riggs determined that the current conditions of the riparian area are consistent with the Report, and therefore opined that a report update is not necessary. According to the Memo, eradication of the non-native invasive species would require the use of herbicides and extensive repeated clearing which would harm the re-growth of the native willows. It therefore recommends the planting of native riparian species in the project site's setback area as a means to improve the habitat values of the area. Ms. Riggs further recommends a planting plan that includes shrubs spaced 10 to 12 inches apart, and herbs

planted closer together. Condition No. 17 requires the applicant to submit a revised landscape plan that complies with Ms. Riggs' planting plan. Therefore, the project, as conditioned, will not encroach upon or degrade the sensitive habitat.

Policy 7.11(a) (*Establishment of Buffer Zones*) requires that "from the limit of riparian vegetation" a buffer zone be extended 50 feet outward for perennial streams and 30 feet outward for intermittent streams. The project site is located adjacent to Dean's Creek, which is an intermittent stream. The project complies with this policy based on its proposal to locate the outer most edge of the new structure 30 feet from the edge of the riparian area.

Policy 7.12 (2) (*Permitted Uses in the Buffer Zones*) permits residential uses on existing legal building sites within the buffer zone subject to a 20-foot setback from the limit of the riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists. The project proposes a 30-foot setback from the edge of the riparian area, and is not dependent upon the 20-foot setback allowed when there is no feasible alternative.

c. Visual Resources Component

Policy 8.9 (*Trees*) requires project proponents to locate and design new development to minimize tree removal. No trees are proposed for removal. Recommended Condition No. 19 requires the applicant to submit an arborist report analyzing the potential for project impact to the 7-foot wide Cypress tree along Sunshine Valley Road, along with a Tree Protection Plan showing all recommended protection measures, including but not limited to the location of tree protection fencing for all significant trees on the subject property that are adjacent to the proposed development, to be reviewed by the County Arborist. Protection measures must be implemented prior to issuance of the building permit.

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 meeting of April 11, 2019 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 in the following ways:

- (1) On-site grading is not extensive, involving 140 cubic yards of excavation and no fill, which is necessary to move the house location closer to Stetson Street and away from Dean Creek.
- (2) The proposed residence uses materials with a natural appearance such as Hardie Lap Siding, and non-reflective standing seam metal roofing.
- (3) The proposed residence uses shed roofs for the project, utilizing non-reflective metal as the primary roof material.
- (4) The well-proportioned roof mass and enhanced facade articulation help to make the proposed structure complementary with the scale of the homes in the neighborhood.
- (5) The landscape plan uses drought resistant, non-invasive species.

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

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

4. Conformance with Zoning Regulations

Development Standards

The following table summarizes the project's compliance/non-compliance with the development standards of the R-1/S-17 Zoning District.

S-17 Development Standards	Required	Proposed
Building Site Area	5,000 sq. ft. min.	5,949 sq. ft. (existing)
Building Site Width	50 ft. min.	63 ft.
Lot Coverage	35% max. (2,082 sq. ft.)	25% (1,461 sq. ft.)
Floor Area	53% max. (3,153 sq. ft.)	35% (2,091 sq. ft.)
Maximum Height of Structure	28 ft. max.	26 ft.
Minimum Front Yard Setback	20 ft. min.	20 ft.

S-17 Development Standards	Required	Proposed
Minimum Right Side Setback	10 ft. min.	10 ft.
Minimum Left Side Setback	5 ft. min.	5 ft.
Minimum Rear Yard Setback	20 ft. min.	20 ft.
Parking	Two covered spaces	Two covered spaces
Facade Articulation	Finding by CDRC	Complies

The proposed total lot coverage is 25% (1,461 sq. ft.), where the maximum allowed is 35% (2,082 sq. ft.). The total floor area proposed is 35% (2,091 sq. ft.), where the maximum allowed is 53% (3,153 sq. ft.). Potential impacts related to the appearance of mass and bulk are mitigated by adequate articulation of exterior facades. The design of the new structure is complementary to the existing neighborhood context, as supported by the Coastsides Design Review Committee’s recommendation of approval (see Section 5). The proposed project meets the zoning district height standards, and includes a design, scale, and size complementary to other houses located in the vicinity.

5. Conformance with Design Review District Guidelines

The Coastsides Design Review Committee (CDRC) considered the project at regularly scheduled CDRC meeting on April 11, 2019 and adopted the 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:

- a. Section 6565.20 (B) ELEMENTS OF DESIGN; 1. Neighborhood Definition; a. Neighborhood Context Architectural style relates to other houses in the neighborhood.
- b. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT; 1. Integrate Structure with the Natural Setting; b. Grading; c. Streams and Other Drainage Features: Site planning and structure placement retains the natural character of the site, minimizes grading, and avoids the adjoining natural drainage feature.
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale: The proposed house has a building mass, shape, and scale that is consistent with other buildings in the neighborhood.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3,

related to new construction of small structures, including single-family residences in an urban, residential zone. Section 15300.2 (Exceptions) of the CEQA Guidelines states that Class 3 exemptions are qualified by consideration of where the project is to be located, such that a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Class 3 exemptions apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.

While the site is located adjacent to a mapped intermittent creek (Dean Creek) and riparian area, the project design avoids disturbance of the creek and riparian area, and includes a 30-foot buffer zone from the edge of riparian vegetation to the development footprint. In addition, the project, as proposed and conditioned, complies with the recommendations of the Biological Report and Memo, ensuring the project will not impact on the creek or riparian area. Therefore, the project qualifies for a categorical exemption under Class 3 of the CEQA Guidelines.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

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

D. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

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

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Montara Water and Sanitary District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated August 8, 2019

- E. Riparian Assessment and Biological Report by WRA and Memorandum by Sol Ecology
- F. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00391 Hearing Date: December 11, 2019

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in an urban residential zone. While the site is located adjacent to a mapped intermittent creek (Dean Creek) and riparian area, the project design avoids disturbance of the creek and riparian area and includes a 30-foot buffer zone from the edge of riparian vegetation. Conditions of approval that require compliance with the recommendations of the Biological Report and Memorandum, ensure that the project, will not impact the creek or riparian area.

Regarding the Coastal Development Permit, Find:

2. 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 encouraging infill development, and those requiring protection of visual resources, sensitive habitats, and compliance with design review standards.
3. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limitation established by LCP Policy 1.23.

Regarding the Design Review, Find:

4. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meeting of April 11 2019, the project is in compliance

with the Design Review Standards for the Coastsides. The project, as designed and conditioned, complements the design, style and character of the neighborhood homes. The project's two-story proposal is well articulated, uses colors and materials that appear natural and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 11, 2019. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review prior to implementation. Minor adjustments to the project may be approved by the Community Development Director 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 Coastsides Design Review Committee, with applicable fees to be paid.
2. The Coastal Development Permit, and Design Review final approvals shall be valid for five (5) years from the date of approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The Coastal Development Permit and Design Review approvals may be extended by one 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall include the approval letter on the top pages of the building plans to ensure that the recommended conditions of approval are included with the on-site plans.
4. The applicant shall indicate the following on the plans submitted for a building permit, as stipulated by the Coastsides Design Review Committee:

Condition:

- a. The body of the house shall be painted Benjamin Moore Sandstone Beige, and the trim shall be painted Benjamin Moore Black Satin.

Recommendations:

- a. Wall-mounted light fixtures, as indicated in submitted plans, may be added to each side of the garage.
- b. A sliding glass door may be added to the master bedroom.

5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

6. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost

elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

- e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
- 7. 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.
 - 8. 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.
 - 9. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
 - 10. 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.
 - 11. 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 Sunshine Valley Road and Stetson Street. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sunshine Valley Road and Stetson Street. There shall be no storage of construction vehicles in the public right-of-way.
12. 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.
13. 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).
14. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
15. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
16. 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.
17. Prior to approval of the building permit for the residence, the applicant shall submit a revised landscape plan that incorporates the planting plan included in the Memorandum by Sol Ecology, dated August 5, 2019. Installation of the approved landscaping, including those recommended in the Memo, is required prior to final inspection of the building permit.
18. No significant trees are permitted to be removed unless a tree removal permit is obtained. Non-significant trees or shrubs proposed for removal or trimming

should be removed or trimmed during the bird non-nesting season (August 16 – February 14).

19. If tree or shrub removal or Project activities are initiated during the nesting season (February 15 – August 15), a pre-construction nesting bird survey shall be conducted to avoid impacts to both special-status and non-special-status bird species.
20. If active nests are observed, a qualified biologist shall determine suitable buffers, within which no construction may occur until the conclusion of the nesting season, 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 250-500 feet for raptors.
21. Prior to approval of the building permit by the Current Planning Section, the applicant shall submit an arborist report analyzing the potential for project impact to the 7-foot wide Cypress tree along Sunshine Valley Road. The applicant shall also submit a Tree Protection Plan showing all recommended protection measures, including but not limited to the location of tree protection fencing for all significant trees on the subject property and adjacent to development. The Tree Protection Plan and arborist report are subject to review and approval by the County Arborist. Protection measures shall be implemented prior to issuance of the building permit.

Building Inspection Section

22. A building permit is required for this submittal.
23. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.
24. Drainage report, drainage and grading plans and C3/C6 form by a California registered civil engineer are required at building permit stage.
25. Site specific erosion control plans and County standard Best Management Practices (BMPs) plan are required at the building permit stage.

26. Survey plan shall call out the creek name and show banks including required setbacks at building permit stage, not just the flow line.
27. Because of the existence of the creek, the site is subject to shallow ground water table, which limits the design of the drainage system and must be addressed at building permit stage.

Montara Water and Sanitary District

28. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

29. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
30. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
31. Work in the public right-of-way shall comply with County's standard details.
32. An encroachment permit is required for any work in the public right-of-way.

Coastside Fire Protection District

33. Add Note to plans: Smoke Detectors which are hardwired – As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hardwired, 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.

34. Add Note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
35. Add Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
36. Add Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire 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.
37. Add Note to plans – Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
38. Add Note to plans – Fire Hydrant: As per 2016 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 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.
39. Add Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review of the automatic fire sprinkler systems.

40. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of the fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, the 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.
41. Installation of underground sprinkler pipe shall be flushed and visually inspected by the CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
42. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
43. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
44. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
45. Occupancy Separation: As per the 2016 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
46. 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.
47. Vegetation management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.

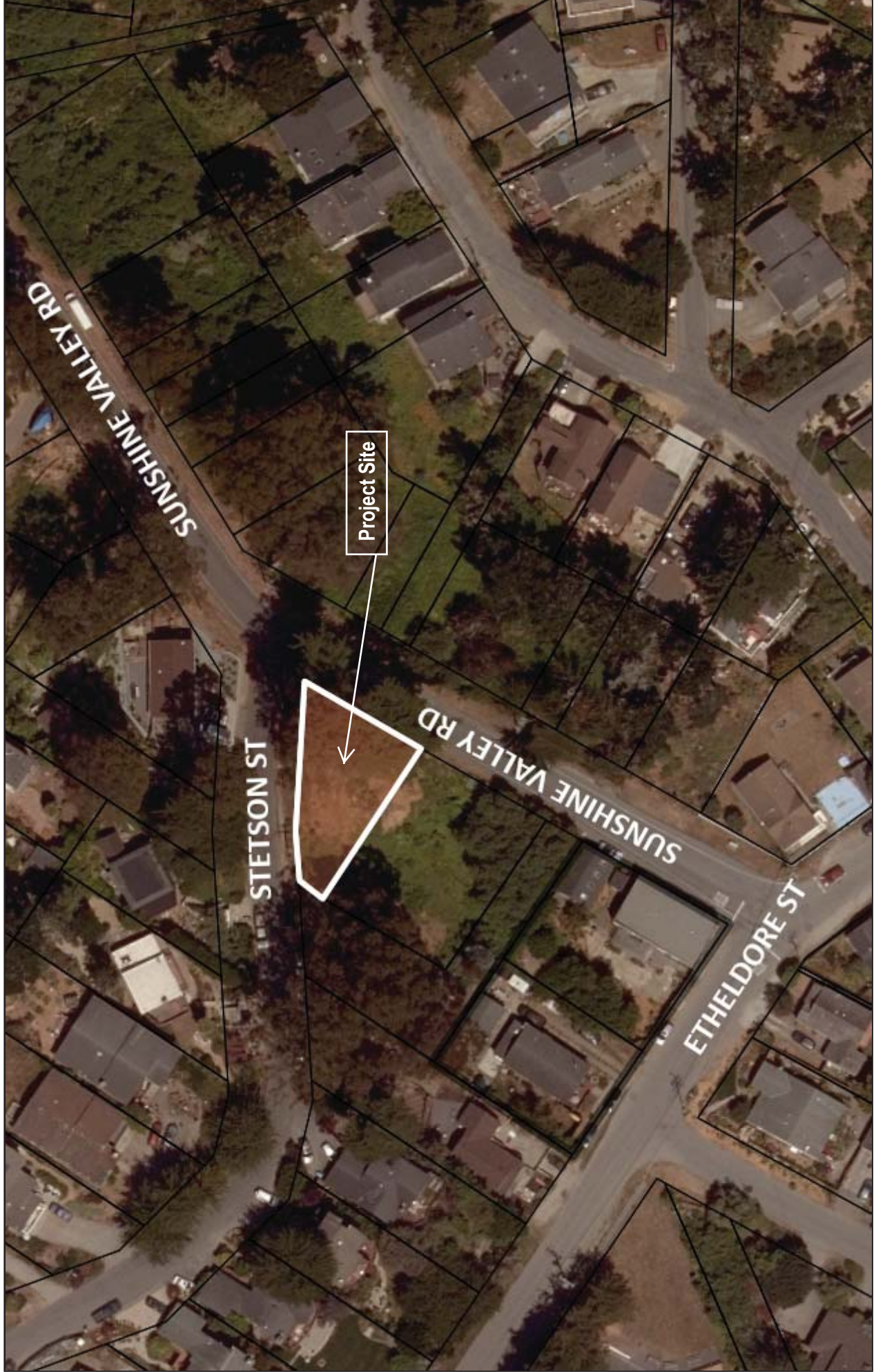
- a. A fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In State Responsible Area (SRA), the fuel break is 100 feet or to the property line.
 - b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
48. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

DPA:pac - DPADD0614_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



1: 1,202

0.04 Miles

0.02

0

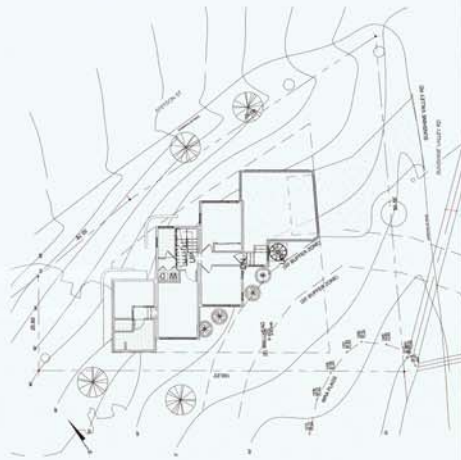
0.04

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.



County of San Mateo - Planning and Building Department

ATTACHMENT C



1 Site Plan
1/16" = 1'-0"

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5949							
PARCEL COVERAGE	0		146	24.6	146	24.6	2062	35.0
FLOOR AREA	FIRST FLOOR		560		560		560	
	SECOND FLOOR		672		672		672	
	GARAGE		455		455		455	
TOTAL	2091	35.1	TOTAL	2091	35.1	TOTAL	2091	35.1
							3270	55.0

SITE DATA

APRIL 03/14/2018
 2ND FLOOR
 TYPE OF CONSTRUCTION: V-B

Sheet Index

Sheet Number	Sheet Name
C5	Cover Sheet
SU	Survey
SP	Site Plan
A101	First Floor Plan
A102	Second Floor Plan
A201	Elevation - North/East
A202	Elevation - South/West
A301	Section Views
LP	Landscape Plan
CI	Grading & Drainage
C2	Erosion & Sediment Control

APPLICABLE CODES

SAN MATEO COUNTY
 SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE AND AMENDMENTS
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA TREE CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 ANY APPLICABLE COUNTY CODES, ORDINANCES, OR AMENDMENTS
 TO THE CALIFORNIA BUILDING CODE

SCOPE OF WORKS
 SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

RECEIVED
 017 8 2 2018
 San Mateo County
 Planning Department



REVISIONS

NO.	DATE	DESCRIPTION



Edward C. Love Architect
 720 MILL STREET
 HALF MOON BAY, CA 94019
 (650) 726-7615
 edward@eclovearchitect.com

New Home for the Moody Family
 Sunshine Vly & Stetson St
 Moss Beach, CA

Cover Sheet



DATE: 08/01/18
 SCALE: As indicated
 DRAWN: G.M.H.
 JOB: MOODY
 SHEET: C5

CS

PN 2018-00391

SURVEY AND TOPOGRAPHY

OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APN 037-144-260

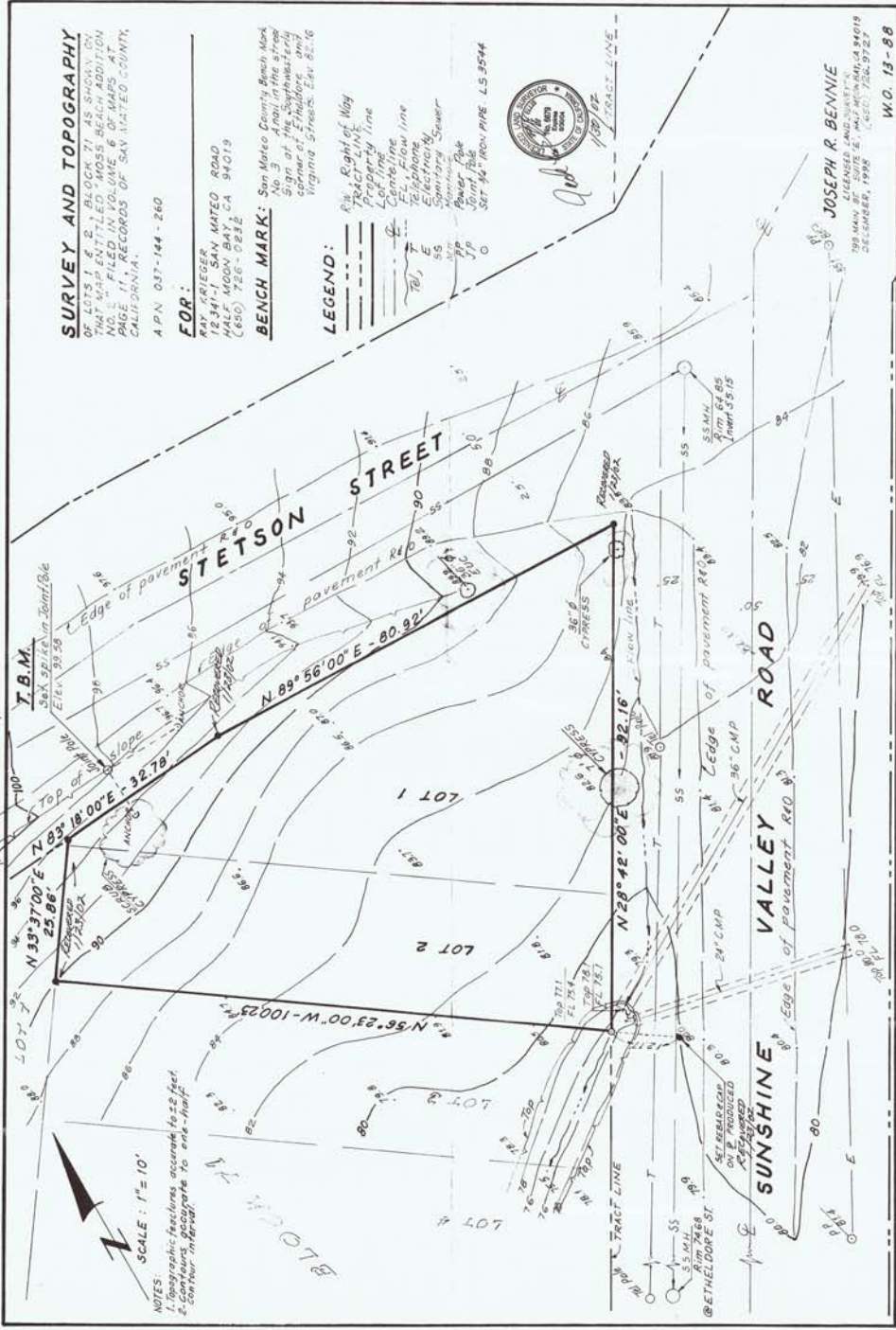
FOR:

RAY KRIEGER
12341-J SAN MATEO ROAD
HALF MOON BAY, CA 94019
(650) 767-0232

BENCH MARK: San Mateo County Bench Mark
No. 3 - Nail in the street
corner of the Southwestly
corner of the Northwestly
right-of-way. Elev. 82.16

LEGEND:

- Right of Way
- Property Line
- Lot Line
- Centerline
- Telephone
- Electricity
- Sanitary Sewer
- Power Pole
- Joint Pole
- J/P
- O



SCALE: 1" = 10'

- NOTES:**
1. Topographic features accurate to ±2 feet
 2. Contours accurate to one-half contour interval

JOSEPH R. BENNIE
109 MAIN LICENSED LAND SURVEYOR, No. 15371
DECEMBER, 1958 E. L. 1121, 726, 9727

W.C. 13-88

REVISIONS



Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 726-7615
edwardclovearch@gmail.com

New Home for
the Moody Family
Sunshine Vly & Stetson St
Moss Beach, CA

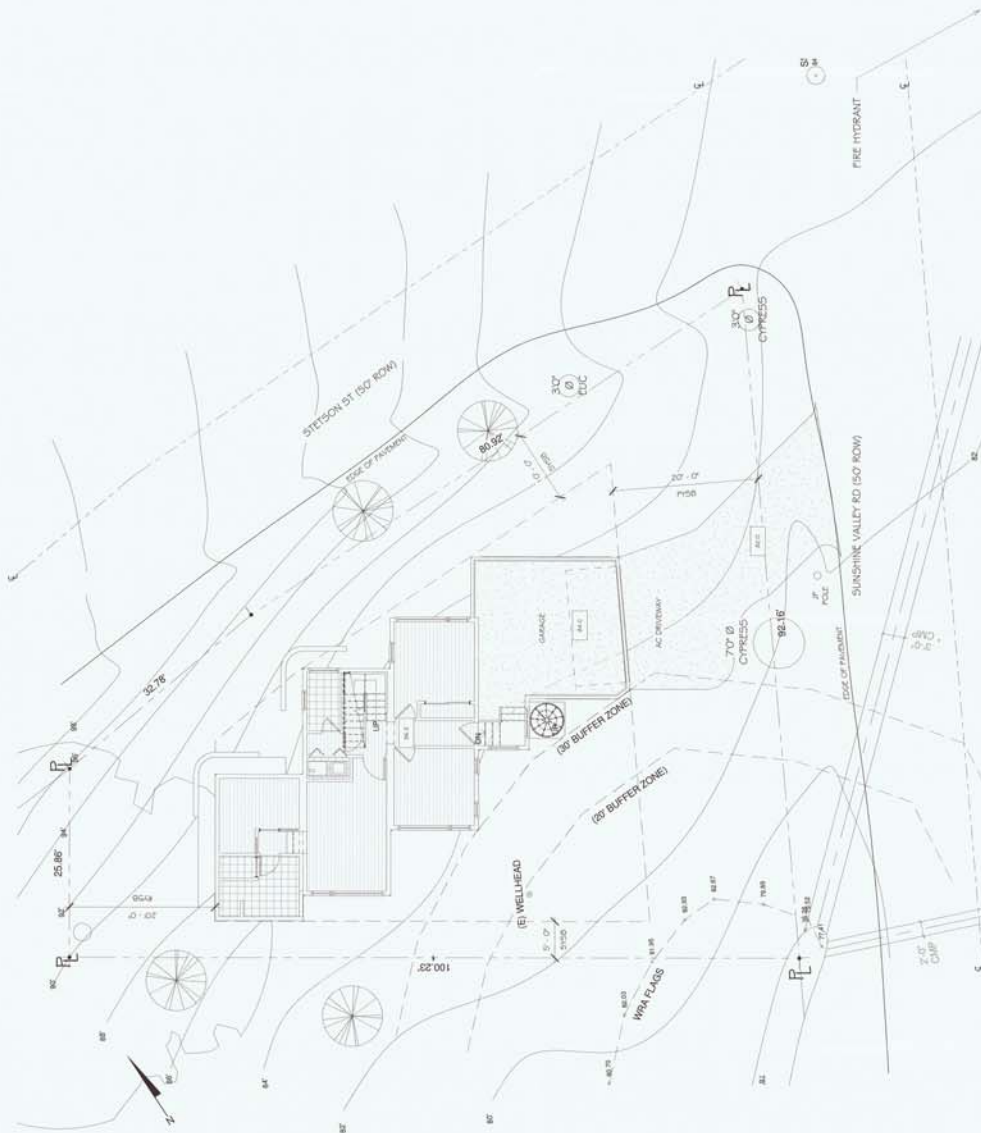
Site Plan



DATE: 06/01/16
SCALE: 1/8" = 1'-0"
DRAWN: G.M.H.
JOB: MOODY
SHEET: SP

SP

SHEETS



1. Site Plan
1/8" = 1'-0"

ALL DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE. THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

REVISIONS



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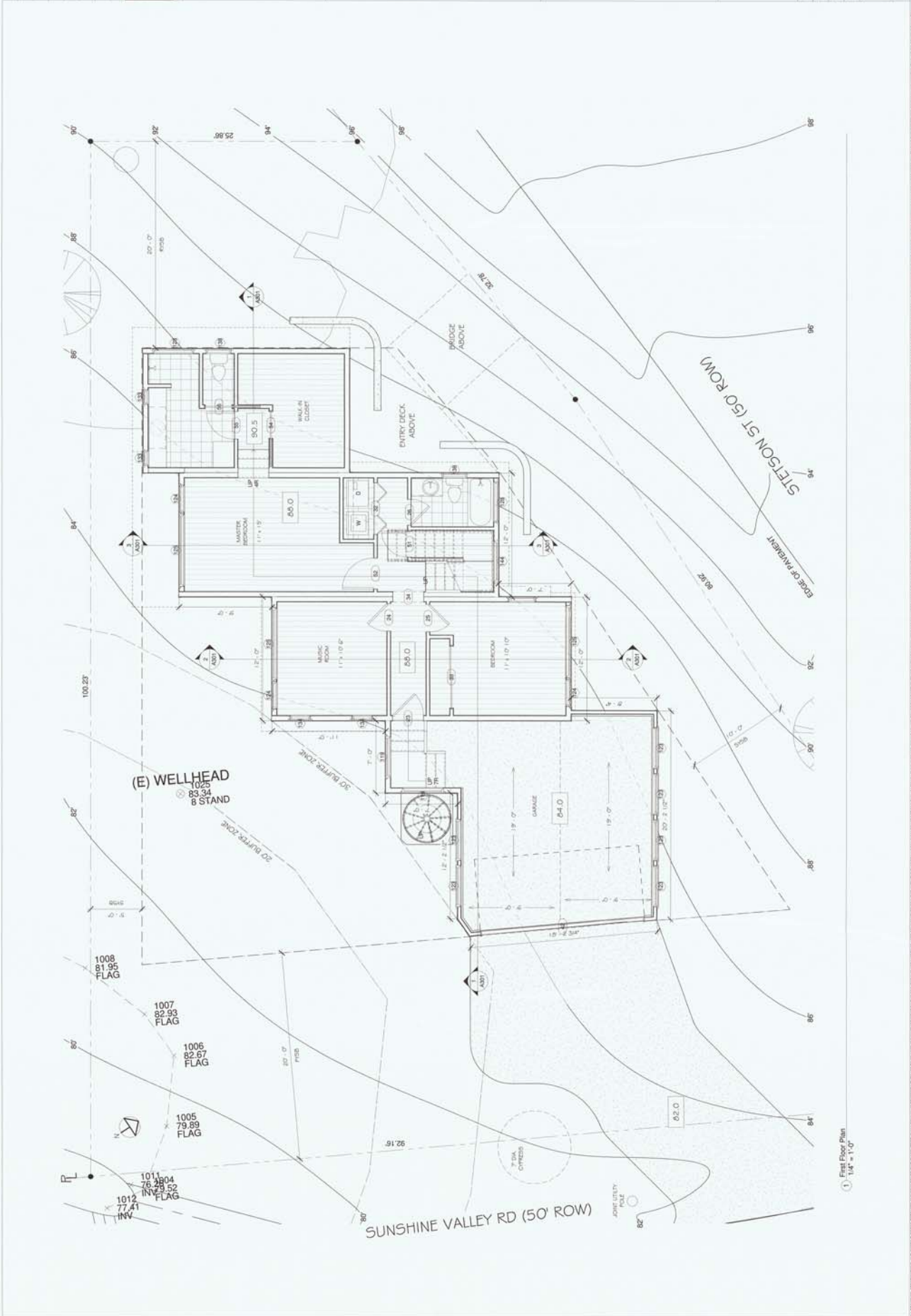
New Home for
the Moody family
Sunshine Vly & Stetson St
Moss Beach, CA

First Floor Plan



DATE: 05/01/10
SCALE: 1/4" = 1'-0"
DRAWN: GML
JOB: MOODY

SHEET: A101
OF



1 First Floor Plan
1/4" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE AS SHOWN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

Drawn by: Yesema Staal
 P.O. Box 157
 San Gregorio, Ca 94074
 yesema@hiddencreek.us

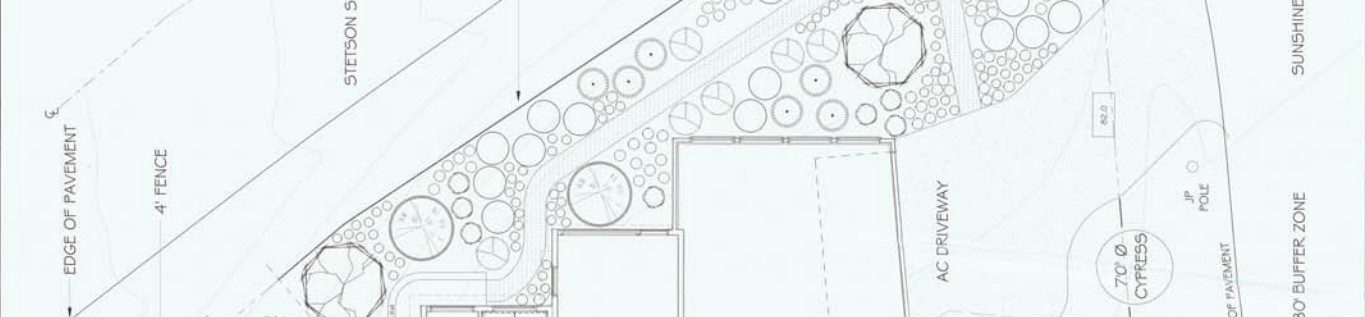
Photo	Key	Qty	Botanical Name	Common Name	Size	WUCOLS
	3	Ceanothus 'Corcha' (Ca. Native)	California Lilac	8' H x 8' W	Low	
	11	Miscanthus sinensis 'Gracillimus'	Maiden Grass	6' H x 4' W	Moderate	
	4	Eriogonum giganteum (Ca. Native)	Saint Catherine's Lace	5' H x 6' W	Very Low	
	16	Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'	2' H x 2' W	Low	
	104	Festuca idahoensis 'Tornales Bay' (Ca. Native)	Idaho Fescue	1' H x 1' W	Very Low	
	17	Artemisia pyrocephala 'David's Choice' (Ca. Native)	Sand Hill Sage	1' H x 3' W	Very Low	
	20	Eriophyllum lanatum (Ca. Native)	Dwarf Woolly Daisy	1' H x 3' W	Low	
	86	Iris 'Escalona' (Ca. Native)	PCH-Ins	1' H x 1' W	Low	
	181	Thymus serpyllum	Creeping Thyme	3' H x 10' W	Low	
		Citrus limon 'Meyer'	Meyer Lemon	8' H x 12' W, smaller in container	Moderate	

PLANT SCHEDULE

LEGEND

Key Description
 Decomposed Granite, Gold Fines
 Faver Pathway

EDGE OF PAVEMENT
 4' FENCE
 BRIDGE ABOVE
 ENTRY DECK ABOVE
 PATIO
 AC DRIVEWAY
 STETSON ST. (50' ROW)
 4' FENCE
 30' Ø EUC
 30' Ø CYPRESS
 4' FENCE
 70' Ø CYPRESS
 J/P POLE
 EDGE OF PAVEMENT
 SUNSHINE VALLEY RD. (50' ROW)
 30' BUFFER ZONE
 20' BUFFER ZONE



NOTES

- Contractor to provide a soils test and amend soils per recommendation. For bid purposes amend as follows to a 6" depth:
 6 cy per ksf Organic compost
 10# per ksf Fertilizer
- Contractor to apply a 3" layer of mulch on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
- Landscape shall comply with all County of San Mateo requirements.
- All landscaping to be hand watered.

LANDSCAPE AREAS

868 SF Hardscape
 205 SF Vegetation (WUCOL: moderate)
 915 SF Vegetation (WUCOL: low - very low)
 1,490 SF Buffer Zone, no development
 1,042 SF Mulch Only

LEGEND

- 3" CONTOUR (D)
- 10' CONTOUR (E)
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL, 3' MAX HEIGHT
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
2. TOPOGRAPHY BY JOE BENNE, L.S.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.

GRADING NOTES

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO ALL CODES AND ORDINANCES.
3. ALL GRADING SHALL BE CONFINED TO THE AREAS SHOWN ON THESE PLANS.
4. ALL GRADING SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND PAVED SOILS.

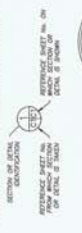
DRAINAGE NOTES

1. DRAINAGE INTENT: FIT IN THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF WATER TO THE STREET AND TO PREVENT OVERFLOW FROM THE FOUNDATIONS.
2. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE STREET THROUGH A DETENTION BASIN.
3. ALL DRAINAGE PIPES SHALL BE MINIMUM 12" DIAMETER SOLID PIPE, SLOPED AT 1%.
4. MINIMUM SLOPE OF PIPES SHALL BE 1/8" PER FOOT.
5. MINIMUM SLOPE OF PIPES SHALL BE 1/8" PER FOOT.

TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG SUNSHINE VALLEY ROAD.
2. WHEN TRUCKS PARK IN STREET FOR UNLOADING AND LOADING, VEHICLES TO PASS SHALL BE ALLOWED TO PASS THROUGH THE TRUCKS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.

SECTION AND DETAIL CONVENTION

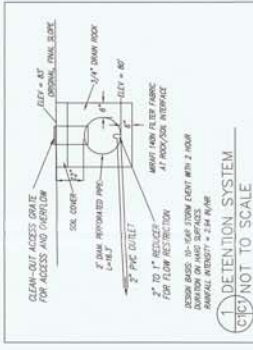
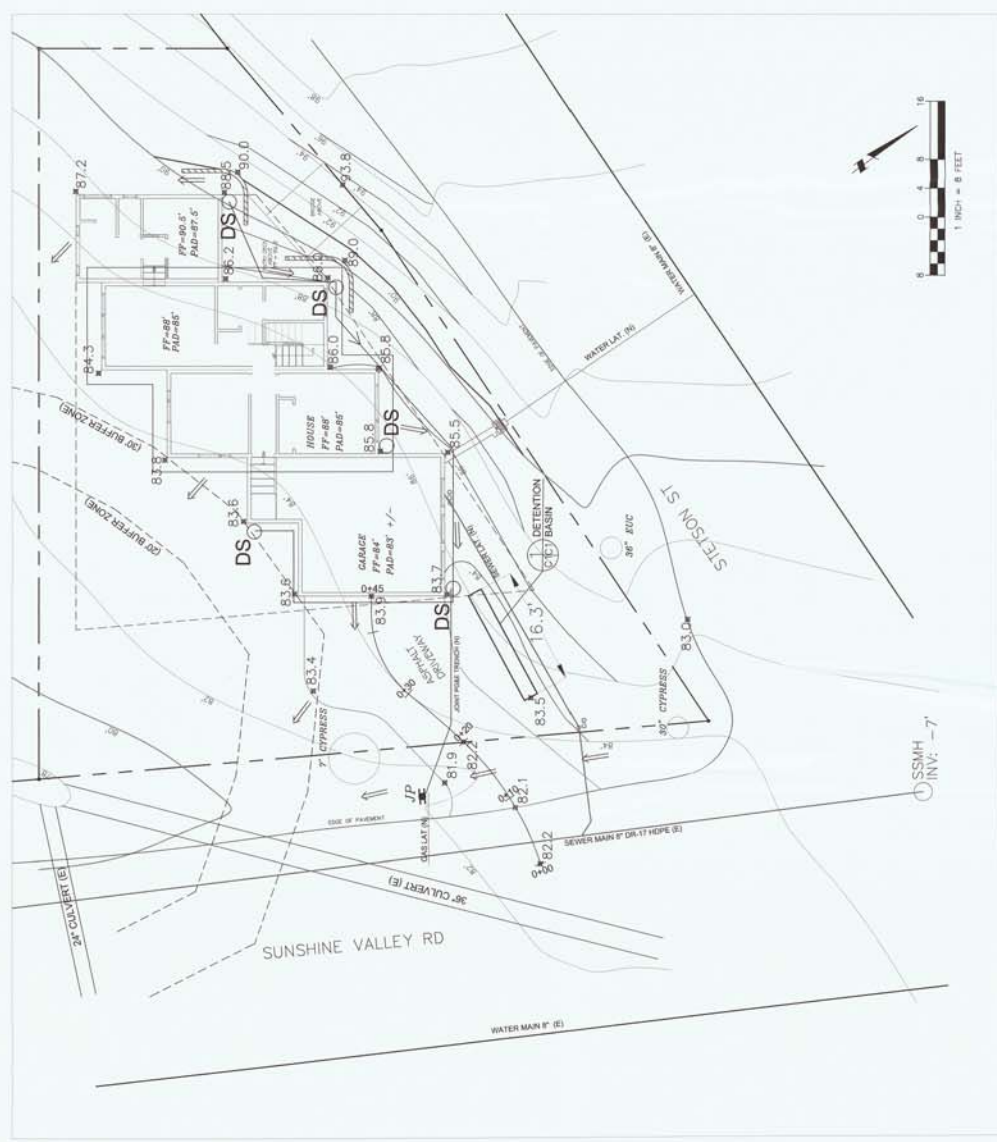


SIGMA THREE GEODESICS, INC.
 332 PRINCETON AVENUE
 MOSS BEACH, CA 94019
 (650) 728-2500
 FAX 728-2593

DATE:	3-17-18
DRAWN BY:	CMK
CHECKED BY:	ADZ
REV. DATE:	
REV. DATE:	

GRADING AND DRAINAGE PLAN
 MOODY PROPERTY
 SUNSHINE VALLEY RD.
 MOSS BEACH
 APN 037-144-260

SHEET
 C-1



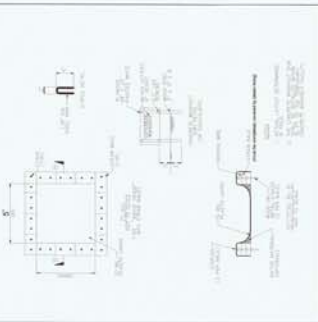
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform 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.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid 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.

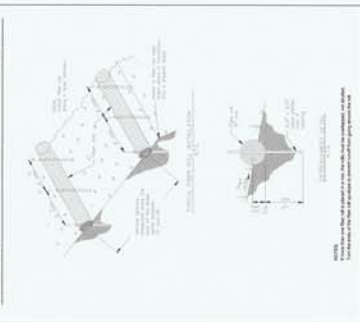
CONCRETE WASTE MANAGEMENT WM-8

EROSION CONTROL POINT OF CONTACT
 THIS PERSON IS RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND IS REQUIRED TO SIGN THE CONTRACTOR'S POINT OF CONTACT CORRECTIONS

NAME: BELLORE
 TITLE/COMPANION: JASBETGET
 PHONE: (952) 278-3313
 EMAIL: ERNORDEL@VERMIGRAM.COM

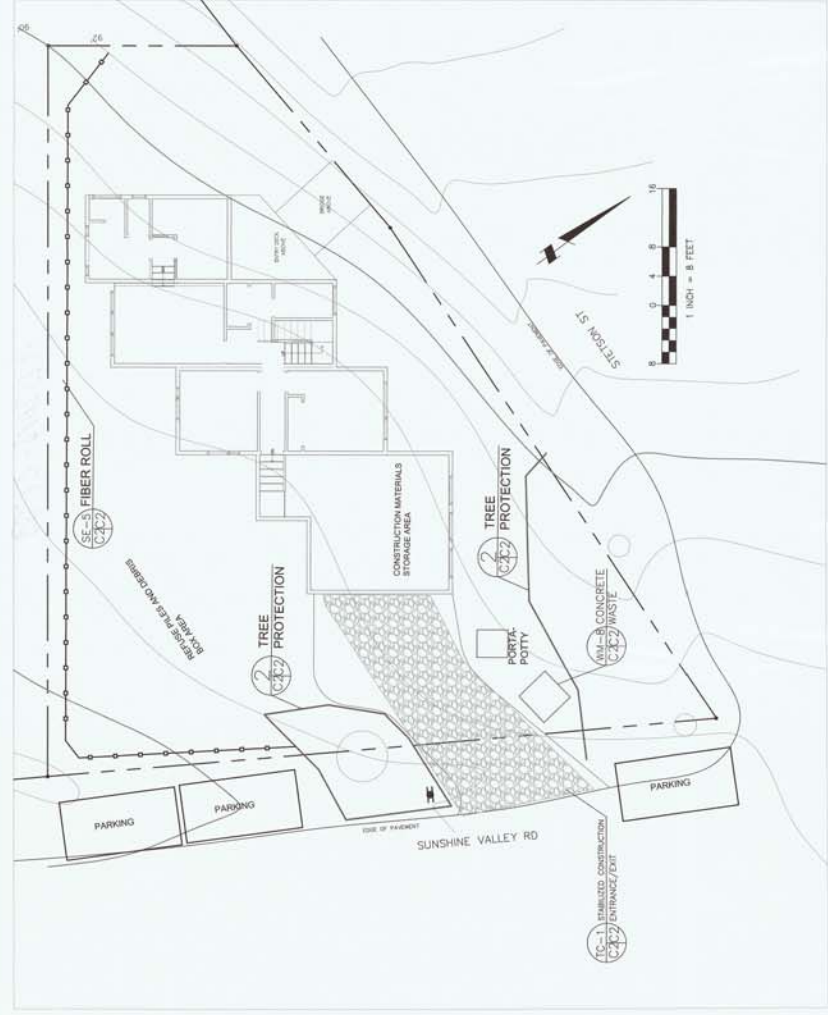


FIBER ROLLS



EROSION CONTROL NOTES

- FIBER ROLL LOCATIONS SHOWN AS SHOWN IN DETAIL SE-5**
- LOADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - A. NO GRUBBING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS AFTER THE LAST RAINFALL.
 - B. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
 - C. EXPOSED SOIL SHALL BE COVERED WITH ALL TYPES AND REMOVED FROM SITE AS SOON AS POSSIBLE IF SCHEDULED FOR OFF-HALL.
 - D. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH PREPARED OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH.
 - E. A MOULD CONSTRUCTION ENTRANCE SHALL BE 36 FEET LONG BY 12 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE ENTRANCE SHALL BE 120 HIGHS TOE.
 - B. AND SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT EROSION OF THE ENTRANCE.
 - D. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
 - E. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
 - F. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
 - G. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
 - H. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
 - I. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
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 - I. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
 - J. THE ENTRANCE SHALL BE MAINTAINED WITH ADDITIONAL STONE AS CONDITIONS DEMAND.



TREE PROTECTION NOTES

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO TRIP LINES AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO CUTTING, AND MOUNTED AND DOCUMENTED.
- ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
- PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



DATE: 3-17-18
 DRAWN BY: CAK
 CHECKED BY: AZO
 SIGMA PRIME GEOTECHNICAL, INC.
 322 PRINCETON AVENUE
 10501 728-3585
 FAX: 728-3583

EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN
 MOODY PROPERTY
 SUNSHINE VALLEY RD.
 MOSS BEACH
 ADN 037-144-260

SHEET
 C-2

August 16, 2019

Edward Love
720 Mill Street
Half Moon Bay, CA 94019

Dear Mr. Love:

SUBJECT: Coastside Design Review Recommendation of Approval
Sunshine Valley Road, Moss Beach
APN 037-144-260; County File No. PLN 2018-00391

At its meeting of April 11, 2019, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a design review recommendation to allow construction of a new 1,632 sq. ft. two-story single-family residence, plus a 459 sq. ft. attached garage, located on a 5,949 sq. ft. legal parcel (parcel legality confirmed via PLN 2018-00321), as part of a hearing-level Coastal Development Permit (CDP). No trees are proposed for removal. The project is appealable to the California Coastal Commission.

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

RECOMMENDED FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3(a), relating to the construction of a new single-family residence in an urban, residential zone.

The Coastside Design Review Committee found that:

2. For the Design Review

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



- a. Section 6565.20 (B) ELEMENTS OF DESIGN; 1. Neighborhood Definition;
a. Neighborhood Context: Architectural style relates to other houses in the neighborhood.
- b. Section 6565.20 (C) SITE PLANNING AND STRUCTURE PLACEMENT;
1. Integrate Structure with the Natural Setting; b. Grading; c. Streams and Other Drainage Features: Site planning and structure placement retains the natural character of the site, minimizes grading, and avoids the adjoining natural drainage feature.
- c. Section 6565.20 (D) ELEMENTS OF DESIGN; 1. Building Mass, Shape and Scale: The proposed house has a building mass, shape, and scale that is consistent with other buildings in the neighborhood.

RECOMMENDED CONDITIONS

Current Planning Section

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

Condition:

- a. The body of the house shall be painted Benjamin Moore Sandstone Beige, and the trim shall be painted Benjamin Moore Black Satin.

Recommendations:

- a. Wall-mounted light fixtures, as indicated in submitted plans, may be added to each side of the garage.
 - b. A sliding glass door may be added to the master bedroom.
2. 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.
3. The applicant shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of

plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.

4. 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.
5. 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.
6. No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
7. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.
8. 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 Sunshine Valley Road. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sunshine Valley Road. There shall be no storage of construction vehicles in the public right-of-way.
9. 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.
10. 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).

11. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).
12. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.
13. 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.

Building Inspection Section

14. A building permit is required for this submittal.
15. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Building Inspection Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Building Inspection Section for review and approval.
16. Drainage report, drainage and grading plans and C3/C6 form by California registered Civil Engineer are required at building permit stage.
17. Site specific erosion control plans and County standard Best Management Practice (BMP) plan are required at the building permit stage.
18. Survey plan shall call out the Creek name and show banks including required setbacks at building permit stage, not just the flow line.

19. Because of the existence of creek, the site is subject to shallow ground water table, which limits the design of the drainage system. Please discuss the groundwater table at building permit stage. (i.e., if the geotechnical report will include the investigation, then the drainage report shall refer to the investigation).

Coastside County Water District

20. Prior to the issuance of a building permit, the applicant shall obtain a water service connection to include fire suppression plans for review and approval.
21. The project shall comply with Coastside County Water District's Indoor Water Use Efficiency Ordinance, including the installation of fire sprinklers, if required by the Coastside Fire Protection District.

Department of Public Works

22. Prior to the issuance of the building permit stage, 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.
23. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
24. Work in the public right-of-way shall comply with County's standard details.
25. An Encroachment Permit is required for any work in the public right of way.

Coastside Fire Protection District

26. ADD Note to plans: Smoke Detectors which are hardwired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.

27. ADD Note to plans: Smoke alarm/detector are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instructions and NFPA 72.
28. ADD Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
29. ADD Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire 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.
30. ADD Note to plans – Roof Covering: As per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
31. ADD Note to plans – Fire Hydrant: As per 2016 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 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for 2 hours. Contact the local water purveyor for water flow details.
32. ADD Note to plans – Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review. Fees shall be paid prior to plan review of the automatic fire sprinkler systems.
33. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of the fire apparatus. The San Mateo County

Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District (CFPD) specifications. As per the 2016 CFC, Section Appendix D, the 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.

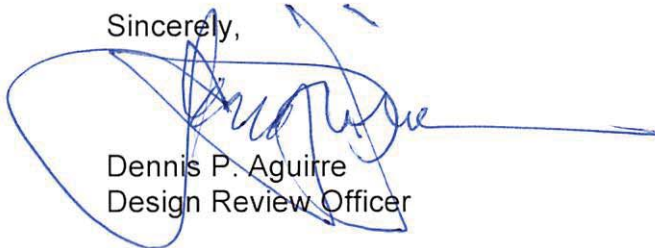
34. Installation of underground sprinkler pipe shall be flushed and visually inspected by the CFPD prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open.
35. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
36. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum 500 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
37. The installation of an approved spark arrester is required on all (WOOD BURNING) chimneys. Spark arresters shall be made of 12-gage woven or welded wire screening having openings not exceeding 1/2-inch.
38. Occupancy Separation: As per the 2016 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.
39. 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.
40. Vegetation management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance No. 2016-01, the 2016 California Fire Code 304.1.2.
 - a. A fuelbreak of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

- b. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.
 - c. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.
41. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

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. The decision on the CDP will take place at a later date. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867 or daquirre@smcgov.org.

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

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:pac - DPADD0397_WPN.DOCX

- cc: Bruce Chan, Member Architect
Katie Kostiuik, Member Architect
Paul Moody, Owner



February 27, 2017

Ed Love
720 Mill Street
Half Moon Bay, CA 94019

RE: Riparian Assessment and Biological Report for APN 037-144-260

Dear Mr. Love,

The purpose of this letter is to inform you of the results of an assessment of biological resources at an undeveloped parcel (APN 037-144-260; parcel) located in Moss Beach, San Mateo County, California (Figure 1). The assessment area included the 0.12-acre parcel and the surrounding 30 feet (Study Area) to identify whether the Study Area has the potential to support sensitive biological communities, special-status species, and capture any setbacks related to these communities in the vicinity of the parcel. The purpose of this assessment is to comply with the San Mateo County Mid-Coast Local Coastal Program (LCP).

Figures are provided in Attachment A, the list of observed plant and wildlife species from the 2017 assessment is 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 conducted on January 12, 2017, by WRA biologists Scott Batiuk (wetland and plant ecologist) and 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 and Significant Tree Ordinance
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB; CDFW 2017)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2017)
- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation Database (USFWS 2017)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication "California Bird Species of Special Concern" (Shuford and Gardali 2008)
- "California Amphibian and Reptile Species of Special Concern" (Thomson et al. 2016)

During the site visit, the Study Area was examined for: (a) sensitive biological communities such as wetlands and riparian habitats and (b) for the presence, and potential to support, special status plant and wildlife species. Sensitive biological communities were mapped used a Global Positioning System device with sub-meter accuracy. Vegetation within the Study Area and vicinity was also evaluated for riparian habitat criteria and or unvegetated streams as defined by the LCP.

The LCP defines riparian vegetation as “the association of plant and animal species normally found near streams, lakes, and other bodies of freshwater” that is composed of a minimum of 50 percent of the following species: red alder (*Alnus rubra*), jaumea (*Jaumea carnosa*), pickleweed (*Salicornia*), big leaf maple (*Acer macrophyllum*), narrow-leaf cattail (*Typha angustifolia*), arroyo willow (*Salix lasiolepis*), broadleaf cattail (*Typha latifolia*), horsetail (*Equisetum* sp.), creek dogwood (*Cornus sericea*), black cottonwood (*Populus trichocarpa*), and box elder (*Acer negundo*). For the purposes of this assessment, the limit of riparian vegetation is defined as the dripline of a grouping of any of the above species that has 50 percent or greater cover and is adjacent to Dean Creek.

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 present or further protocol-level surveys may be necessary. Special-status species for which further protocol-level surveys may be necessary are described below.

Survey Results

The 0.41-acre Study Area is located on the southwest side of the intersection of Stetson Street and Sunshine Valley Road in the unincorporated community of Moss Beach, San Mateo County, California, and is within the LCP boundary. It is bound to the north by Stetson Street and private residences; to the east and southeast by Sunshine Valley Road, Dean Creek, and an undeveloped hillside; and to the southwest by a vacant lot, Dean Creek, and riparian vegetation associated with Dean Creek. The Study Area is, with the exception of Stetson Road and Sunshine Valley Road along its northern and eastern borders, respectively, undeveloped land that is a mix of open, weedy, herbaceous vegetation, tall trees, and riparian corridor adjacent to Dean Creek. Dean Creek is an intermittent stream which originates northeast of the Study Area, flows through a culvert under Sunshine Valley Road, and daylight in the southern portion of the Study Area. The area under tree canopy in the eastern portion of the Study Area appears to be used by adjacent residents for parking vehicles.

Biological Communities

Five biological communities are present in the Study Area: ruderal, non-native woodland, developed, riparian, and intermittent stream (Figure 2).

Non-sensitive biological communities

The ruderal biological community consists of areas that, while undeveloped, are heavily invaded by non-native, perennial, herbaceous forb species often found in disturbed areas. Although the areas are undeveloped, the dominance of non-native species is so great that the area has been converted from any native vegetation type. These areas cannot be considered grassland because grasses have a minimal presence. The stump and remaining pieces of cut trunk from a fallen Tasmanian blue gum (*Eucalyptus globulus*) are present in this area, and a few small, resprouting trees are at low cover. Shrubs also have a sparse presence, and species observed include coyote brush (*Baccharis pilularis* ssp. *consanguinea*) and resprouting individuals of arroyo willow (*Salix lasiolepis*) and red elderberry (*Sambucus racemosa* ssp. *racemosa*). Common herbaceous species observed throughout the ruderal biological community include passionflower (*Passiflora* sp.), Bermuda buttercup (*Oxalis pes-caprae*), cape ivy (*Delairea odorata*), and fine-leaved fumitory (*Fumaria parviflora*).

The non-native woodland biological community consists of a grouping of large Monterey cypress (*Hesperocyparis macrocarpa*)¹ and Tasmanian blue gum trees in the eastern portion of the Study Area. An unpaved area under the canopy of these trees is used for parking vehicles. This community also includes paved areas where the tree canopy overhangs Stetson Road and Sunshine Valley Road. No shrub species were observed in this community. Outside of the parking area, where vegetation is sparse, the understory is dominated by non-native herbaceous species including Bermuda buttercup and panic veldtgrass (*Ehrharta erecta*).

The developed biological community consists of paved areas where Stetson Road and Sunshine Valley Road are not under tree canopy. This community is unvegetated.

Sensitive biological communities

Approximately 0.01 acre of riparian habitat is present in the southern portion of the Study Area, but outside of the parcel. The riparian community consists of the area containing riparian vegetation, as defined by the LCP, and Dean Creek. Within the Study Area, arroyo willows are present along the north side of Dean Creek and meet the LCP definition of riparian habitat. The understory of the willows is a mix of non-riparian associated species such as non-native cape ivy, California blackberry (*Rubus ursinus*), non-native English ivy (*Hedera helix*), and non-native poison hemlock (*Conium maculatum*). Therefore, the limit of riparian habitat was defined and mapped as the dripline of the arroyo willows. Dean Creek and the limit of riparian vegetation are located immediately adjacent to the parcel. For riparian areas associated with intermittent streams, the LCP requires a riparian setback extending 30 feet outward from the limit of riparian vegetation, or where no riparian vegetation is present, 30 feet outward from the midpoint of the intermittent stream (LCP Policy 7.11). On existing legal building parcels, if no feasible alternative exists and if no other building site exists on the parcel, a reduced 20-foot setback may be accepted by the County per LCP Policy 7.12. Although no riparian or creek habitat is present within the parcel, both the 30-foot riparian setback and reduced 20-foot riparian setback extend into the southern portion of the parcel (Figure 2). Based on parcel size and characteristics, this parcel may meet criteria for a reduced setback.

As stated above, Dean Creek is an intermittent stream located in the southern portion of the Study Area and enters the Study Area from a culvert that crosses under Sunshine Valley Road. It is included as a “blue line” stream on the Montara Mountain U.S. Geological Survey 7.5-minute Quadrangle map (USGS 2015). Within the Study Area, Dean Creek has been channelized and has a top bank width of approximately 2.5 feet. In addition, roadside surface water runoff from the east side of Sunshine Valley Road drains into Dean Creek within the Study Area via a culvert that crosses under Sunshine Valley Road. The two culverts create the upstream portion of Dean Creek within the Study Area and are located south of the parcel boundary. The bed of Dean Creek is unvegetated. Riparian vegetation on the north bank of Dean Creek is described above in the previous paragraph, and the south side of Dean Creek within the Study Area is unvegetated.

Special-Status Species

Special-Status Plants

Based upon a review of the resources and databases listed previously, all special-status plant species documented in the vicinity of the Study Area were assessed. No special-status plant species were observed in the Study Area. Of the 46 special-status plant species documented in

¹ Although Monterey cypress is native to California, its native range is highly restricted to a portion of the Monterey Peninsula. Outside of its native range, Monterey cypress is considered naturalized (Jepson eFlora 2017)

the vicinity of the Study Area, all are unlikely or have no potential to occur in the Study Area for one or more of the following reasons:

- hydrologic conditions (e.g. marsh habitat, vernal pool habitat) necessary to support the special-status plants are not present;
- edaphic (soil) conditions (e.g. serpentine, rocky, rhyolitic) necessary to support the special-status plants are not present;
- topographic conditions (e.g. marine terrace) necessary to support the special-status plants are not present;
- unique pH conditions (e.g. alkali soil) necessary to support the special-status plant species are not present in the Study Area;
- associated vegetation communities (e.g. chaparral, coastal bluff scrub) necessary to support the special-status plants do not exist on site

One species, Hickman's cinquefoil (*Potentilla hickmanii*) documented in the vicinity of Moss Beach in the 1930's has been determined to be extinct (CDFW 2017). In addition, the dense cover of perennial, non-native forbs are likely to outcompete special-status plant species. Figure 3 shows occurrences documented within 2 miles of the Study Area in CNDDDB (CDFW 2017). Although the site visit did not constitute a protocol-level special-status plant survey, it coincided with the published period of time when seven special-status plant species documented in the vicinity of the Study Area are blooming or are otherwise identifiable, including Montara manzanita (*Arctostaphylos montaraensis*), Kings Mountain manzanita (*A. regismontana*), ocean bluff milk-vetch (*Astragalus nuttallii* var. *nuttallii*), western leatherwood (*Dirca occidentalis*), perennial goldfields (*Lasthenia californica* ssp. *macrantha*), Ornduff's meadowfoam (*Limnanthes douglasii* ssp. *ornduffii*), coastal triquetrella (*Triquetrella californica*). These species were not observed within the Study Area.

San Mateo County Heritage Tree and Significant Tree Ordinance

Pursuant to the County of San Mateo Heritage Tree Ordinance (Ordinance No. 427), a "heritage tree" is (1) any of a list of native tree species that exceeds a species-specific size threshold or (2) any tree or grove of trees designated as such by the San Mateo County Board of Supervisors. 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 and are any species which have a diameter at breast height (dbh) 38 inches or greater. The trees within the Study Area are limited to Monterey cypress, arroyo willow, and blue gum. These species are not covered under the San Mateo County Heritage Tree Ordinance; therefore, no "heritage" trees occur within the Study Area. However, the January 12, 2017, site assessment did not include a significant tree or arborist evaluation. The Monterey cypress located in the eastern Study Area may meet the size specification for a "significant" tree.

Special-Status Wildlife Species

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 CNDDDB (CDFW 2017). Of the 39 special-status species documented to occur in the vicinity, only one species, Allen's hummingbird (*Selasphorus sasin*) has a moderate potential to occur and nest within the Study Area and is discussed below. Most species do not have potential to occur because of a lack of suitable habitat including no suitable aquatic features for breeding, no serpentine habitat, no dense understory vegetation, and barriers to dispersal. The nearest potential breeding habitat for California red-legged frog (*Rana draytonii*)

is greater than 0.6 miles from the Study Area, and Dean Creek is an intermittent creek and does not contain flow of suitable period to support this species outside of the wet season.

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 Monterey cypress in the Study Area provide suitable nesting habitat and there are ample nectar sources such as passionflower within the Study Area. Allen's hummingbird is known to nest in suburban habitats in the vicinity; there is a moderate potential for Allen's hummingbird to nest in trees within the Study Area.

Impacts and Recommendations

The Study Area contains a riparian corridor, intermittent creek, and has potential to support one special-status bird species. In addition, most native bird nests are protected under the Migratory Bird Treaty Act and California Fish and Game Codes. No rare, endangered, or unique species are anticipated to be present in the Study Area; however, one tree may meet designation as a "significant" tree. Recommendations to protect the riparian corridor, creek, significant trees, and nesting birds are described below.

Riparian Corridor and Waters

Per LCP guidelines, Dean Creek and the associated riparian habitat is an Environmentally Sensitive Habitat Area (ESHA) and setbacks are recommended to avoid impacts to the 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 willows along Dean Creek. However, based upon parcel size and topography, this parcel may meet exceptions for a reduced 20-foot riparian setback. The riparian habitat and associated setbacks are shown in Figure 2. If the proposed project meets the criteria described in LCP 7.12, a 20-foot setback from the limit of riparian vegetation is suitable to avoid impacts to the riparian corridor. No impacts are anticipated to occur to the riparian corridor if the proposed project and construction activities remain outside of the 20-foot setback.

Significant Trees

No "heritage" trees are present; however, one Monterey cypress may meet the size designation for "significant" tree. If this tree is proposed for removal, it is recommended the tree be measured and evaluated to determine if it meets the criteria for designation as a "significant" tree. Significant trees are subject to regulation and a permit for removal may be required.

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 (August 16 – February 14).

- If tree or shrub removal or Project activities are initiated during the nesting season (February 15 – August 15), 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 250-500 feet for raptors.

Summary

Based upon a review of databases and a site visit to the Study Area on January 12, 2017, two sensitive habitats are present within the Study Area, Dean Creek and the associated riparian corridor. These biological communities are not located within the parcel boundary; however, both the 20-foot and 30-foot setbacks from riparian communities extend into the parcel (Figure 2). If the proposed project meets the criteria described in LCP Policy 7.12, a 20-foot setback from the limit of riparian vegetation is acceptable and no impacts are anticipated to occur. As such, it is recommended that any proposed project footprint or ground disturbance remain outside of the 20-foot riparian setback. One Monterey cypress has potential to be a “significant” tree, if this tree is proposed for removal, it is recommended the tree be evaluated to determine if it meets the designation as a “significant” tree and if a permit is required for removal. No special-status plant species have a moderate or high potential to occur in the Study Area, and as such, no further actions are recommended for special-status plant species. One special-status wildlife species, Allen’s hummingbird, has a moderate potential to nest in the Study Area, and non-special-status birds may nest in the Study Area. If ground disturbance activities or vegetation removal is proposed to occur within the nesting season, a pre-construction survey is recommended to avoid impacts to active bird nests.

Please feel free to contact me with any questions you may have.

Sincerely,



Patricia Valcarcel
Associate Wildlife Biologist

Enclosures: Attachment A – Figures
Attachment B – Species Observed During the 2017 Site Assessment
Attachment C - Representative Photographs of the Study Area

References

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- [USFWS] United States Fish and Wildlife Service. 2017. Information for Planning and Conservation Database. Available online at: <https://ecos.fws.gov/ipac/>; most recently accessed: January 2017.
- [USGS] United States Geological Survey. 2015. Montara Mountain 7.5-minute Quadrangle map.
- Zeiner, DC, WF Laudenslayer, Jr., KE Mayer, and M White. 1990. California's Wildlife, Volume I-III: Amphibians and Reptiles, Birds, Mammals. California Statewide Wildlife Habitat Relationships System, California Department of Fish and Game, Sacramento, CA.

Attachment A

Figures



Figure 1. Study Area Location Map

APN 037-144-260
 Moss Beach
 San Mateo County, California



Map Prepared Date: 1/31/2017
 Map Prepared By: fhourigan
 Base Source: Esri Streaming - National Geographic
 Data Source(s): WRA



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.

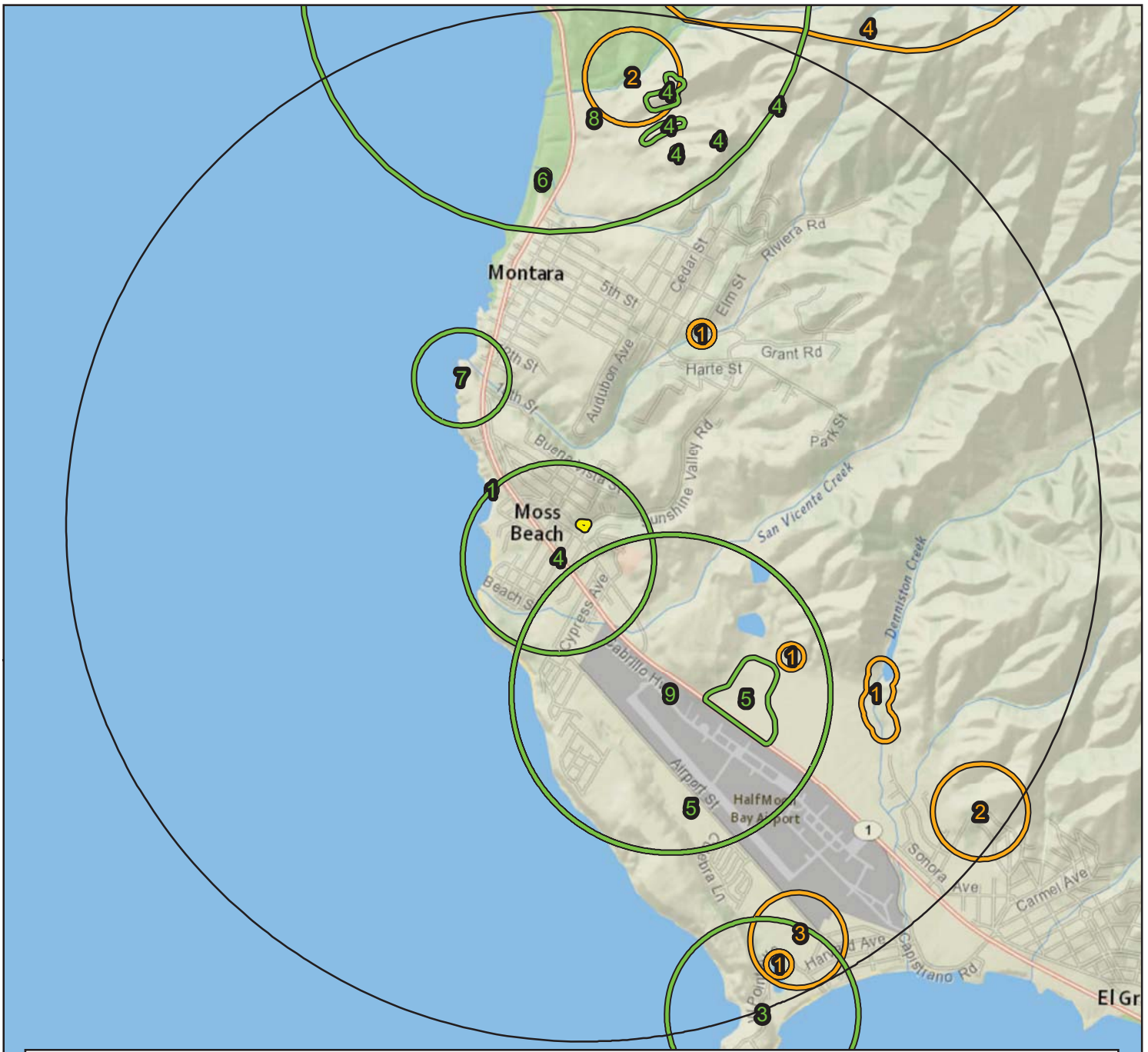
Figure 2. Biological Communities and Potential Setbacks



APN 037-144-260
 Moss Beach
 San Mateo County, California



Map Prepared Date: 2/23/2017
 Map Prepared By: fhourigan
 Base Source: San Mateo GIS Service - Ortho 2014
 Data Source(s): WRA







 Study Area	4, Hickman's cinquefoil	 Wildlife Species
 2 Mile Boundary	5, Ornduff's meadowfoam	1, California red-legged frog
 Plant Species	6, perennial goldfields	2, monarch - California overwintering population
1, Blasdale's bent grass	7, rose leptosiphon	3, saltmarsh common yellowthroat
2, coast yellow leptosiphon	8, San Francisco gumplant	4, San Bruno elfin butterfly
3, coastal marsh milk-vetch	9, San Francisco owl's-clover	

Figure 3. Special-Status Plant and Wildlife Species within 2 Miles of the Study Area

APN 037-144-260
 Moss Beach
 San Mateo County, California



Map Prepared Date: 2/3/2017
 Map Prepared By: fhourigan
 Base Source: National Geographic
 Data Source(s): CNDDB

Attachment B

List of Species Observed in the Study Area

Attachment B1. Plant Species Observed in the Study Area on January 12, 2017.

Plants

Scientific Name	Common Name	Origin	Form	Rarity Status ¹	Cal-IPC Status ²
<i>Avena</i> sp.	Wild oat	non-native	Annual grass	-	Moderate
<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	Coyote brush	native	shrub	-	-
<i>Borago officinalis</i>	Common borage	non-native	annual herb	-	-
<i>Brassica rapa</i>	Common mustard	non-native (invasive)	annual herb	-	Limited
<i>Bromus diandrus</i>	Ripgut brome	non-native (invasive)	annual grass	-	Moderate
<i>cf. Chasmanthe floribunda</i>	Chasmanthe	non-native	perennial herb	-	-
<i>Cirsium vulgare</i>	Bullthistle	non-native (invasive)	perennial herb	-	Moderate
<i>Conium maculatum</i>	Poison hemlock	non-native (invasive)	perennial herb	-	Moderate
<i>Cortaderia jubata</i>	Andean pampas grass	non-native (invasive)	perennial grass	-	High
<i>Crassula ovata</i>	Jade plant	non-native	annual herb	-	-
<i>Delairea odorata</i>	Cape ivy	non-native (invasive)	perennial herb	-	High
<i>Echium pininana</i>	Pine echium	non-native	shrub	-	-
<i>Ehrharta erecta</i>	Upright veldt grass	non-native (invasive)	perennial grass	-	Moderate
<i>Erigeron canadensis</i>	Canada horseweed	native	annual herb	-	-

Scientific Name	Common Name	Origin	Form	Rarity Status ¹	Cal-IPC Status ²
<i>Erodium moschatum</i>	Whitestem filaree	non-native (invasive)	annual herb	-	-
<i>Eucalyptus globulus</i>	Blue gum	non-native (invasive)	tree	-	Limited
<i>Euphorbia peplus</i>	Petty spurge	non-native	annual herb	-	-
<i>Festuca perennis</i>	Italian rye grass	non-native	annual, perennial grass	-	-
<i>Fumaria parviflora</i>	Fine leaved fumitory	non-native	annual herb	-	-
<i>Geranium molle</i>	Crane's bill geranium	non-native (invasive)	annual, perennial herb	-	-
<i>Hedera helix</i>	English ivy	non-native (invasive)	vine, shrub	-	-
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	native	tree	Rank 1B.2*	-
<i>Hirschfeldia incana</i>	Mustard	non-native (invasive)	perennial herb	-	Moderate
<i>Malva</i> sp.	Mallow	non-native	annual herb	-	-
<i>Mercurialis annua</i>	Annual mercury	non-native	annual herb	-	-
<i>Oxalis</i> cf. <i>articulata</i> ssp. <i>rubra</i>	Windowbox woodsorrel	non-native	perennial herb	-	-
<i>Oxalis pes-caprae</i>	Bermuda buttercup	non-native (invasive)	perennial herb	-	Moderate
<i>Passiflora</i> sp.	Passionflower	non-native	perennial herb	-	-
<i>Plantago lanceolata</i>	Ribwort	non-native (invasive)	perennial herb	-	Limited

Scientific Name	Common Name	Origin	Form	Rarity Status ¹	Cal-IPC Status ²
<i>Raphanus sativus</i>	Jointed charlock	non-native (invasive)	annual, biennial herb	-	Limited
<i>Rubus ursinus</i>	California blackberry	native	vine, shrub	-	-
<i>Rumex crispus</i>	Curly dock	non-native (invasive)	perennial herb	-	Limited
<i>Salix lasiolepis</i>	Arroyo willow	native	tree, shrub	-	-
<i>Sambucus racemosa</i> var. <i>racemosa</i>	Red elderberry	native	shrub	-	-
<i>Sonchus oleraceus</i>	Sow thistle	non-native	annual herb	-	-
<i>Taraxacum officinale</i>	Red seeded dandelion	non-native (invasive)	perennial herb	-	-
<i>Tropaeolum majus</i>	Garden nasturtium	non-native (invasive)	annual herb, vine	-	-
<i>Vicia sativa</i>	Spring vetch	non-native	annual herb, vine	-	-
<i>Zantedeschia aethiopica</i>	Callalily	non-native (invasive)	perennial herb	-	Limited

▪ All species identified using the Jepson eFlora [Jepson Flora Project (eds.) 2017]; nomenclature follows Jepson eFlora [Jepson Flora Project (eds.) 2017]

*Special-status in native range only. The Study Area is not within the native range of this species.

¹Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2017)

FE: Federal Endangered

FT: Federal Threatened

SE: State Endangered

ST: State Threatened

SR: State Rare

Rank 1A: Plants presumed extinct in California

Rank 1B: Plants rare, threatened, or endangered in California and elsewhere. Generally regarded as special-status in native stands only.

Rank 2: 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

²Invasive Status: California Invasive Plant Inventory (Cal-IPC 2017)

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

Attachment B2. Wildlife species observed by in the Study Area on January 12, 2017.

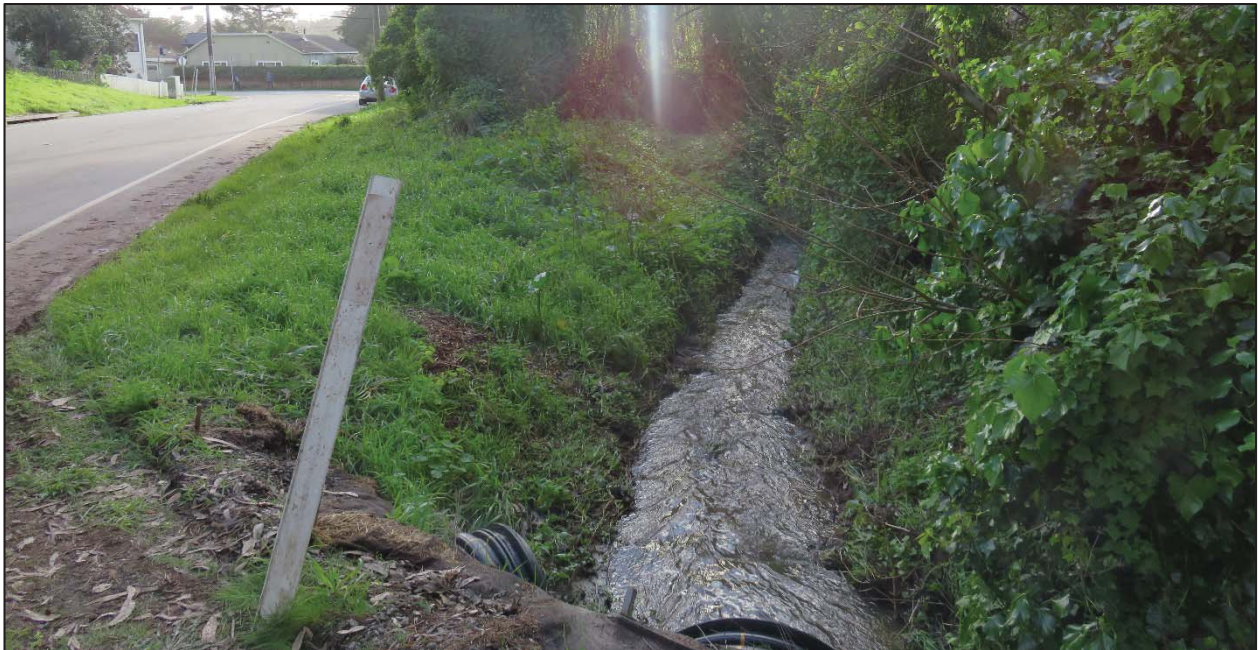
SCIENTIFIC NAME	COMMON NAME
Birds	
<i>Calypte anna</i>	Anna's hummingbird
<i>Regulus calendula</i>	ruby-crowned kinglet
<i>Haemorhous mexicanus</i>	house finch
<i>Cyanocitta stelleri</i>	Steller's jay
<i>Setophaga coronata</i>	Yellow-rumped warbler
<i>Corvus brachyrhynchos</i>	American crow

Attachment C

Representative Photographs of the Study Area



Photograph 1. Overview of the Study Area, view facing southeast. The non-native woodland biological community is visible in the upper left; developed is visible in the far left and in the background; riparian habitat is visible in the upper right; and ruderal is visible in the foreground and center. Photograph taken January 12, 2017.



Photograph 2. Image shows the culverted inlet where Dean Creek enters the Study Area as well as the southeastern side of riparian habitat in the Study Area. View facing southwest. Photograph taken January 12, 2017.



Photograph 3. Image shows the northwestern boundary of the riparian habitat in the Study Area. View facing southeast. Photograph taken January 12, 2017.



Photograph 4. Image shows the understory of riparian habitat in the Study Area. Dominant species are the invasive English ivy and cape ivy. Photograph taken January 12, 2017.

MEMORANDUM

TO: ED LOVE

FROM: DANA RIGGS, SOL ECOLOGY, INC.

SUBJECT: MOODY RESIDENCE (APN 037-144-260) IN MOSS BEACH, CA –
RECOMMENDATIONS TO ADDRESS COMMENT FROM LISA KETCHUM

DATE: AUGUST 5, 2019

CC:

This memorandum serves to address a comment made by Lisa Ketchum on the Biological Report prepared by WRA on February 17, 2017 for the above referenced project site. Ms. Ketchum's comment suggests a report update is needed following clearing of native riparian habitat adjacent to the property with recommendations for restoring this area.

We evaluated the 2017 WRA report, along with a description of the impacts, and photographs of the site then and now. Reportedly, an area of native riparian habitat approximately 0.01 acre in size was cleared using some kind of mechanical means (not grading) to bare ground which included removal of native willows. It also appears evidence of regrowth has occurred including willow resprouts combined with non-native vegetation (present prior to impact according to the WRA report) including nasturtium, poison hemlock, cape ivy, and English ivy; all of these species except for the willows are considered invasive and are found in many of the drainages within the surrounding area. The only other native species identified in the report was California blackberry. The report also indicates no special status species are likely present in this community with the exception of migratory songbirds. The report determined that at least one special status species, Allen's hummingbird has potential to occur in the Study Area. However, this species typically occurs in pine and cypress trees; it is not known to nest in willows.

Based on the findings of the 2017 report, we do not agree a report update is needed and that the findings of this report are consistent with current conditions with the exception of a small

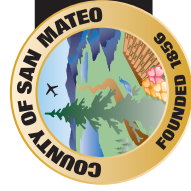
area of willow (0.01 acre) that was reportedly cleared following completion of the report. Additionally, because the area does not appear to have been graded, it is anticipated that willow re-shoots will continue to come back on their own and replacement willows (e.g. willow staking) are not necessary. Additionally, because the non-native species present on the site were present prior to the clearing and are known to be abundant in the surrounding area, efforts to eradicate these species would likely be futile. Cape ivy and English ivy in particular are difficult if not impossible to eradicate without the use of herbicides or extensive repeated clearing – which would potentially cause further damage to willow regrowth.

Therefore, attempts to “restore” the site are likely unnecessary given the potential regrowth of willows and because any attempts to clear invasive species are likely to be unsuccessful without further impact to this sensitive area. We recommend instead that the landscape plan prepared for the property be extended into setback area and include native riparian species to improve habitat values in this area. The following table provides a list of suitable plants that may be incorporated into the existing landscape plan within the setback area. Shrubs should be spaced approximately 10 to 12 inches apart, while herbs may be placed more closely together.

Table 1. Planting Plan for Setback Area

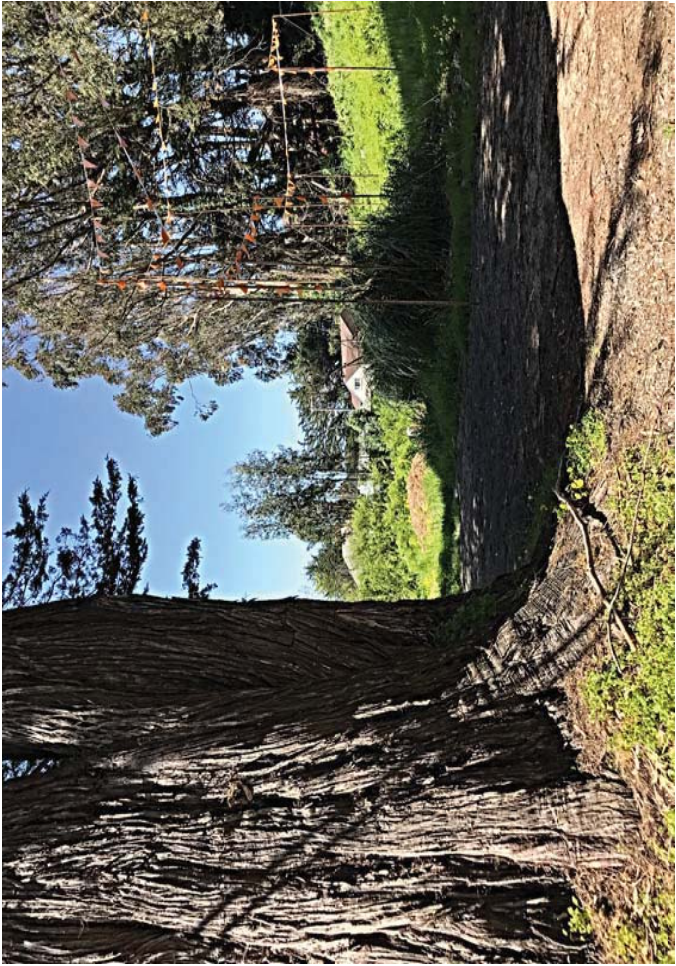
Common Name	Botanical Name	Type
blue elderberry	<i>Sambucus nigra ssp. caerulea (mexicana)</i>	shrub
pink flowering currant	<i>Ribes sanguineum var. glutinosum</i>	shrub
Pacific wax myrtle	<i>Morella californica</i>	shrub/tree
yarrow	<i>Achillea millefolium</i>	perennial herb
California hedgenettle	<i>Stachys bullata</i>	perennial herb

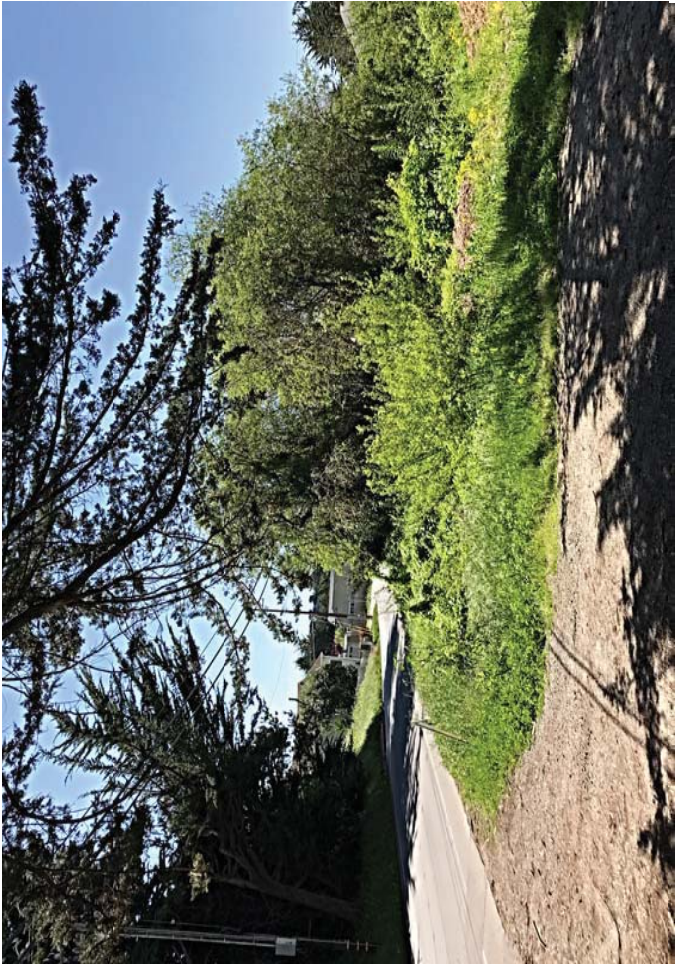
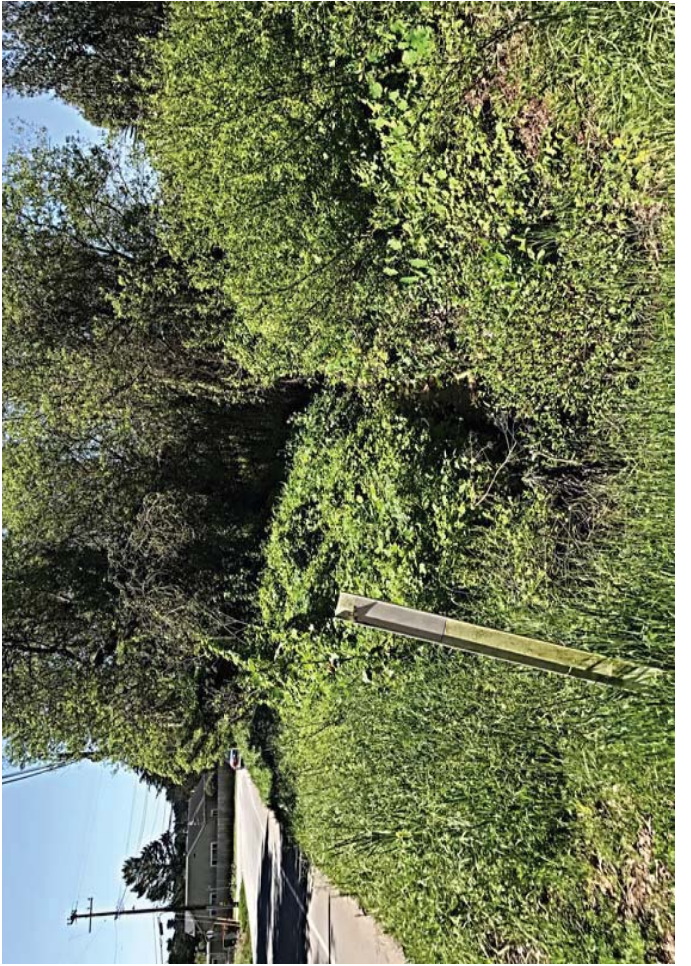
Please do not hesitate to contact me at driggs@solecology.com with questions regarding these recommendations.

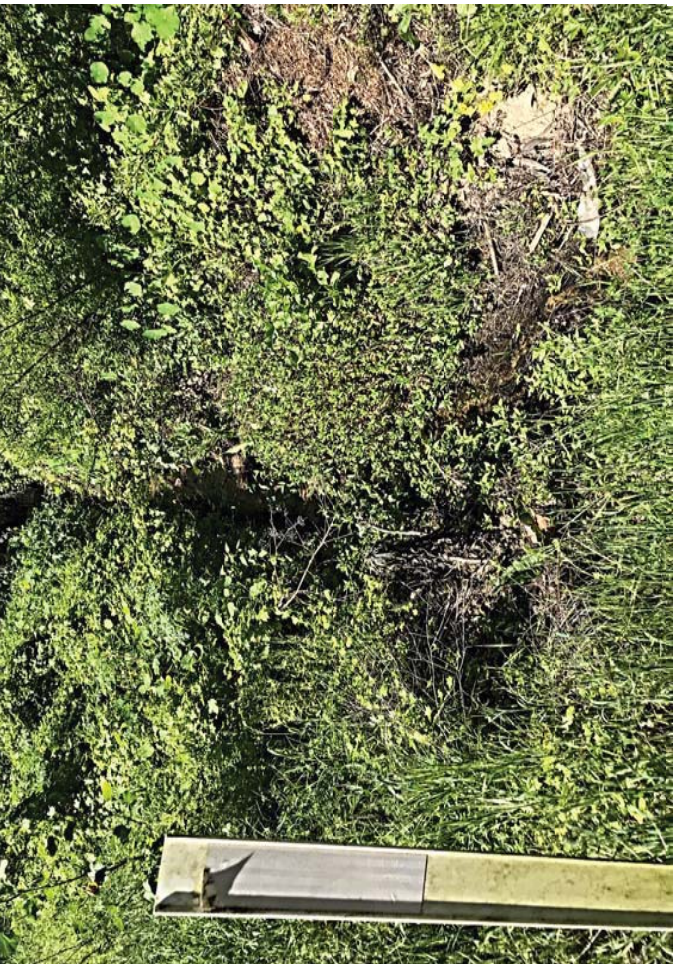


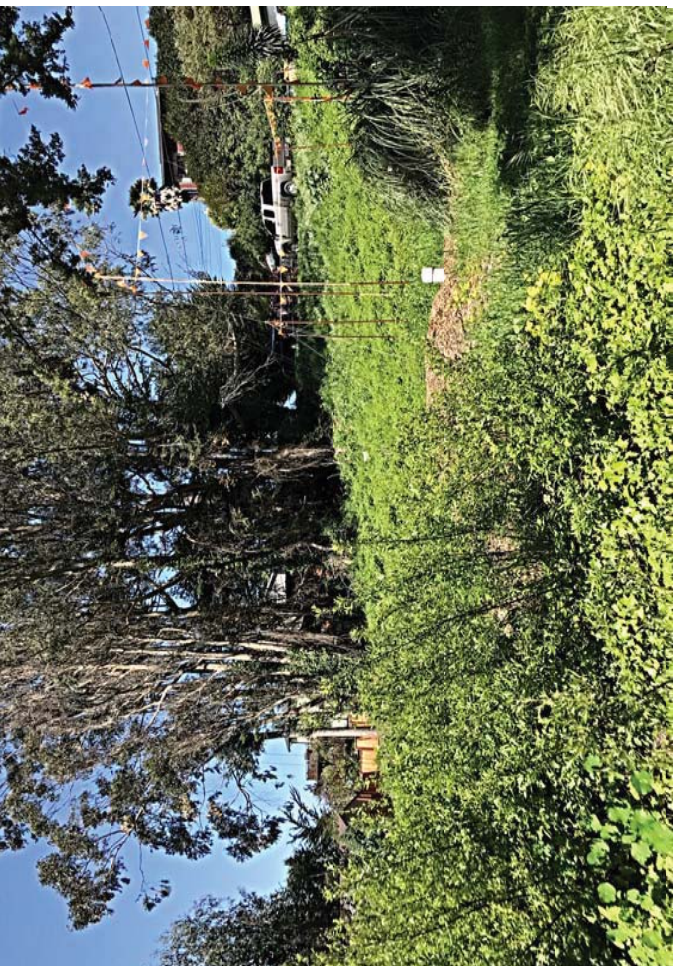
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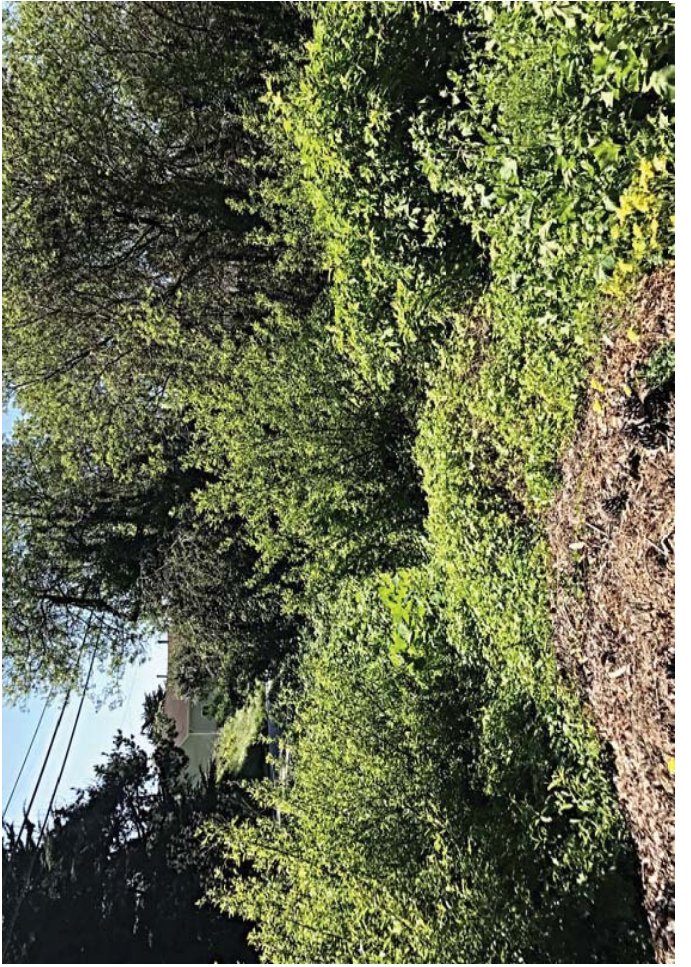
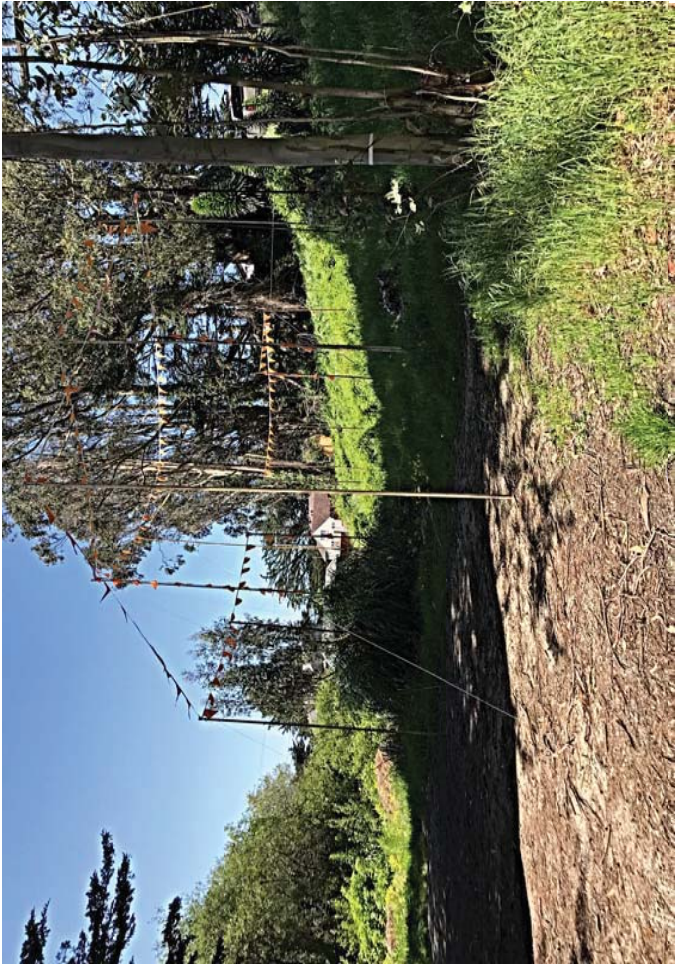
ATTACHMENT F

















San Mateo County Planning and Building Department

Notice of Coastsides Design Review

Design Review application has been filed with the San Mateo County Planning and Building Department on the property:
Sunshine Valley Road, Moss Beach

Owner's Name: Paul Moody

Project Description: New GFR Addition Major Modification

Project Footage: 2,091 sq. ft. Height: 26 ft.

Surface Materials: Concrete Asphalt Gravel Stone Other _____

The following trees are proposed for removal:

Tree ID	Species	Marking by which tree can be identified

None

Planning Permit Number: PLM 19-00391

Plans for this project are available for review at the San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA 94063.

Comments or inquiries should be addressed to the Design Review Officer at the address above or by phoning: (650) 363-1867

Review of this proposal will be made no sooner than ten (10) days after the posting of this notice.

Meeting to be held by the San Mateo County Design Review Committee is required. It will be held at 4:00 p.m. on **APRIL 11, 2019** at the San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA 94063.

Meeting Date: **APRIL 11, 2019**

Meeting Time: **4:00 p.m.**

Meeting Location: **San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA 94063**

