

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

DATE: May 25, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. One dead Monterey pine tree (36-inch dbh) is proposed for removal. Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00152 (Love)

PROPOSAL

The applicant, Edward Love, requests approval to construct a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. The parcel was determined to be legal based on the parcel's creation via a 2007 subdivision (PLN 2007-00533). The proposed project consists of a new two-story residence with three bedrooms, two bathrooms, a two-car garage, and a rear deck, as well as a 551 sq. ft. second unit above the proposed garage. The project site is a vacant lot located on 3rd Avenue, within a general area of developed parcels. The subject site is moderately sloped in topography with undeveloped ruderal uplands. A shallow intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. Cabrillo Highway northward, 3rd Avenue southward, and developed parcels to the west bound this parcel. The proposed landscaping consists of native, drought tolerant and non-invasive species.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2015-0152, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

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

Also, the project complies with policies regarding sensitive habitats. According to a biological assessment prepared by WRA Environmental Consultants, dated January 25, 2016, the site is adjacent to areas of arroyo willow scrubs, which is considered riparian corridor, although no riparian or sensitive habitat exist on-site. The biological assessment recommends that development maintain a 30-foot creek setback which has been included as Mitigation Measure 1 of the Initial Study/Mitigated Negative Declaration released on May 4, 2016. As proposed and mitigated, the project complies with this mitigation measure. The 20-day public review ends on May 24, 2016; no comments have been received as of the date of this report.

The Coastside Design Review Committee (CDRC) considered the project at the July 9, 2015 and August 13, 2015 meetings and determined that the project complies with applicable Design Review Standards and recommended project approval. The CDRC found that the project, as designed and conditioned, complements the dominant style of the neighborhood residences. Also, the CDRC determined that the project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought-tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

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PROPOSAL

The applicant, Edward Love, requests approval to construct a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. The parcel was determined to be legal based on the parcel's creation via a 2007 subdivision (PLN 2007-00533). The proposed project consists of a new two-story residence with three bedrooms, two bathrooms, a two-car garage, and a rear deck, as well as a 551 sq. ft. second unit above the proposed garage. The project site is a vacant lot located on 3rd Avenue, within a general area of developed parcels. The subject site is moderately sloped in topography with undeveloped ruderal uplands. A shallow intermittent stream, Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. Cabrillo Highway northward, 3rd Avenue southward, and developed parcels to the west bound this parcel. The proposed landscaping consists of native, drought tolerant and non-invasive species.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Design Review, County File Number PLN 2015-0152, 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

Applicant: Edward Love

Owner: Frank Vella and Steve Semprevivo

Location: 3rd Avenue, Miramar

APN: 048-042-280

Parcel Size: 6,150 sq. ft.

Parcel Legality: Recorded subdivision dated October 26, 2007 (PLN 2002-00533).

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-Low Density Residential (2.1 to 6.0 dwelling units/acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Residential

Water Service: Coastside County Water District

Sewer Service: Granada Community Services District

Flood Zone: Zone C (areas of minimal flooding), Community Panel No. 060311 0225 C, map revised October 16, 2012

Environmental Evaluation: Initial Study/Mitigated Negative Declaration published with a review period of May 4, 2016 to May 24, 2016.

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

Chronology:

| <u>Date</u> | <u>Action</u> |
|------------------|--|
| October 26, 2007 | - Recordation of approved subdivision (PLN 2002-00533) |
| April 15, 2015 | - Application submitted. |
| July 9, 2015 | - Coastside Design Review Committee continues review of the proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbors' concerns. |
| August 13, 2015 | - Coastside Design Review Committee recommends approval of the revised design. |
| January 27, 2016 | - Submittal of Biological Assessment Report |
| May 4, 2016 | - Release of Initial Study/Mitigated Negative Declaration (IS/MND) and start of 20-day public review period |
| May 24, 2016 | - Close of Negative Declaration public review period. |
| May 25, 2016 | - Planning Commission public hearing. |

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

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

Historical and Archaeological Resources Policy 5.20 (*Site Survey*) requires that sites proposed for new development be investigated to determine whether archaeological/paleontological resources are contained on-site. A mitigation plan prepared by a qualified professional is also required that includes adequate measures to protect the resource, and to be reviewed and implemented as part of the project, prior to approval of development for these sites. Staff forwarded the project referral to California Historical Resources Information System (CHRIS) for review and comments. Based on the review of their records, Study #003082 (Dietz 1970) identified no cultural resources existed on the project area (see Attachment D). Due to

this passage of time since the study, the corresponding recommendation from CHRIS requires that a qualified archaeologist conduct further field studies for the entire project area. Staff requested that the applicant submit this study for review prior to the Planning Commission meeting in order for staff to provide an updated status on potential project environmental impacts. As of the writing of this report, the archaeological report has not yet been submitted by the applicant. In the event that archaeological resources could be potentially significantly impacted by the project, the Initial Study/Negative Declaration will be revised and re-circulated, pursuant to California Environmental Quality Act (CEQA). Otherwise, Mitigation Measures 5 through 7 are adequate measures for compliance with this policy.

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

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

2. Conformance with the Local Coastal Program

Based on the parcel's location in proximity to Arroyo de en Medio Creek, a Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development Component

LCP 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, new development should be concentrated in urban areas by requiring the "infilling" of existing residential subdivisions. Policy 1.19 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The project complies with these policies as the subject property is within the existing Brophy's Beach Sub-division (recorded in 2003) in the urban area of Miramar, in an area

designated for Medium to Low Density Residential (2.1 to 6.0 dwelling units/acre), where public facilities, services and utilities are available.

LCP Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened by impacts of new residential development. Staff anticipates that the building permits to be issued for the 2016 calendar year will not exceed this limit, based on the current year estimated and applications for building permits received for 2015.

b. Sensitive Habitats Component

LCP Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable to include, in part, intermittent streams or riparian corridors. As discussed in the IS/MND (see Attachment E), a Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, was prepared by WRA Environmental Consultants. The Biological Report examines the project site as well as areas around it within a designated “study area.” The Biological Report finds that the study area consists of undeveloped ruderal uplands and Arroyo de en Medio Creek, an intermittent stream located southeasterly of the site. The Biological Report also indicates that the study area includes arroyo willow scrub, which is considered riparian corridor. However, a majority of Arroyo de en Medio Creek in the study area does not contain riparian vegetation and in these areas the buffer is extended 30-feet from the midpoint of the creek. The 30-foot riparian setback for development on the project site is shown in Figure 2 of the Biological Report. The Biological Report also finds that one special-status and several non-special-status bird species have potential to nest within the study area. No special-status plant species have potential to be present. No rare, endangered, or unique species have potential to be present. The following mitigation measures, which are recommendations of the Biological Report, have been included as Mitigation Measures in the IS/MND and help to ensure that potential impacts to both special-status and non-special-status bird species are mitigated to a less than significant level:

Mitigation Measure 1: Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-foot buffer zone shall be surveyed in consultation with the biologist and added to the project

survey and site plan for submittal and review by the Current Planning Section.

Mitigation Measure 2: Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14).

Mitigation Measure 3: In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

Mitigation Measure 4: In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

LCP Policy 7.11 (*Establishment of Buffer Zones*) requires a buffer zone at least 30 feet outward from the limit of riparian vegetation for intermittent streams. Since the report concludes that no riparian vegetation exists on-site, this policy requires that the minimum buffer of 30 feet shall be established and measured from the midpoint of this intermittent stream. The project complies with this policy, as shown in the proposed site plan that shows a 30-foot setback from the center-line of the stream to the closest exterior wall of the structure, and is in compliance with above Mitigation Measure 1.

LCP Policy 7.34 (*Rare and Endangered Species – Permit Conditions*) requires submittal of a biological report that assesses the presence or potential presence of rare and endangered species in areas that are in/near sensitive habitats, including riparian corridors. As previously discussed, the Biological Report finds that one special-status and several non-special-status bird species have potential to nest within the study area. Project compliance with Mitigation Measures 2 through 4 would reduce potential project impact to less than significant.

c. Visual Resources Component

LCP 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 Coastsides Design Review Committee (CDRC) considered this project at the regularly scheduled CDRC

meetings on July 9 and August 13, 2015, and determined it is in compliance with applicable Design Review Standards, and recommended project approval.

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

- (1) On-site grading is not extensive and only limited to standard construction activity.
- (2) The proposed residence uses materials with a natural appearance such as hardiplank siding, stone and composition shingles.
- (3) The proposed residence uses hip roofs for the project, utilizing non-reflective, composition roof shingles, as the primary roof material.
- (4) The enhanced facade articulation brings the proposed structure to a scale compatible with the homes in the neighborhood.

d. Shoreline Access Component

LCP Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road. The subject site is located between the Pacific Ocean westward and Cabrillo Highway eastward and is therefore subject to this policy; Cabrillo Highway is the first through road to the east of the subject parcel.

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

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

a. Conformance with S-17 District Development Standards

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

| | S-17 Development Standards | Proposed |
|--------------------------------|-----------------------------------|--------------------------|
| Building Site Area | 5,000 sq. ft. | 6,150 sq. ft. (existing) |
| Building Site Width | 50 ft. | 50 ft. |
| Maximum Building Site Coverage | (35%) 2,152 sq. ft. | (25%) 1,527 sq. ft. |
| Maximum Floor Area | (48%) 2,400 sq. ft. | (43%) 2,675 sq. ft. |
| Minimum Front Setback | 20 ft. | 43 ft. |
| Minimum Rear Setback | 20 ft. | 22 ft. |
| Minimum Right Side Setback | 10 ft. | 10 ft. |
| Minimum Left Side Setback | 5 ft. | 5 ft. |
| Maximum Building Height | 28 ft. | 27 ft. - 6 in. |
| Minimum Parking Spaces | 2 | 2 |
| Facade Articulation | Finding by CDRC | Complies |

The proposed two-story structure meets the zoning district height standards, and includes a design, scale and size compatible with other residences located in the vicinity by virtue of the proposed overall lot coverage of 25% (1,527 sq. ft.) of total lot size, where 35% (2,152 sq. ft.) is the maximum allowed. Additionally, the total floor area proposed is 43% (2,675 sq. ft.) of total lot size, where 48% (2,400 sq. ft.) is the maximum allowed.

b. Conformance with Design Review District Standards

The Coastside Design Review Committee (CDRC) considered the project at its regularly scheduled meetings of July 9 and August 13, 2015, and adopted the following findings to recommend project approval, pursuant to the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

- (1) The proposed design steps down the hillside in the same direction as the topography to conform with existing grade (Section 6565.20(D)1e).
- (2) The proposed architectural style, Contemporary Craftsman, enhances the predominant style of the neighborhood homes (Section 6565.20(D)2a).
- (3) As proposed and conditioned, the proposed materials, such as hardiplank siding, stone and composition shingles, including earth tone colors as the project's color scheme of choice, make the project compatible with various architectural styles of the neighborhood. Condition No. 4.a requires the use of stone on the front risers (Section 6565.20(D)4).
- (4) As proposed and conditioned, the proposed landscaping layout that includes drought tolerant, native and non-invasive species prevents adverse impacts to the site and surrounding areas while at the same time maintaining the visual integrity of the home. Condition No. 4.b requires the removal of all vinca major ground cover to be substituted with any other grass or ground cover called out in the landscape plan. Condition No. 4.c requires pruning of the existing cypress tree to maintain its health, shape and form (Section 6565.20(F)1).

B. ENVIRONMENTAL REVIEW

Due to the subject site's proximity to the intermittent creek, a Mitigated Negative Declaration has been prepared for the project, pursuant to the California Environmental Quality Act (CEQA). The IS/MND (see Attachment E) was published on May 4, 2016, with a review period ending on May 24, 2016. As of the writing of this report, no comments have been received. Any comments received will be addressed at the public hearing. In order to reduce biological and cultural resource impacts to a less than significant level, twelve (12) mitigation measures have been included as part of the conditions for approval (see Attachment A).

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council (MCC) did not forward a response 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. CCC staff has been notified of the Planning Commission's review of this project.

E. OTHER REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Coastside Design Review Committee Decision Letter, dated May 10, 2016
- E. Initial Study/Mitigated Negative Declaration, dated May 4, 2016
- 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 2015-00152

Hearing Date: May 25, 2016

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Initial Study/Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, satisfy the requirements for a Mitigation and Reporting Plan in conformance with the California Public Resources Code, Section 21081.6.

Regarding the Coastal Development Permit, Find:

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

6. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitation of LCP Policy 1.23.

Regarding the Design Review, Find:

7. That, with the findings made by the Coastside Design Review Committee at its meetings of July 9 and August 13, 2015, the project is in compliance with applicable Design Review Standards for the Coastside. The project, as designed and conditioned, complements the predominant style of the neighborhood homes. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on May 25, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The 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. This approval may be extended by one 1-year increment 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 project approval letter on the top pages of the building plans.
4. The applicant shall submit or indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Use stone on the front risers.
 - b. Remove all "vinca major" ground cover to be substituted with any other grass or ground cover which shall be identified in the landscape plan.

- c. Prune the existing cypress tree to maintain its health, shape and form. Evidence of proper pruning shall be provided prior to final inspection of the building permit.
5. 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.
6. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of

stormwater runoff from the construction site into storm drain systems and water bodies by:

- a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
7. The applicant shall include an erosion and sediment control plan meeting County 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 to prevent erosion and sedimentation off-site.
 8. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
 9. No site disturbances shall occur, including any grading or vegetation removal, until a building permit has been issued.
 10. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

- c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on 3rd Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on 3rd Avenue. There shall be no storage of construction vehicles in the public right-of-way.
11. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Installation of the approved landscape plan is required prior to final inspection.
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. **Mitigation Measure 1:** Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-foot buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section.
15. **Mitigation Measure 2:** Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14).
16. **Mitigation Measure 3:** In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.
17. **Mitigation Measure 4:** In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.
18. **Mitigation Measure 5:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be

notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

19. **Mitigation Measure 6:** If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.
20. **Mitigation Measure 7:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.
21. **Mitigation Measure 8:** Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).
22. **Mitigation Measure 9:** Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.
23. **Mitigation Measure 10:** Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing 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.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
 - m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
24. **Mitigation Measure 11:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.
25. **Mitigation Measure 12:** The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to

effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

Building Inspection Section

26. The applicant shall apply for a building permit.

Granada Community Services District

27. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

28. 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.

Department of Public Works

28. 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 Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
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. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.

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

31. 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.
32. The applicant shall demonstrate, to the satisfaction of the Department of Public Works and the appropriate Fire District or Fire Marshal, that the existing road access from the nearest "publicly" maintained roadway to the building site meets or exceeds the County's minimum standards for an "Interim Access Roadway," including provisions for existing and proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, meeting Fire Marshal requirements, exist or can be provided, if applicable.

Coastside Fire Protection District

33. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, 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 reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
34. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction 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. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
37. Occupancy Separation: As per the 2010 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.

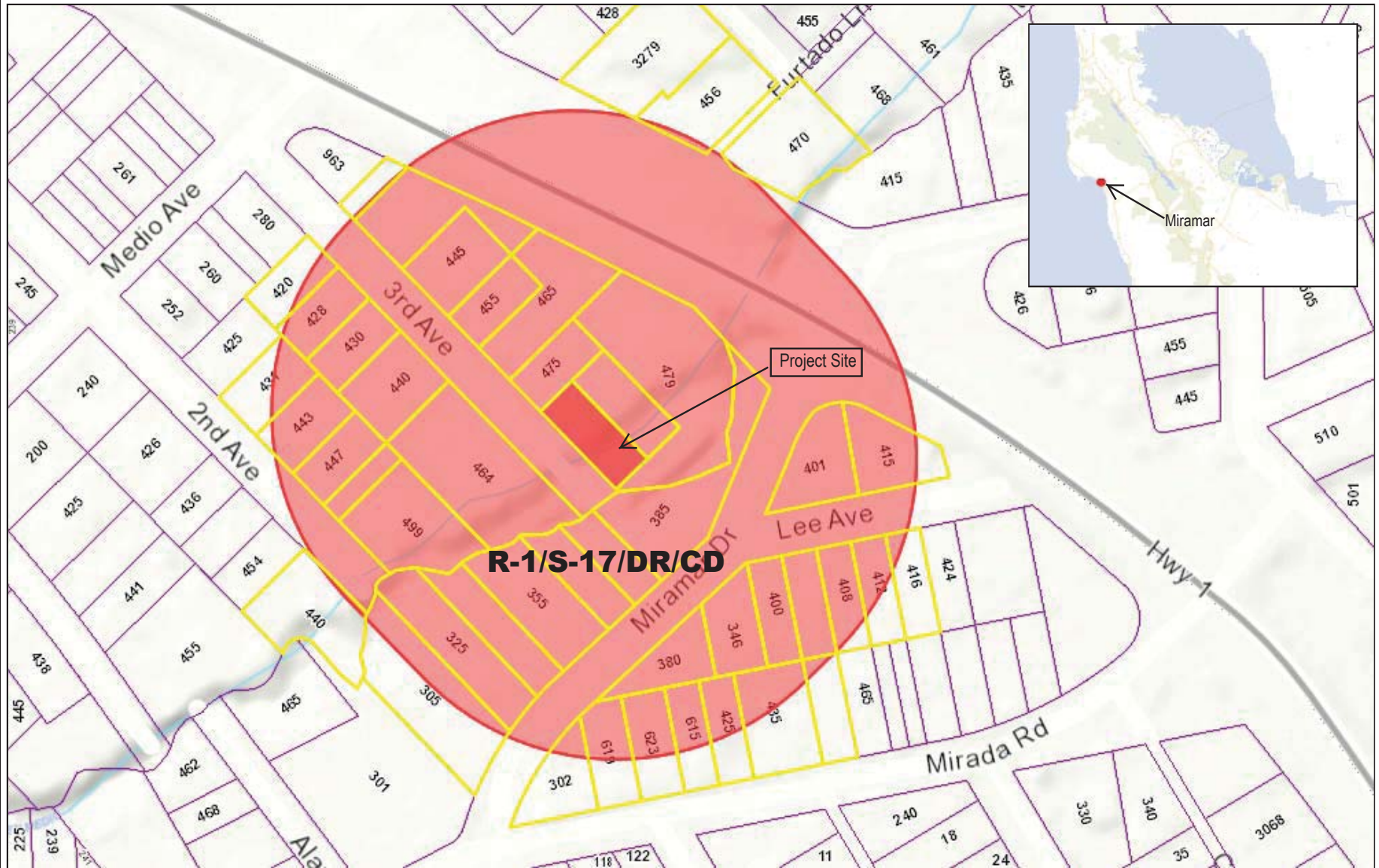
38. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
39. Add the following note to the 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.
40. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
41. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. 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.
42. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed

of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2-inch.

43. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
44. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet.
45. Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.
46. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide.
47. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 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. Required: An approved fire hydrant (Clow 960) within 250 feet of your project that flows a minimum of 1,000 gpm at 20 per square inch. Location of hydrant by way travel for fire apparatus ingress and egress. Fire Flows required before final.
48. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

49. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. 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 or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.
50. 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.
51. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

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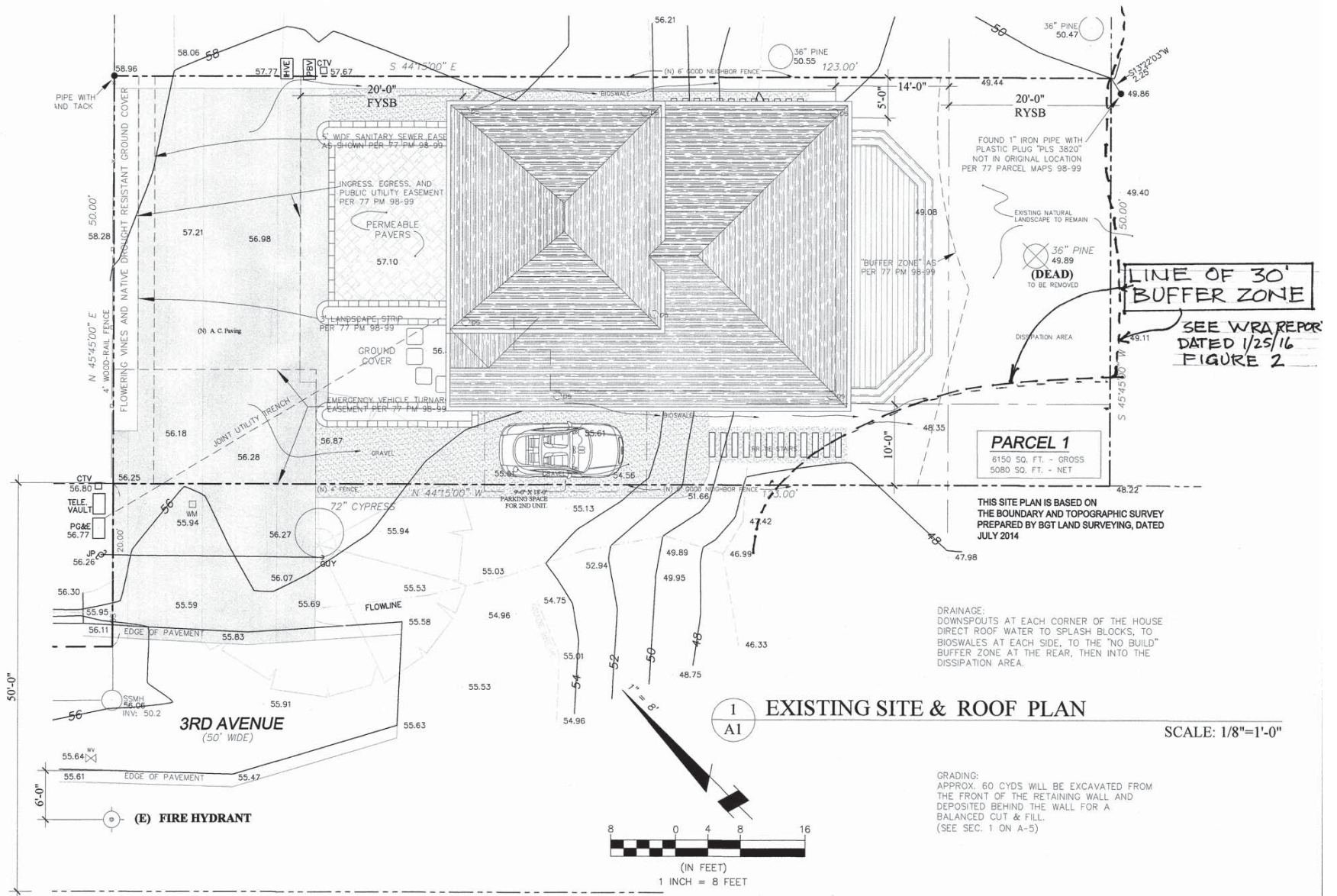
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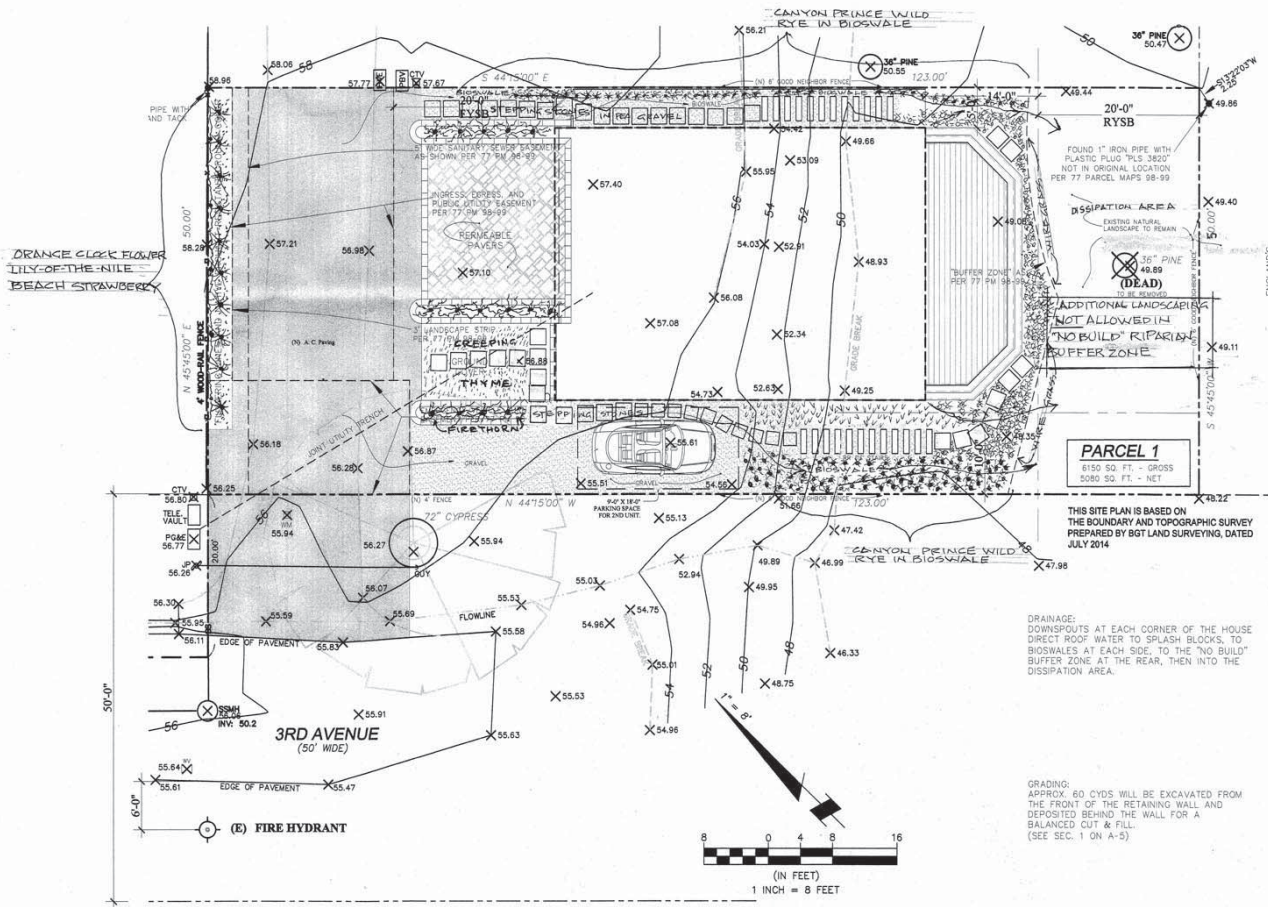


San Mateo County Planning Commission Meeting

Owner/Applicant: **Frank Vella/Steve Semprevivo / Edward Love**

Attachment: **C**

File Numbers: **PLN 2015-00152**



| PLANT LIST | | | | | |
|------------|---------------|---------------------|-------------------------|---------------|---------|
| SYMBOL | TYPE | COMMON NAME | SCIENTIFIC NAME | SIZE/SPACING | REMARKS |
| | CLIMBING VINE | ORANGE CREEK FLOWER | THUNBERGIA GIBBERNA | 1 GAL 8' | |
| | PERENNIAL | LILY OF THE NILE | ASIA PATERNA ORIENTALIS | 1 GAL 4' | |
| | GROUND COVER | BEACH STRAWBERY | FRAGARIA CHILOENSIS | FLATS 12" 18" | |
| | SHRUB | FIRETHORN | FRAXINUS LAURENTIS | 1 GAL 3' | |
| | GRASS | WILD RYE | CONDENSARVA | FLATS 12" 18" | |
| | GROUND COVER | GREENING | THYMUS PRAECOX | FLATS 6" | |
| | GROUND COVER | WIRE GRASS | LIQUIS PATENS | FLATS 6" | |
| | GROUND COVER | PERENNIAL | VIOLA | FLATS 12" | |

1 LANDSCAPE PLAN
LP

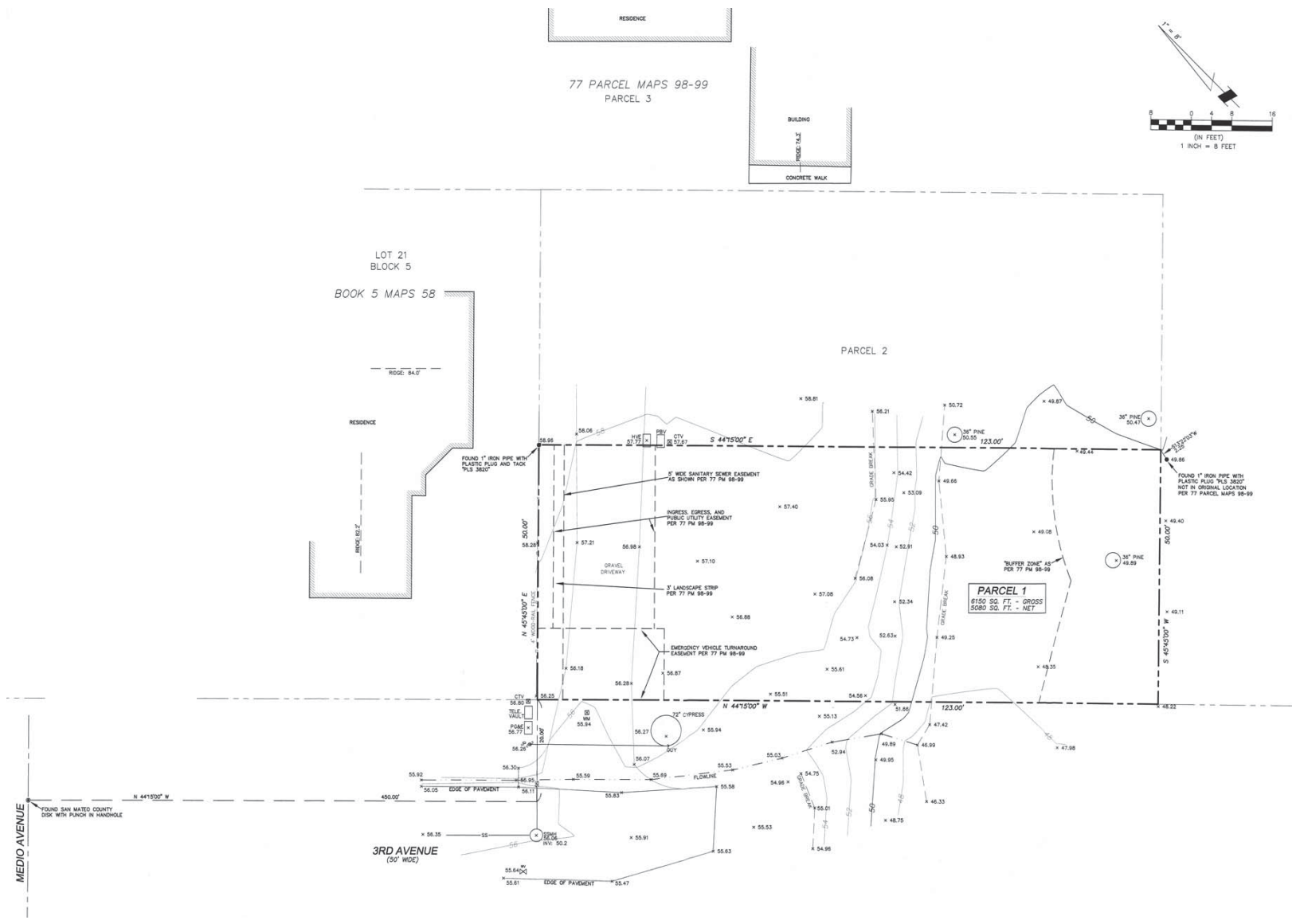
SCALE: 1/8"=1'-0"

San Mateo County Planning Commission Meeting

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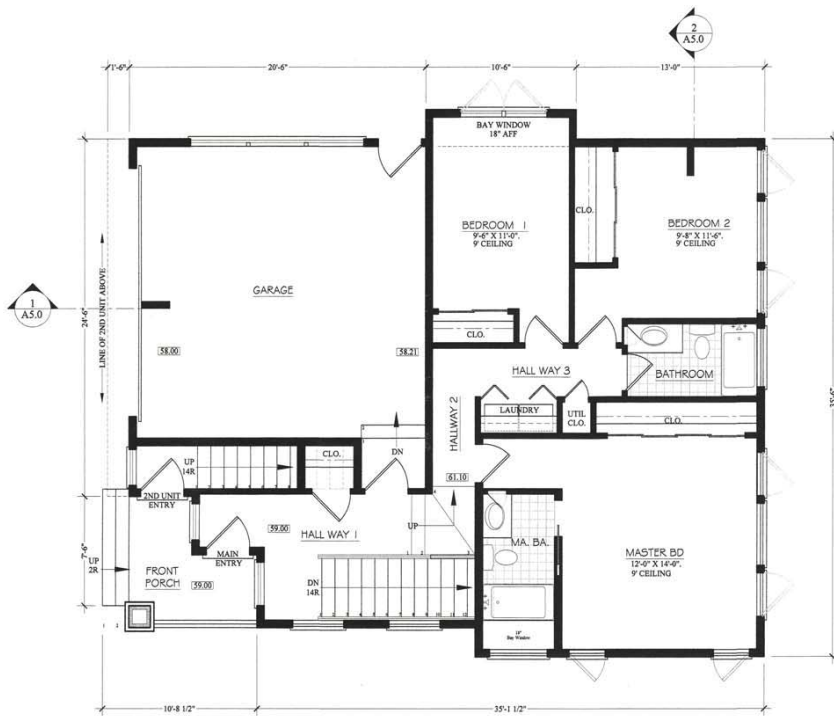
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San Mateo County Planning Commission Meeting

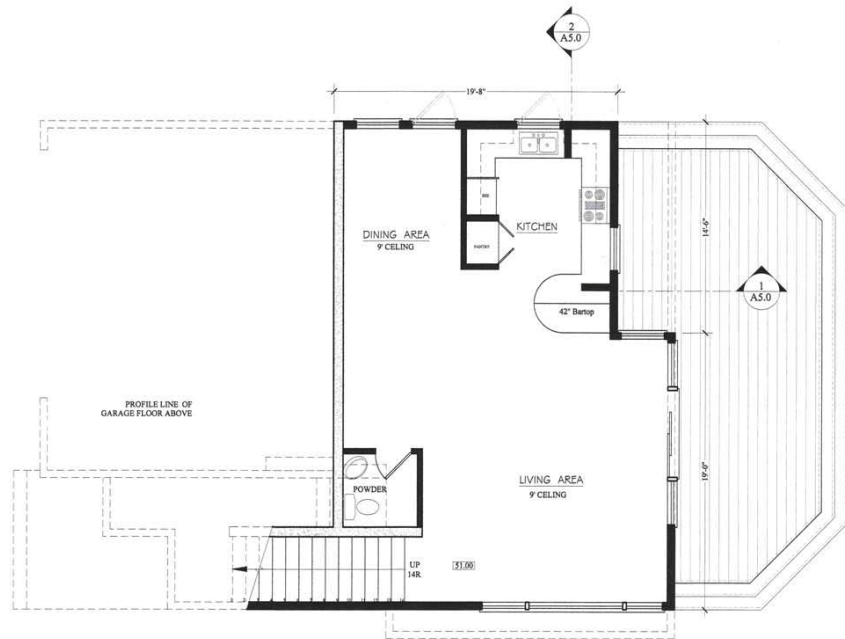
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1 PROPOSED SECOND FLOOR PLAN (Entry Level)

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



2 PROPOSED FIRST FLOOR (Lowest Level)

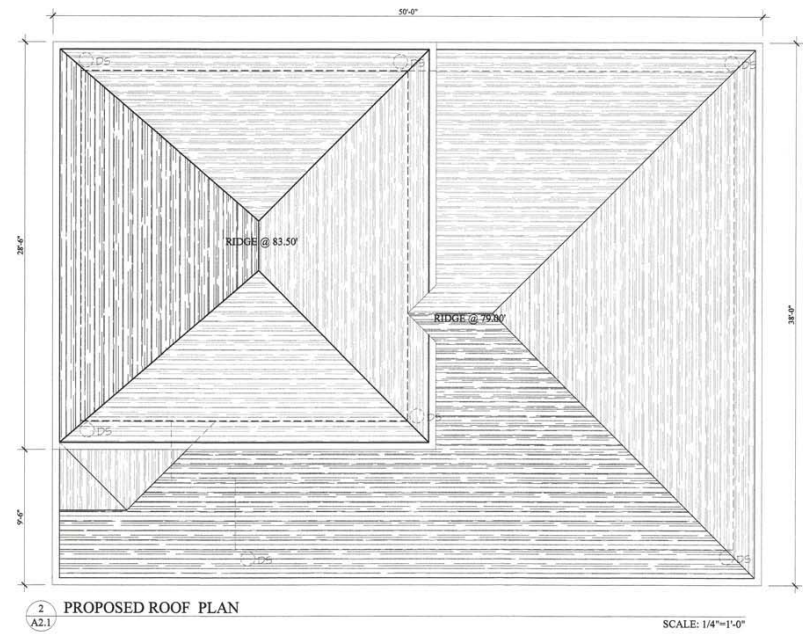
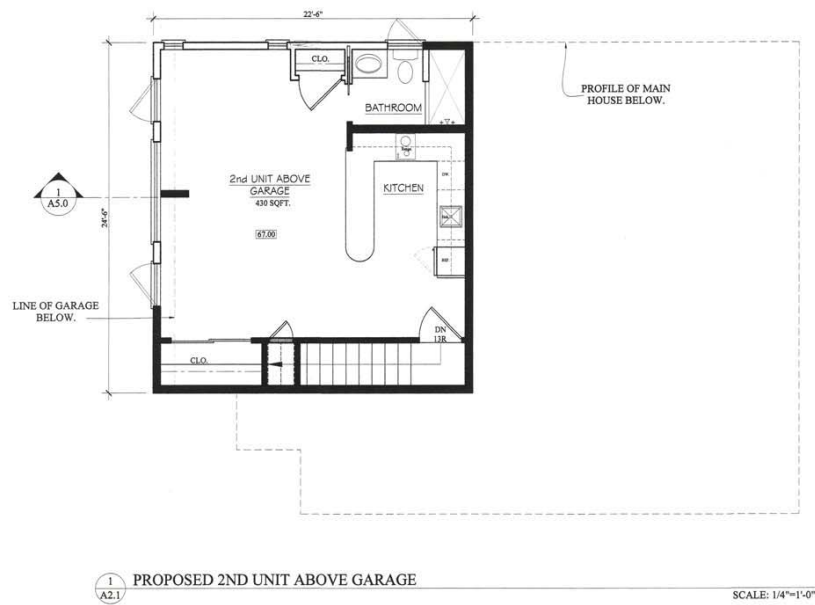
SCALE: 1/4"=1'-0"

San Mateo County Planning Commission Meeting

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1
A4 PROPOSED FRONT ELEVATION (NORTH) SCALE: 1/4"=1'-0"

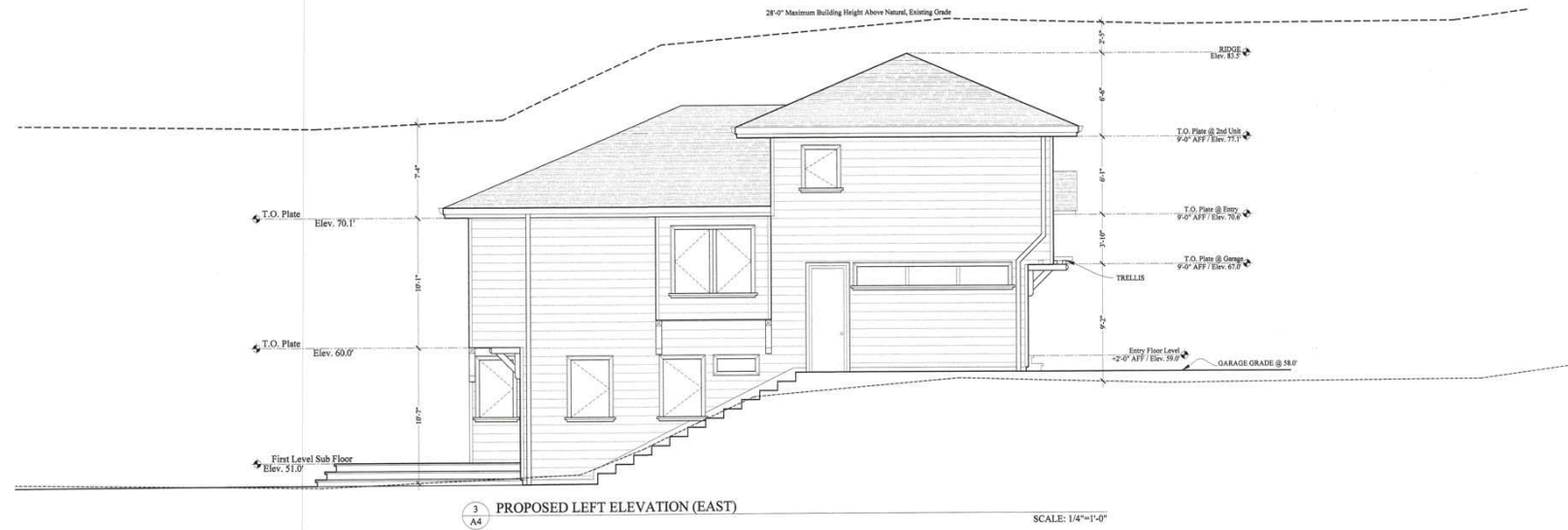


1
A4 PROPOSED REAR ELEVATION (SOUTH) SCALE: 1/4"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: **Frank Vella/Steve Semprevivo / Edward Love** Attachment: **C**

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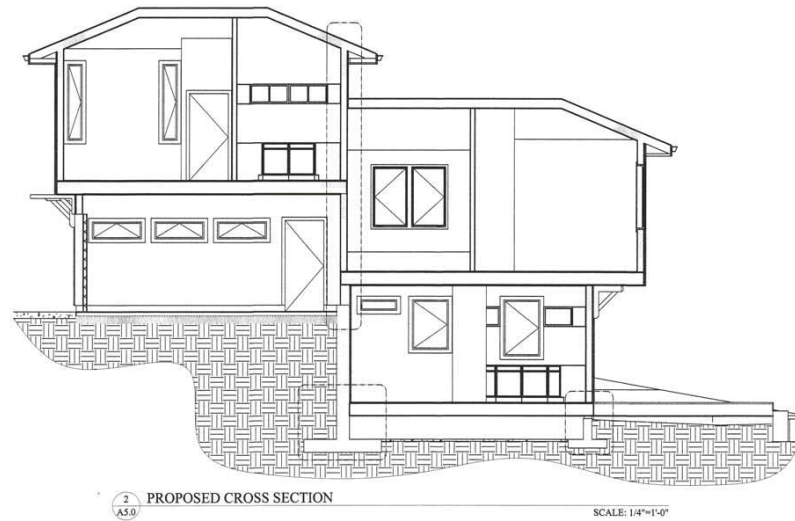


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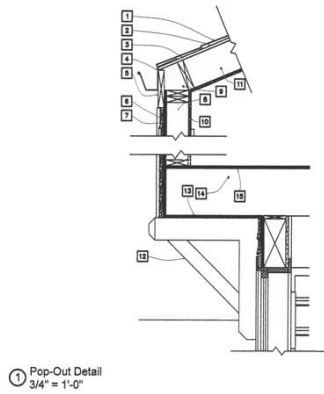


San Mateo County Planning Commission Meeting

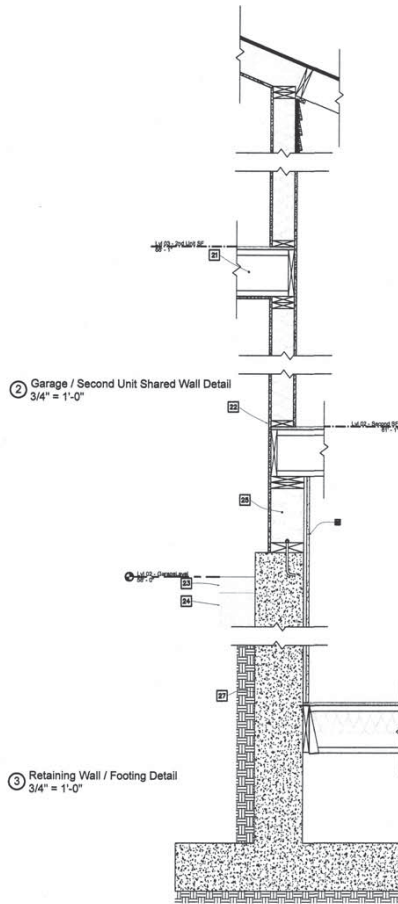
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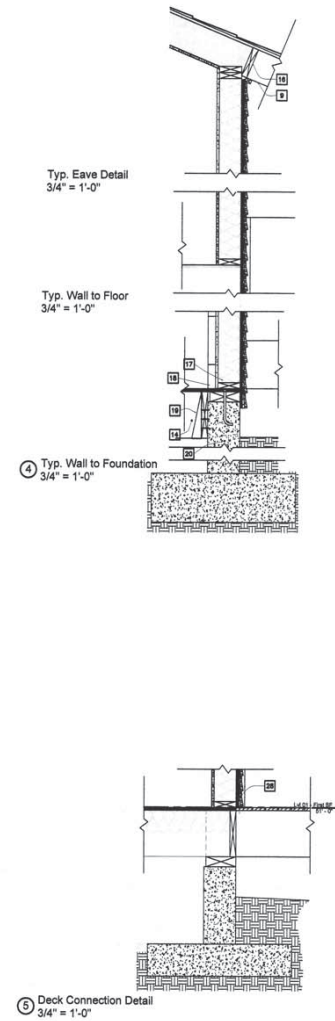


① Pop-Out Detail
3/4" = 1'-0"



② Garage / Second Unit Shared Wall Detail
3/4" = 1'-0"

③ Retaining Wall / Footing Detail
3/4" = 1'-0"



Typ. Eave Detail
3/4" = 1'-0"

Typ. Wall to Floor
3/4" = 1'-0"

④ Typ. Wall to Foundation
3/4" = 1'-0"

⑤ Deck Connection Detail
3/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: **Frank Vella/Steve Semprevivo / Edward Love**

Attachment: **C**

File Numbers: **PLN 2015-00152**

May 10, 2016

Edward Love
720 Mill Street
Half Moon Bay, CA 94019

PROJECT FILE

Dear Mr. Love:

SUBJECT: Coastside Design Review Committee Recommendation of Approval
3rd Avenue, Miramar
APN 048-042-280; County File No. PLN 2015-00152

At its meeting of August 13, 2015, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for design review permit to allow construction of a new 1,724 sq. ft., 2-story, single-family residence, plus a 400 sq. ft. attached 2-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel, as part of a hearing-level Coastal Development Permit. No significant trees are proposed for removal.

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:

FINDINGS

The Coastside Design Review Officer found that:

1. For the Environmental Review

Due to the presence of an intermittent stream, Arroyo de en Medio Creek, located approximately 30 feet from the subject site, a Mitigated Negative Declaration has been prepared for the project, pursuant to the California Environmental Quality Act (CEQA), Section 15070.

The Coastside Design Review Committee found that:

2. For the Design Review

The project has been reviewed 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. The proposed design steps down the hillside in the same direction as the topography as it conforming it to existing grade (Section 6565.20(D)1e).
- b. The proposed architectural style, Contemporary Craftsman, is compatible with the dominant style of the neighborhood homes (Section 6565.20(D)2a).
- c. As proposed and conditioned, the proposed materials, such as hardiplank siding, stone and composition shingles, and earth tone colors as the project's color scheme of choice, make the project compatible with various architectural styles of the neighborhood. Condition No. 2.a requires the use of stone on the front risers (Section 6565.20(D)4).
- d. As proposed and conditioned, the proposed landscaping plan that includes drought tolerant, native and non-invasive species prevents adverse impacts to the site and surrounding areas and maintains the visual integrity of the proposed residence. Condition No. 2.b requires the removal of all "vinca major" and the substitution of any grass which shall be identified in the landscape plan. Condition No. 2.c requires pruning of the existing cypress tree to protect its shape and form and promote longevity. (Section 6565.20(F)1).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans recommended for approval by the Coastside Design Review Committee on August 13, 2015. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.
2. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:
 - a. Use stone on the front risers.
 - b. Remove of all "vinca major" and the substitute any grass which shall be identified in the landscape plan.
 - c. Prune the existing cypress tree to protect its shape and form and maintain health. Evidence of proper pruning shall be provided prior to final inspection of the building permit.

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. 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.
5. The applicant shall include an erosion and sediment control plan meeting County 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 to prevent erosion and sedimentation off-site.
6. The applicant shall apply for a building permit and shall adhere to all requirements of the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.
7. No site disturbances shall occur, including any grading or vegetation removal, until a building permit has been issued.
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 3rd Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on 3rd Avenue. There shall be no storage of construction vehicles in the public right-of-way.
9. The exterior color samples submitted to the Coastside Design Review Committee 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. Installation of the approved landscape plan is required prior to final inspection.
11. 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).

Building Inspection Section

12. The applicant shall apply for a building permit.

Granada Community Services District

13. Prior to the issuance of a building permit, the applicant shall obtain a sewer permit for a sewer connection via the required approval of a sewer permit variance.

Coastside County Water District

14. 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.

Department of Public

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 Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
16. 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.
17. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans,

have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

18. 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.
19. The applicant shall demonstrate, to the satisfaction of the Department of Public Works and the appropriate Fire District or Fire Marshal, that the existing road access from the nearest "publicly" maintained roadway to the building site meets or exceeds the County's minimum standards for an "Interim Access Roadway," including provisions for existing and proposed drainage and drainage facilities. The applicant must also demonstrate that appropriate turnouts and a turnaround, meeting Fire Marshal requirements, exist or can be provided, if applicable.

Coastside Fire Protection District

20. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, 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 reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final.
21. Add note to plans: Smoke alarms/detectors are to be hardwired, interconnected, or with battery backup. Smoke alarms to be installed per manufacturer's instruction and NFPA 72.
22. 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.
23. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.
24. Occupancy Separation: As per the 2010 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.

25. Address numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.
26. Add the following note to the 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.
27. Roof covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
28. Vegetation management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code and Public Resources Code 4291:
 - a. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. 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.
29. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of

woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

30. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District- specifications. As per the 2007 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.
31. Fire apparatus roads to be a minimum of 20 feet wide with minimum of 35 feet centerline radius and a vertical clearance of 15 feet.
32. Fire apparatus access roads to be an approved all weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20-foot wide turnouts shall be on each side of 15% or greater section. No grades over 20%. (Plan and profile required) CFC 503.
33. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide.
34. Fire Hydrant: As per 2013 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 250 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2013 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 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. Required: An approved fire hydrant (Clow 960) within 250 feet of your project that flows a minimum of 1,000 gpm at 20 pounds per square inch. Location of hydrant by way travel for fire apparatus ingress and egress. Fire Flows required before final.
35. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.
36. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to

install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. 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 or the City of Half Moon Bay. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

37. 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.
38. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.

Please note that the decision of the Coastside Design Review Committee is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a hearing-level Coastal Development Permit (CDP). The decision on the permit will take place at the Planning Commission meeting on **May 25, 2016**. For more information, please contact the project planner, Dennis P. Aguirre, at 650/363-1867, or by email at daguirre@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 – DPAAA0265_WPN.DOCX

cc: Dianne Whitaker, Architect
Linda Montalto-Patterson, Acting Miramar Community Representative
Steve Semprevivo
Frank Vella

ATTACHMENT E

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

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

FILE NO.: PLN 2015-00152

OWNER: Frank Vella and Steve Semprevivo

APPLICANT: Edward Love

ASSESSOR'S PARCEL NO.: 048-042-280

POSTING
ONLY

BESZ DE LA VEC.

MAY 04 2016

LOCATION: 3rd Avenue, unincorporated Miramar area of San Mateo County

PROJECT DESCRIPTION: The applicant requests approval of a Coastal Development Permit and Design Review Permit to allow construction of a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. One dead Monterey pine tree (36-inch dbh) is proposed for removal. Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. The project is appealable to the California Coastal Commission.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

MITIGATION MEASURES recommended for project implementation to avoid potentially significant effects:

Mitigation Measure 1: Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-foot buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section.

Mitigation Measure 2: Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14).

Mitigation Measure 3: In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

Mitigation Measure 4: In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

Mitigation Measure 5: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 6: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 7: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a

professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 8: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).

Mitigation Measure 9: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 10: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 11: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 12: The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

RESPONSIBLE AGENCY CONSULTATION: None.

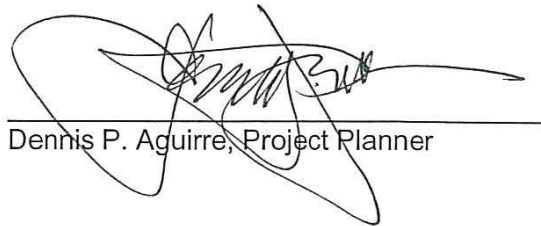
INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: May 4, 2016 to May 24, 2016

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 24, 2016.**

CONTACT PERSON

Dennis P. Aguirre
Project Planner, 650/363-1867
daquirre@smcgov.org



Dennis P. Aguirre, Project Planner

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County of San Mateo
Planning and Building Department

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

1. **Project Title:** New Vella/Semprevivo Single-Family Residence
2. **County File Number:** PLN 2015-00152
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Dennis P. Aguirre, Project Planner, 650/363-1867
5. **Project Location:** 3rd Avenue, unincorporated Miramar area of San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** 048-042-280; 6,150 sq. ft.
7. **Project Sponsor's Name and Address:** Frank Vella and Steve Semprevivo, 758 Vasques Drive, Half Moon Bay
8. **General Plan Designation:** Medium High Density Residential
9. **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)
10. **Description of the Project:** The applicant requests approval of a Coastal Development Permit and Design Review Permit to allow construction of a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. One dead Monterey pine tree (36-inch dbh) is proposed for removal. Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. The project is appealable to the California Coastal Commission.
11. **Surrounding Land Uses and Setting:** The project site is a vacant lot located on 3rd Avenue in the unincorporated Miramar area of San Mateo County, within a general area of developed parcels. The subject site is mildly sloped (approximately 10%) in topography with vegetation consisting of non-native invasive plant species, ruderal and disturbed vegetation, and areas of riparian vegetation. An intermittent stream, Arroyo de en Medio, runs along the southern boundary of the site. 3rd Avenue westward and developed parcels to the north, south and west bound this parcel.
12. **Other Public Agencies Whose Approval is Required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.

- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

| 1. AESTHETICS. Would the project: | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads? | | | X | |
| <p>Discussion: The proposed project site is not located within any designated State or County Scenic Corridor. The site is would not visible from Cabrillo Highway due to existing mature vegetation and proposed landscaping that provide screening for the project and minimize any significant visual impacts from this main thoroughfare. The project is located in a Design Review (DR) District. The Coastside Design Review Committee (CDRC) considered the project at its August 13, 2015 meeting, and recommended approval of the project, as submitted.</p> <p>Source: Project Plans, Field Observation and County GIS Resource Maps.</p> | | | | |
| 1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | |
| <p>Discussion: Reference response to Section 1.a., above.</p> <p>Source: Project Plans, Field Observation and County GIS Resource Maps.</p> | | | | |

| | | | | |
|---|--|--|---|--|
| 1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? | | | X | |
| <p>Discussion: The project involves only minor grading (approximately 60 cubic yards associated with a new retaining wall necessary for the split-level home design) and would not involve significant change in existing site topography. The project is consistent with the existing residential character of the neighborhood, as determined by the CDRC.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area? | | | X | |
| <p>Discussion: As the project involves the installation of exterior lighting fixtures that are downward directed, as required by the Design Review standards, no significant source of light and glare will be created that would affect views in the area.</p> <p>Source: Project Plans and San Mateo County Zoning Regulations.</p> | | | | |
| 1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor? | | | X | |
| <p>Discussion: Reference response to Section 1.a., above.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions? | | | X | |
| <p>Discussion: The subject parcel is zoned R-1/S-17/DR/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Coastal Development). The project is subject to the approval of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations. The project, as proposed, is generally consistent with these regulations. The proposed development conforms to the use requirements of the R-1 Zoning District and the development standards of the S-17 Zoning District.</p> <p>Source: Project Plans and San Mateo County Zoning Regulations.</p> | | | | |
| 1.g. Visually intrude into an area having natural scenic qualities? | | | X | |
| <p>Discussion: The project site is bordered by 3rd Avenue to the west and developed parcels to the north, south and west bound this parcel. The proposed residence would blend in with existing houses in the area. As mitigated, the project would protect the Arroyo de en Medio creek and</p> | | | | |

associated riparian vegetation, located at the rear of the parcel. Reference response to Section 1.a., above.

Source: Project Plans and Field Observation.

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| <p>Discussion: N/A. The project site does not contain farmland and is not located in an agricultural zoning district, nor is it adjacent to such lands. The project site does not contain an open space easement and is not subject to a Williamson Act contract.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract? | | | | X |
| <p>Discussion: Reference response to Section 2.a., above.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use? | | | | X |

| | | | | | |
|---|--|--|--|--|---|
| Discussion: Reference response to Section 2.a., above. | | | | | |
| Source: Project Plans and Field Observation. | | | | | |
| 2.d. | For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts? | | | | X |
| Discussion: Reference response to Section 2.a., above. | | | | | |
| Source: Project Plans and Field Observation. | | | | | |
| 2.e. | Result in damage to soil capability or loss of agricultural land? | | | | X |
| Discussion: Reference response to Section 2.a., above. | | | | | |
| Source: Project Plans and Field Observation. | | | | | |
| 2.f. | Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i> | | | | X |
| Discussion: N/A. The project site does not contain and is not located in an area containing forestland/timberland. | | | | | |
| Source: Project Plans and Field Observation. | | | | | |

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| 3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | | |
| | | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 3.a. | Conflict with or obstruct implementation of the applicable air quality plan? | | | X | |
| Discussion: The construction of the new residence may result in temporary generation of pollutants related to construction and minor earthwork (60 cubic yards). However, the proposed single family residential use would not result in the regular generation of air pollutants. Section | | | | | |

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| <p>2-1-113 (<i>Exemption, Sources and Operations</i>) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. No mitigation measures are necessary.</p> <p>Source: Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.</p> | | | | | |
| 3.b. | Violate any air quality standard or contribute significantly to an existing or projected air quality violation? | | | X | |
| <p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p> | | | | | |
| 3.c. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | | X |
| <p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p> | | | | | |
| 3.d. | Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD? | | | | X |
| <p>Discussion: Reference response to Section 3.a., above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p> | | | | | |
| 3.e. | Create objectionable odors affecting a significant number of people? | | | | X |
| <p>Discussion: While project construction for the new residence may create temporary construction-related odors, the project would not result in the regular generation of odors, nor would temporary odors affect a significant number of people, as the project is located on private property within a single-family residential neighborhood.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 3.f. | Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area? | | | X | |

Discussion: Reference response to Section 3.a., above.

Source: BAAQMD Regulation 2, Rule 1: General Requirements.

| 4. BIOLOGICAL RESOURCES. Would the project: | | | | |
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| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | X | | |

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

Mitigation Measure 1: Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the issuance of a building permit, the edge of the 30-foot buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section.

Mitigation Measure 2: Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14).

Mitigation Measure 3: In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

Mitigation Measure 4: In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of

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| <p>species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.</p> <p>Source: Biological Constraints and Environmentally Sensitive Habitat Areas Assessment (Biological Report), dated January 25, 2016, by WRA Environmental Consultants; San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p> | | | | | |
| 4.b. | Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | | X | | |
| <p>Discussion: Reference response to Section 4.a., above.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Evaluation and Biotic Survey Reports.</p> | | | | | |
| 4.c. | Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | X | |
| <p>Discussion: The project site does not contain federally protected wetlands.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Evaluation and Biotic Survey Reports.</p> | | | | | |
| 4.d. | Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | X | |
| <p>Discussion: Reference response to Section 4.a. and c., above. The project would not interfere significantly with the movement of any native resident or migratory fish as the project would not directly affect Arroyo de en Medio Creek, which is located approximately 30 feet from the project site. The project does not contain and, therefore, would not impede the use of native wildlife nursery sites.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, Evaluation and Biotic Survey Reports.</p> | | | | | |
| 4.e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or | | | X | |

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| | ordinance (including the County Heritage and Significant Tree Ordinances)? | | | | |
| <p>Discussion: While no heritage trees are present and one significant tree is present, no live trees are proposed for removal. One dead Monterey pine tree (36-inch dbh) is proposed for removal.</p> <p>Source: Project Plans, Field Observation.</p> | | | | | |
| 4.f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan? | | | X | |
| <p>Discussion: As proposed and mitigated, the residence would be located a minimum of 30 feet from riparian vegetation and in areas of no riparian vegetation 30 feet from the centerline of the creek, as required by the Local Coastal Program. The project does not involve the removal of riparian vegetation or associated sensitive habitat.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p> | | | | | |
| 4.g. | Be located inside or within 200 feet of a marine or wildlife reserve? | | | | X |
| <p>Discussion: The site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p> | | | | | |
| 4.h. | Result in loss of oak woodlands or other non-timber woodlands? | | | | X |
| <p>Discussion: Reference response to Section 4.e., above.</p> <p>Source: San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.</p> | | | | | |

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| 5. CULTURAL RESOURCES. Would the project: | | | | | |
| | | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 5.a. | Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5? | | X | | |
| <p>Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level for historical resources:</p> <p>Mitigation Measure 5: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the</p> | | | | | |

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| <p>Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.</p> <p>Source: Project Application/Plans, San Mateo County General Plan and California Historical Resources File System Results.</p> | | | | | |
| 5.b. | Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5? | | X | | |
| <p>Discussion: Staff forwarded the project referral to California Historical Resources Information System (CHRIS) for review and comments. Based on the review of their records, Study #003082 (Dietz 1970) identified no cultural resources existed on the project area (see Attachment D). Due to this passage of time since the study, the corresponding recommendation from CHRIS requires that a qualified archaeologist conduct further field studies for the entire project area. The applicant will submit this study for review prior to the Planning Commission meeting in order for staff to prepare an updated status on potential environmental impacts. In the event that archaeological resources could be potentially significantly impacted by the project, the Initial Study/Negative Declaration will be revised and re-circulated, pursuant to California Environmental Quality Act (CEQA).</p> <p>The following mitigation measure is also recommended to ensure that potential impacts are mitigated to a less than significant level in the event that archaeological and/or cultural resources are encountered during grading or construction activities:</p> <p>Mitigation Measure 6: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.</p> <p>Source: Project Application/Plans and San Mateo County General Plan.</p> | | | | | |
| 5.c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | X | | |
| <p>Discussion: The following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event paleontological specimen are discovered:</p> <p>Mitigation Measure 7: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.</p> <p>Source: Project Application/Plans and San Mateo County General Plan.</p> | | | | | |
| 5.d. | Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |

Discussion: Reference response to Section 5.a., above.

Source: Project Application/Plans and San Mateo County General Plan.

| 6. GEOLOGY AND SOILS. Would the project: | | | | |
|--|---------------------------------|------------------------------|------------------------------|-----------|
| | Potentially Significant Impacts | Significant Unless Mitigated | Less Than Significant Impact | No Impact |
| 6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i> | | X | | |
| <p>Discussion: A Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study), submitted for the project, determined the following:</p> <p>"Fault Rupture - The site is not located in the Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in our opinion."</p> <p>To incorporate the full recommendations of the Geotechnical Study the following mitigation measure has been added:</p> <p>Mitigation Measure 8: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).</p> <p>Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation, County GIS Resource Maps, and Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.</p> | | | | |
| ii. Strong seismic ground shaking? | | X | | |
| <p>Discussion: The following discussion is from on the Geotechnical Report cited above:</p> <p>"Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30- to 50-year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as</p> | | | | |

is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.”

Mitigation Measure 8 has been added to require the project to comply with the full recommendations of the Geotechnical Study.

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

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| iii. Seismic-related ground failure, including liquefaction and differential settling? | | X | | |
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Discussion: The following discussion is based on the Report cited above:

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

“Liquefaction – Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose sands were found below the water table. Therefore, in our opinion, the likelihood of liquefaction occurring at this site is high. Liquefaction is estimated to result in as much as 2 inches of vertical settlement, based on Idriss and Boulanger (2008). Lateral spreading toward the nearby creek is difficult to quantify. The maximum amount that may be expected adjacent to the creek is about 21 inches (Idriss and Boulanger, 2008). At the house location, this value is likely to be lower. It is our opinion that about 5 to 10 inches of lateral spreading may be possible.”

As the site may be subject to liquefaction-induced ground deformation, the Geotechnical Study recommends either a reinforced mat foundation or a pier and grade beam foundation. Mitigation Measure 8 has been added to require the project to comply with the full recommendations of the Geotechnical Study.

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

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

Mitigation Measure 8 has been added to require the project to comply with the full recommendations of the Geotechnical Study.

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

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| <p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p> | | | | X |
| <p>Discussion: N/A. The site is not located on or adjacent to a cliff or bluff.</p> <p>Source: Project Plans/County GIS Resource Map.</p> | | | | |
| <p>6.b. Result in significant soil erosion or the loss of topsoil?</p> | | X | | |
| <p>Discussion: The project involves minor earthwork of approximately 60 cubic yards. The addition of Mitigation Measure 9, below, would minimize erosion and loss of top soil resulting from the project:</p> <p>Mitigation Measure 9: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.</p> <p>Source: Project Application/Plans.</p> | | | | |
| <p>6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?</p> | | X | | |
| <p>Discussion: Reference responses to Section 6.a, above.</p> <p>Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation and County GIS Resource Maps; Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.</p> | | | | |
| <p>6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?</p> | | | | X |
| <p>Discussion: The Geotechnical Study does not identify expansive soils as a significant concern at the property.</p> <p>Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, Project Plans, Field Observation; County GIS Resource Maps; Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010.</p> | | | | |
| <p>6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p> | | | | X |

Discussion: The project does not involve a septic system for wastewater disposal as the project incorporates a sewer connection. Granada Community Services District (GCSD) has confirmed that it can provide sewer service to the project.

Source: Project Application/Plans and San Mateo County GIS Resource Maps.

| 7. CLIMATE CHANGE. Would the project: | | | | |
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| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment? | | | X | |
| <p>Discussion: To ensure that new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. The applicant has provided staff with a completed Checklist indicating the voluntary measures to be taken in order to comply with EECAP (see Attachment E). At the building permit stage, the project is also required to comply with the California Green Building Standards Code, which includes requirements for energy saving measures. Based on the voluntary measures provided by the applicant, staff has determined that no mitigation measures are required. Also, reference response to Section 3.a., above.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP) and BAAQMD Regulation 2, Rule 1: General Requirements.</p> | | | | |
| 7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | | X |
| <p>Discussion: Reference response to Section 3.a. above.</p> <p>Source: BAAQMD Regulation 2, Rule 1: General Requirements.</p> | | | | |
| 7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering? | | | | X |
| <p>Discussion: The project does not involve loss or conversion of forestland, as the project site does not contain forestland. The project does not involve removal of live trees.</p> <p>Source: Project Application/Plans.</p> | | | | |

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| 7.d. | Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels? | | | | X |
| <p>Discussion: The project site is not located on or adjacent to a cliff or bluff.</p> <p>Source: San Mateo County GIS Resource Maps.</p> | | | | | |
| 7.e. | Expose people or structures to a significant risk of loss, injury or death involving sea level rise? | | | | X |
| <p>Discussion: The projected site is not located along a shoreline area.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 7.f. | Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
| <p>Discussion: The project site is located in Flood Zone X designated as an area of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level (Community Panel No. 060311 0225 C, map revised October 16, 2012).</p> <p>Source: FEMA Flood Insurance Rate Map.</p> | | | | | |
| 7.g. | Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows? | | | X | |
| <p>Discussion: Reference response to Section 7.f., above.</p> <p>Source: FEMA Flood Insurance Rate Map.</p> | | | | | |

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| 8. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | | |
| | | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 8.a. | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)? | | | | X |

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| <p>Discussion: N/A. The project involves the construction of a residence and does not involve the routine transport, use, or disposal of hazardous materials.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 8.b. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| <p>Discussion: The project involves the construction of a residence and would not involve the release of hazardous materials into the environment.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 8.c. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| <p>Discussion: The project involves the construction of a residence and would not involve hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 8.d. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| <p>Discussion: The project parcel has not been identified as a hazardous material site, based on staff's review of the current Hazardous Waste and Substances Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5).</p> <p>Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.</p> | | | | | |
| 8.e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area? | | | X | |
| <p>Discussion: Based on the Half Moon Bay Airport Land Use Compatibility Plan, as adopted on October 9, 2014, the project site is located outside Zone 7 - Airport Influence Area (AIA). Aircraft accident level is considered to be low at the site.</p> <p>Source: Project Application/Plans, San Mateo County GIS Resource Maps and Half Moon Bay ALUCP.</p> | | | | | |

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| 8.f. | For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? | | | X | |
| <p>Discussion: Reference response to Section 8.e., above.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p> | | | | | |
| 8.g. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| <p>Discussion: The project will not physically interfere with an adopted emergency plan. The project site is located in a developed coastal area and is served by emergency response agencies such as the Coastside Fire Protection District and the San Mateo County Sheriff's Department.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p> | | | | | |
| 8.h. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
| <p>Discussion: The project site is not located within a wildland urban interface area nor is the project site within a designated moderate, high, or very high fire severity zone.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p> | | | | | |
| 8.i. | Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
| <p>Discussion: Reference response to Section 7.f., above.</p> <p>Source: FEMA Flood Insurance Rate Map.</p> | | | | | |
| 8.j. | Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows? | | | X | |
| <p>Discussion: Reference response to Section 7.f., above.</p> <p>Source: FEMA Flood Insurance Rate Map.</p> | | | | | |
| 8.k. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |

Discussion: The Biological Report identified the presence of a dam located 1.5 miles upstream from the project site. In an email to staff dated May 3, 2016, the project consultant Geologist, Sigma Prime Geosciences, Inc., (Consultant) estimated the potential runoff resulting from a dam break and determined that a 3.6% increase in the runoff for this watershed area would potentially occur (Attachment F). Based on this increase, the potential impact on the areas located downstream has been determined by the Consultant to be less than significant. Also reference response to Section 7.f., above.

Source: FEMA Flood Insurance Rate Map, Sigma Prime response letter dated May 3, 2016.

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| 8.l. Inundation by seiche, tsunami, or mudflow? | | | X | |
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Discussion: Reference response to Section 7.e., above. Regarding mudflows, the site and vicinity area are relatively flat and would not be impacted by mudflows as generated from upslope areas.

Source: Project Application/Plans.

9. HYDROLOGY AND WATER QUALITY. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|--|-------------------------------------|-------------------------------------|------------------|
| 9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))? | | | X | |

Discussion: The project, as proposed, would result in less than significant impacts in this area upon implementation of a proposed Erosion Control Plan and Best Management Practices (BMPs).

Mitigation Measure 10: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 11: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 12: The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

Source: Project Application/Plans.

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

| | | | | | |
|---|---|--|--|---|---|
| <p>Discussion: The project will not involve direct use of groundwater as a domestic water source as the project site is located in a developed residential zone already serviced by Coastside County Water District (CCWD). Coastside County Water District has verified the ability to provide domestic water service to this project.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 9.c. | Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site? | | | X | |
| <p>Discussion: The project involves only minor grading (approximately 60 cubic yards associated with a new retaining wall necessary for the split-level home design) and would not involve significant change in existing site topography. The project would not significantly alter site topography and would not impact the creek southeast of the parcel due to the proposed 30-foot creek setback. The project's impervious areas will increase but proposed new drainage facilities (as shown on the site plan) would capture and filter increased site runoff flow and volume in compliance with the County's Guidelines for Drainage Review.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 9.d. | Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | | | X | |
| <p>Discussion: Reference response to Section 9.c., above.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 9.e. | Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff? | | | X | |
| <p>Discussion: Reference response to Section 9.c., above.</p> <p>Source: Project Application/Plans and San Mateo County Drainage Policy.</p> | | | | | |
| 9.f. | Significantly degrade surface or ground-water water quality? | | | | X |
| <p>Discussion: Reference response to Section 9.c., above.</p> <p>Source: Project Application/Plans.</p> | | | | | |

| | | | | |
|---|--|--|---|--|
| 9.g. Result in increased impervious surfaces and associated increased runoff? | | | X | |
|---|--|--|---|--|

Discussion: Reference response to Section 9.c., above.

Source: Project Application/Plans.

10. LAND USE AND PLANNING. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|--|-------------------------------------|-------------------------------------|------------------|
|--|--|-------------------------------------|-------------------------------------|------------------|

| | | | | |
|---|--|--|--|---|
| 10.a. Physically divide an established community? | | | | X |
|---|--|--|--|---|

Discussion: The project involves development of a vacant parcel, or infilling, of an existing developed residential neighborhood that will not divide the established community.

Source: Project Application/Plans.

| | | | | |
|--|--|--|---|--|
| 10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |
|--|--|--|---|--|

Discussion: Reference response to Section 1.f., above.

Source: Project Plans, San Mateo County General Plan and San Mateo Zoning Regulations.

| | | | | |
|--|--|--|--|---|
| 10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
|--|--|--|--|---|

Discussion: The project site is located adjacent to the riparian corridor of Arroyo de en Medio. The Local Coastal Program regulates development adjacent to intermittent creeks. Reference response to Section 4.a., above.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning.

| | | | | |
|---|--|--|--|---|
| 10.d. Result in the congregating of more than 50 people on a regular basis? | | | | X |
|---|--|--|--|---|

Discussion: The project does not involve the congregation of more than 50 people as the project is for a new single-family residence.

Source: Project Application/Plans.

| | | | | |
|--|--|--|--|---|
| 10.e. Result in the introduction of activities not currently found within the community? | | | | X |
|--|--|--|--|---|

Discussion: The proposed project would not result in the introduction of new activities in the area. The subject R-1 Zoning District permits single-family residential use and such use is established within the subject community.

Source: Project Application/Plans.

| | | | | |
|--|--|--|--|---|
| 10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? | | | | X |
|--|--|--|--|---|

Discussion: The addition of a new residence on the vacant parcel designated for residential use will not encourage off-site development as the project, including proposed utilities, will result in development of the subject parcel. The project would be served by water and sewer services already provided in the area. The project does not involve the establishment of new industry, commercial facilities or recreation activities.

Source: Project Plans and San Mateo County GIS Resource Maps.

| | | | | |
|--|--|--|--|---|
| 10.g. Create a significant new demand for housing? | | | | X |
|--|--|--|--|---|

Discussion: N/A. The project does not create any permanent jobs in the area and provides one additional dwelling in the area. Therefore, the project would not create a significant new demand for housing.

Source: Project Plans and San Mateo County GIS Resource Maps.

11. MINERAL RESOURCES. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|--|-------------------------------------|-------------------------------------|------------------|
| 11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | | | | X |

Discussion: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction.

Source: Project Plans and San Mateo County GIS Resource Maps.

| | | | | |
|--|--|--|--|---|
| 11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| <p>Discussion: Reference response to Section 11.a., above. Source: Project Plans and San Mateo County GIS Resource Maps.</p> | | | | |

| | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 12. NOISE. Would the project result in: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| <p>Discussion: While this project will not generate noise levels in excess of residential levels once implemented, during construction activities increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. Source: Project Application/Plans and San Mateo County Noise Ordinance.</p> | | | | |
| 12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | | | X | |
| <p>Discussion: Pile driving for pier foundations can be a potential source of excessive ground-borne vibration or ground-borne noise levels. While the foundation involves a pier and grade beam foundation, the Geotechnical Study recommends drilled piers or cast in place piers. Therefore, the project does not involve pile driving. Also, reference response to Section 12.a, above. Source: Project Application/Plans and San Mateo County Noise Ordinance.</p> | | | | |
| 12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |
| <p>Discussion: Reference response to Section 12.a, above. Source: Project Application/Plans and San Mateo County Noise Ordinance.</p> | | | | |

| | | | | | |
|--|---|--|--|---|---|
| 12.d. | A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| <p>Discussion: Reference response to Section 12.a., above.</p> <p>Source: Project Application/Plans and San Mateo County Noise Ordinance.</p> | | | | | |
| 12.e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels? | | | X | |
| <p>Discussion: The project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours identified in the Half Moon Bay Airport Land Use Plan and is therefore not exposed to significant levels of aircraft noise.</p> <p>Source: Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).</p> | | | | | |
| 12.f. | For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels? | | | | X |
| <p>Discussion: The project site is located within an existing single-family residential neighborhood and is not located within the vicinity of a private air strip.</p> <p>Source: Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).</p> | | | | | |

| | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 13. POPULATION AND HOUSING. Would the project: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 13.a. | Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | X | |

Discussion: Reference response to Section 10.f., above. The project involves the construction of only one new home and does not involve the establishment of a business. The project involves pavement of a road shoulder along 3rd Avenue to connect the property to the existing paved portion 3rd Avenue and does not involve extension of a road.

Source: Project Application/Plans.

| | | | | |
|---|--|--|--|---|
| 13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere? | | | | X |
|---|--|--|--|---|

Discussion: The project does not displace housing but involves the construction of a new dwelling on a vacant parcel within an existing single-family residential area.

Source: Project Application/Plans.

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

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 14.a. Fire protection? | | | X | |
| 14.b. Police protection? | | | X | |
| 14.c. Schools? | | | X | |
| 14.d. Parks? | | | X | |
| 14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)? | | | X | |

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

Source: Project Application/Plans.

| 15. RECREATION. Would the project: | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated? | | | X | |
| <p>Discussion: The project will not generate an increase in the use of existing recreational facilities beyond the service levels anticipated for the area.</p> <p>Source: Project Application/Plans.</p> | | | | |
| 15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |
| <p>Discussion: The project does not include any recreational facilities. As described in Section 15.a., New or expanded recreational facilities will not be required by this project.</p> <p>Source: Project Application/Plans.</p> | | | | |

| 16. TRANSPORTATION/TRAFFIC. Would the project: | | | | |
|--|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | X | |
| <p>Discussion: The proposed single-family residence will not significantly increase the vehicular or pedestrian traffic nor change their patterns in the area beyond the levels anticipated for the area.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |

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|--|--|--|---|---|
| 16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? | | | X | |
| <p>Discussion: Reference response to Section 16.a., above.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks? | | | | X |
| <p>Discussion: N/A. The project will not result in a change in air traffic patterns.</p> <p>Source: Project Application/Plans and San Mateo County GIS Resource Maps.</p> | | | | |
| 16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | X | |
| <p>Discussion: The project includes pavement of the road shoulder for 3rd Avenue and a new driveway accessed directly from 3rd Avenue, which has been reviewed by the Department of Public Works and preliminarily approved.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 16.e. Result in inadequate emergency access? | | | | X |
| <p>Discussion: The project will not impact emergency access to the area. Reference response to Section 8.g., above.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |
| 16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | X | |
| <p>Discussion: No sidewalks are present in this area; however, pedestrians likely use road shoulders for access. The project includes pavement of the road shoulder for 3rd Avenue and a new driveway accessed directly from 3rd Avenue, which has been reviewed by the Department of Public Works and preliminarily approved. The project involves the development of residential uses on a residentially zoned parcel and would not conflict with pedestrian facilities or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.</p> <p>Source: Project Plans and Field Observation.</p> | | | | |

| | | | | |
|--|--|--|---|--|
| 16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns? | | | X | |
| Discussion: Reference response to Section 16.f., above. | | | | |
| Source: Project Plans and Field Observation. | | | | |
| 16.h. Result in inadequate parking capacity? | | | X | |
| Discussion: The project complies with applicable County's Parking Regulations, as it includes two on-site covered parking spaces. | | | | |
| Source: Project Plans and Field Observation. | | | | |

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|--|--|-------------------------------------|-------------------------------------|------------------|
| 17. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| Discussion: The project site would be serviced by Granada Community Services District (GCSD) for sanitary sewer service. GCSD has confirmed that it has the capacity to serve the project at the subject property. Any increase in the total wastewater treatment by GCSD would be minimal associated with one new single-family dwelling and associated residents. | | | | |
| Source: Project Application/Plans. | | | | |
| 17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| Discussion: Reference response to Section 17.a., above. | | | | |
| Source: Project Application/Plans. | | | | |
| 17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| Discussion: Proposed new on-site drainage facilities would minimize the impacts of runoff to off-site areas and facilities. Reference Section 9.c., above. | | | | |
| Source: Project Application/Plans. | | | | |

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|--|--|--|--|---|---|
| 17.d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| <p>Discussion: Reference response to Section 9.b., above.</p> <p>Source: Project Application/Plans; Letter from CCWD dated August 14, 2014 and Letter from GCSD dated August 14, 2014.</p> | | | | | |
| 17.e. | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| <p>Discussion: Reference response to Section 17.a., above.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 17.f. | Be served by a landfill with insufficient permitted capacity to accommodate the project's needs? | | | | X |
| <p>Discussion: The project site is located in a developed residential area already adequately serviced by GCSD, provides solid waste disposal service via an exclusive franchise agreement with Recology of the Coast. Any increase in the total solid waste would be minimal associated with one new single-family dwelling and associated residents.</p> <p>Source: Project Application/Plans; GCSD website.</p> | | | | | |
| 17.g. | Comply with Federal, State, and local statutes and regulations related to solid waste? | | | | X |
| <p>Discussion: Reference response to Section 17.f., above.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 17.h. | Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources? | | | X | |
| <p>Discussion: Reference Section 7.a., above.</p> <p>Source: Project Application/Plans.</p> | | | | | |
| 17.i. | Generate any demands that will cause a public facility or utility to reach or exceed its capacity? | | | X | |

Discussion: Reference response to Section 14 and Sections 17.a. through 17.f., above.

Source: Project Application/Plans.

| 18. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | X | | |
| <p>Discussion: Yes, as discussed in Section 4.a., above, the project has the potential to impact plant and wildlife species in the area. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.</p> <p>Source: San Mateo County General Plan Sensitive Habitats Map.</p> | | | | |
| 18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | X | |
| <p>Discussion: One recently approved project located at 420 - 3rd Avenue (PLN 2015-00024) involves an addition to the existing residential development. Therefore, the project would not have impacts that are individually limited, but cumulatively considerable. Also, reference response to 16.f., above. No cumulative effects have been identified for this project.</p> <p>Source: Project Application/Plans.</p> | | | | |
| 18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly? | | X | | |

Discussion: As previously discussed, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.

Source: Project Application/Plans.

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

| AGENCY | YES | NO | TYPE OF APPROVAL |
|--|-----|----|------------------|
| U.S. Army Corps of Engineers (CE) | | X | |
| State Water Resources Control Board | | X | |
| Regional Water Quality Control Board | | X | |
| State Department of Public Health | | X | |
| San Francisco Bay Conservation and Development Commission (BCDC) | | X | |
| U.S. Environmental Protection Agency (EPA) | | X | |
| County Airport Land Use Commission (ALUC) | | X | |
| CalTrans | | X | |
| Bay Area Air Quality Management District | | X | |
| U.S. Fish and Wildlife Service | | X | |
| Coastal Commission | | X | |
| Sewer District: Granada Community Services District | | X | |
| Water District: Coastside County Water District | | X | |

| MITIGATION MEASURES | | |
|--|------------|-----------|
| | <u>Yes</u> | <u>No</u> |
| Mitigation measures have been proposed in project application. | X | |
| Other mitigation measures are needed. | X | |
| <p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: Any proposed construction or project related activities shall occur outside of the 30-foot buffer zone setback as required by the Local Coastal Program (LCP). Prior to the</p> | | |

issuance of a building permit, the edge of the 30-foot buffer zone shall be surveyed in consultation with the biologist and added to the project survey and site plan for submittal and review by the Current Planning Section.

Mitigation Measure 2: Any initiation of project grading or construction or proposed trimming or removal of trees or shrubs shall occur only during bird non-nesting season (September 1 - February 14).

Mitigation Measure 3: In the event of initiation of project grading or construction or trimming or removal of trees or shrubs during the nesting season (February 15 - August 31), the applicant shall submit a pre-construction nesting bird survey prepared by a biologist.

Mitigation Measure 4: In the event that active nests are observed within the project site, suitable buffers shall be established, as determined by a qualified biologist, depending on the types of species observed, location of nests, and project construction activities conducted and may range from 25 to 75-foot buffers for passerine birds and up to 250-foot buffers for raptors.

Mitigation Measure 5: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 6: If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations prior to any further grading or construction activity in the vicinity.

Mitigation Measure 7: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.

Mitigation Measure 8: Prior to Planning approval of the building permit for the project, the applicant shall demonstrate compliance with the recommendations of the Geotechnical Study prepared by Sigma Prime Geosciences, Inc., dated April 21, 2010 (Geotechnical Study).

Mitigation Measure 9: Implement best management practices (BMPs) for erosion and sediment control during all phases of building to include pre- and post-construction activities.

Mitigation Measure 10: Prior to the beginning of any construction or grading activities, the applicant shall implement the approved erosion and sediment control plan. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
- m. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.

Mitigation Measure 11: The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

Mitigation Measure 12: The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

X

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



(Signature)
Dennis Aguirre, Planner III

Name, Title

May 4, 2016

Date

ATTACHMENTS:

- A. Project Plans
- B. Biological Constraints and Environmentally Sensitive Habitat Areas Assessment Report, dated January 25, 2016, prepared by WRA Environmental Consultants
- C. Geotechnical Study, dated April 21, 2010, prepared by Sigma Prime Geosciences, Inc.
- D. California Historical Society Information System Comment Letter, dated May 3, 2016
- E. Energy Efficient Climate Action Plan Checklist, submitted by applicant on May 3, 2016
- F. Sigma Prime Geosciences, Inc., Email Response Letter, dated May 3, 2016

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