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: *Semprevivo Single-Family Residence*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2020-00201

OWNER: Stephen and Rita Semprevivo

APPLICANT: Edward Love

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Stephen and Rita Semprevivo

ASSESSOR'S PARCEL NO.: 048-042-290

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

PROJECT DESCRIPTION

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

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measure 13: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sandbags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 14: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

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

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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

REVIEW PERIOD: February 9, 2022- March 1, 2022

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., March 1, 2022**.

CONTACT PERSON

Angela Chavez
Project Planner, 650/599-7217
achavez@smcgov.org

Angela Chavez, Project Planner

ACC:cmc – ACCFF0916_WCH.DOCX

County of San Mateo
Planning and Building Department

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: Project Plans; Project Location.

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

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

Source: Project Location; Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Source: Project Location; Project Plans.

5. CULTURAL RESOURCES. Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ii. Strong seismic ground shaking?			X	

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

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

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

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

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

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

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

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

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

iv. Landslides?			X	

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

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

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

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

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

Source: Project Location.

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

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

Mitigation Measure 13: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows,

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

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sandbags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

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

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

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

Mitigation Measure 14: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

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

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

Source: San Mateo County Energy Efficiency Climate Action Plan.

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

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

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

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

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

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

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

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

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

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

The Consultant provided the following additional detail at that time:

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

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

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

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

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

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

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

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

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

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

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

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

Source: Project Location; Project Plans.

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

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

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

Source: Project Location; Project Plans.

16. RECREATION. Would the project:

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

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

Source: Project Location; Project Plans.

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

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

Source: Project Location; Project Plans.

17. TRANSPORTATION. Would the project:

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

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

Source: Project Plans; Project Location.

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

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

Source: Project Plans; Project Location.

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

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

Source: Project Location; Project Plans.

17.d.	Result in inadequate emergency access?				X

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

Source: Project Plans; Project Location.

18. TRIBAL CULTURAL RESOURCES. Would the project:

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

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

Source: Project Location.

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

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

Source: Project Location.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X

Discussion: The project site will be serviced by Granada Community Services District (GCSD) for sanitary sewer service. Granada Community Services District has confirmed that it has the capacity to serve the project at the subject property. Any increase in the total wastewater treatment by GCSD would be minimal associated with one new single-family dwelling and associated residents.

The property is served by Coastside County Water District (CCWD), a municipal domestic water service district. Coastside County Water District has confirmed that it has the capacity to serve the project at the subject property.

Proposed new on-site drainage facilities as required by the County Drainage/Stormwater Policies are included in the project and would minimize the impacts of runoff to off-site areas and facilities.

The infrastructure exists to serve this property and where necessary involves only minor improvements to extend service.

Source: Project Plans; Project Location.

19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measure 13: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients

at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sandbags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 14: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

(Signature)

2/8/2022	Senior Planner
Date	(Title)

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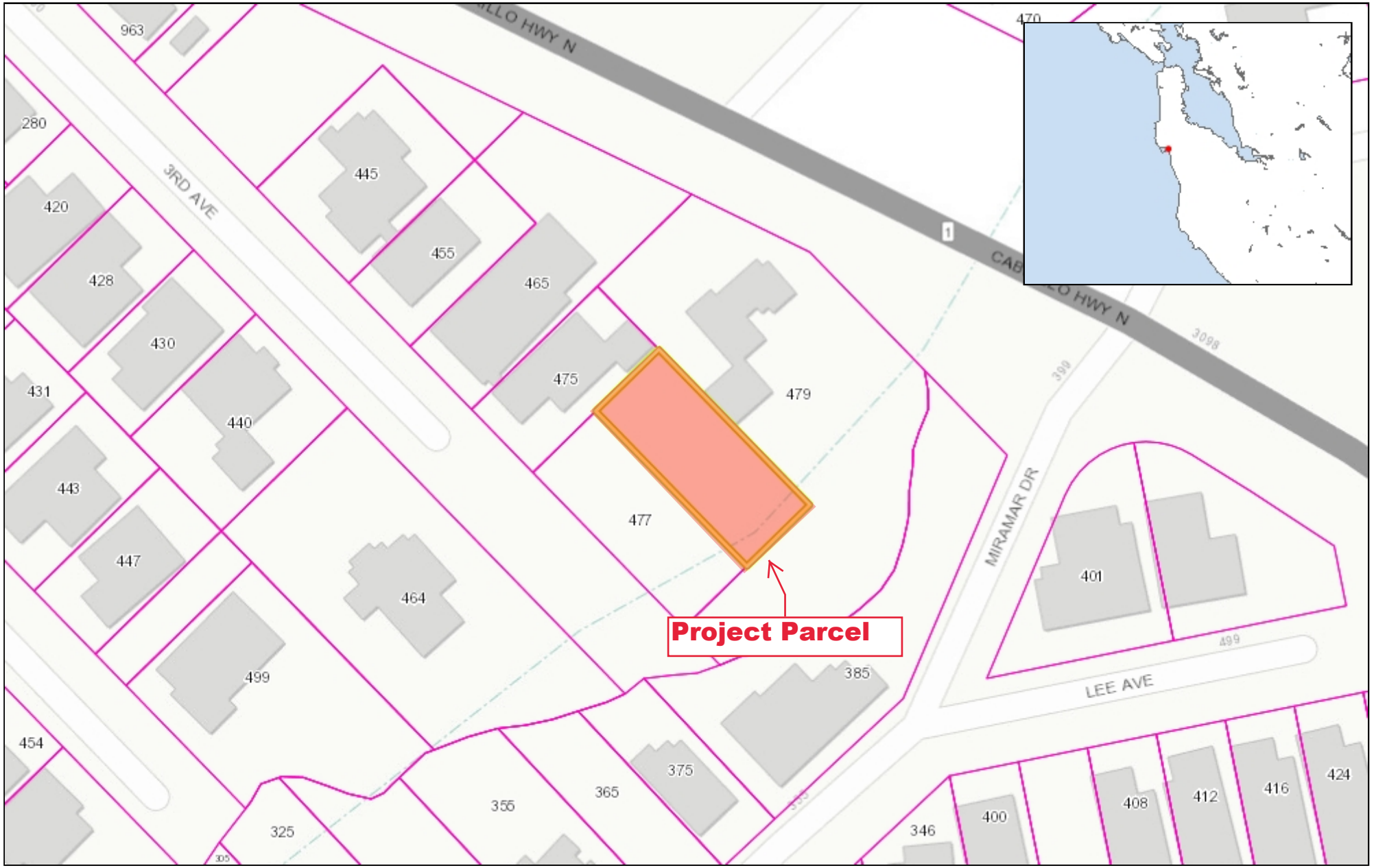
San Mateo County

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



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 1,128

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE DATA:

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

APPLICABLE CODES:
SAN MATEO COUNTY

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

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

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

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

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

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

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

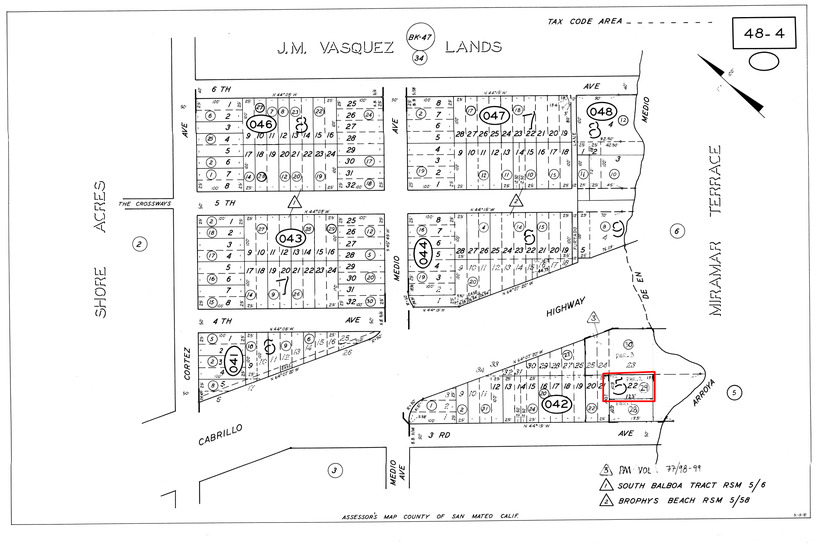
	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5150							
LOT COVERAGE	0	0.0	1614	31.3	1614	31.3	1802	35.0
FLOOR AREA			FIRST FLR 786 SECOND FLR 958 GARAGE 431 ADU 550		FIRST FLR 786 SECOND FLR 929 GARAGE 431 ADU 550			
	Total 0	0.0	Total 2732	53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

SCOPE OF WORK:

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

Sheet List - DD

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



REVISIONS

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

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

Cover Sheet

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

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

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HERS INSPECTION ITEMS

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

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

Cooling System Verifications:
• -- None --

HVAC Distribution System Verifications:
• Duct Sealing

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

Smoke Detectors

As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2019-03, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

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

Windows

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square ft (sqft), 5.0 sqft allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall not be more than 44 inches above the finished floor (CFC 1030).

Address Markers

New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum of 1/2 inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, an additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

Roofing

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

Vegetation Management (LRA)

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

A fuel break of defensible space shall is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. this is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

Fire Access Roads

The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The city of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, Dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed of the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

Fire Hydrant

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

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

As per San Mateo County Building Standards and Coastside Fire District Ordinance 2019-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or the City of HMB. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

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

An exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.

Solar Photovoltaic Systems

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

REVISIONS

EDWARD C. LOVE, ARCHITECT
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HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

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

Additional Notes

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

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

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BASIS OF BEARINGS

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

BENCHMARK

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

NOTES:

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

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

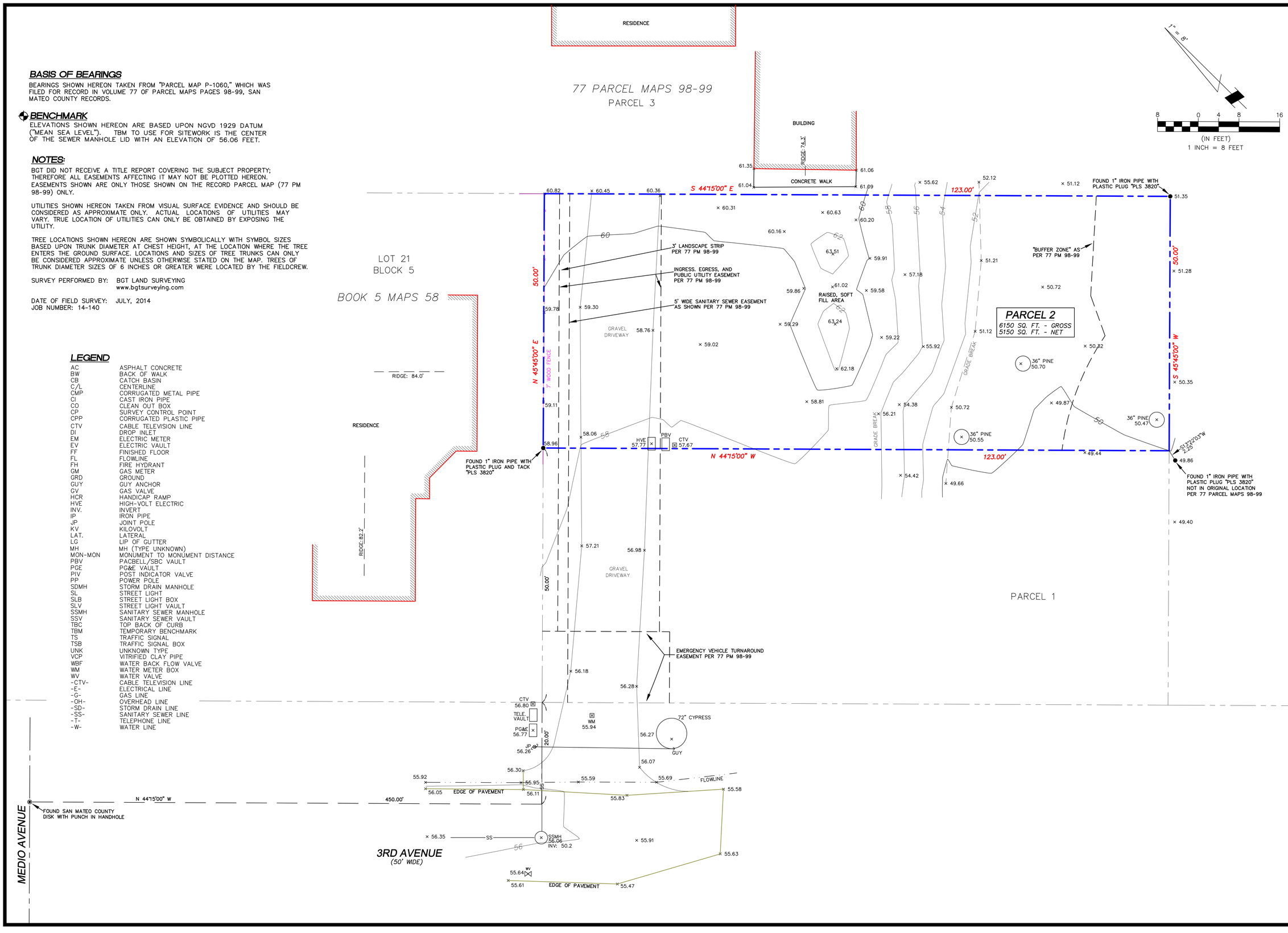
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES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

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

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

LEGEND

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



BGT LAND SURVEYING
1720 S. Amphlett Blvd., Suite 225, San Mateo, CA 94402
Main (650) 212-1063 bgt@bgtsurveying.com
www.bgtsurveying.com

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

Assessor Parcel Number:
048-042-290

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

BOUNDARY AND TOPOGRAPHIC SURVEY

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

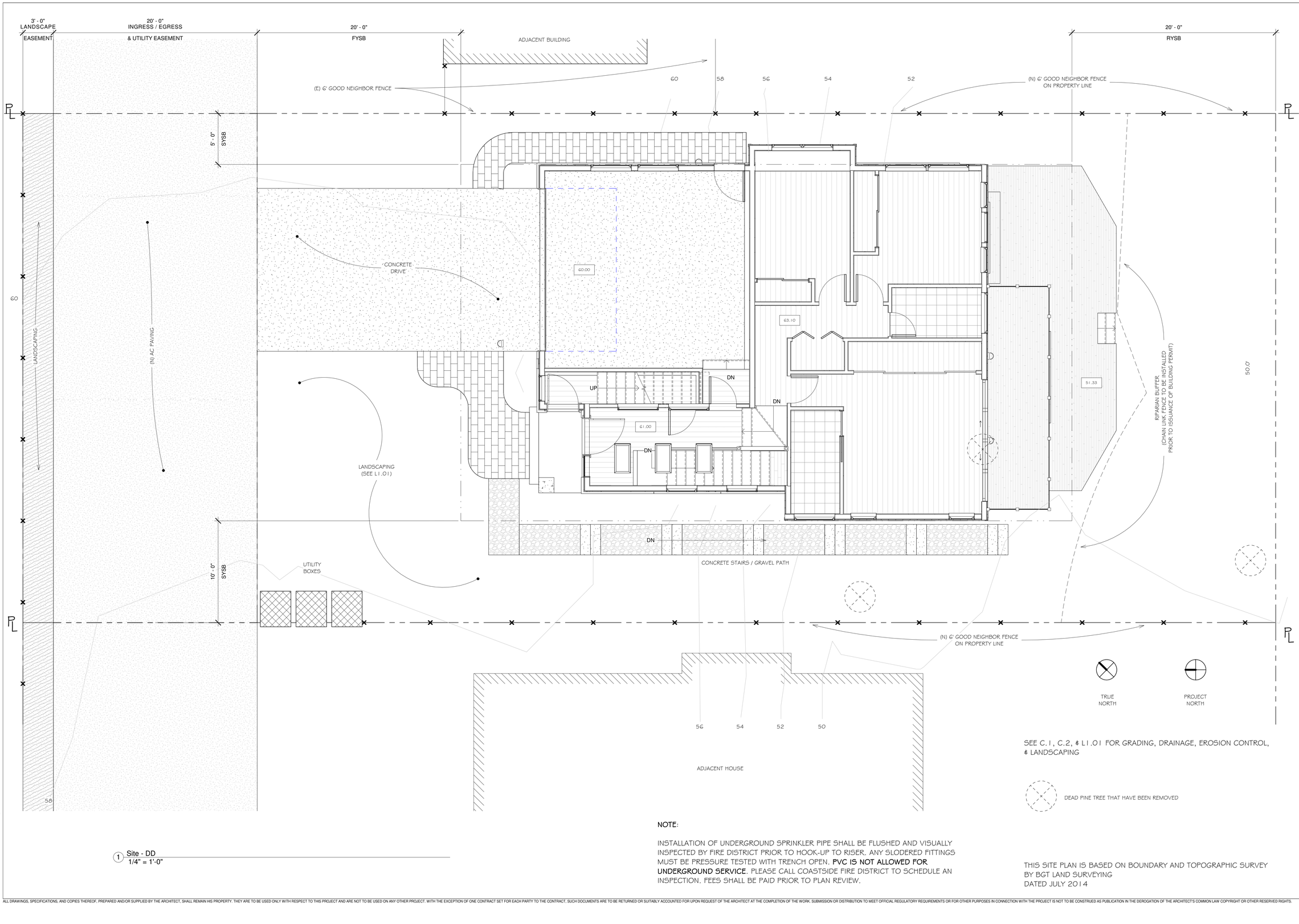
VACANT, 3RD AVENUE

MIRAMAR (UNINCORPORATED), SAN MATEO COUNTY, CALIFORNIA

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

Drawing Number:
SU-1
SHEET 1 OF 1

Job No. 14-140



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

DEAD PINE TREE THAT HAVE BEEN REMOVED

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

NOTE:

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

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

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
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New Residence for
Stephen & Rita Semprevivo
3rd Avenue
Miramar, CA

Site Plan

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

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

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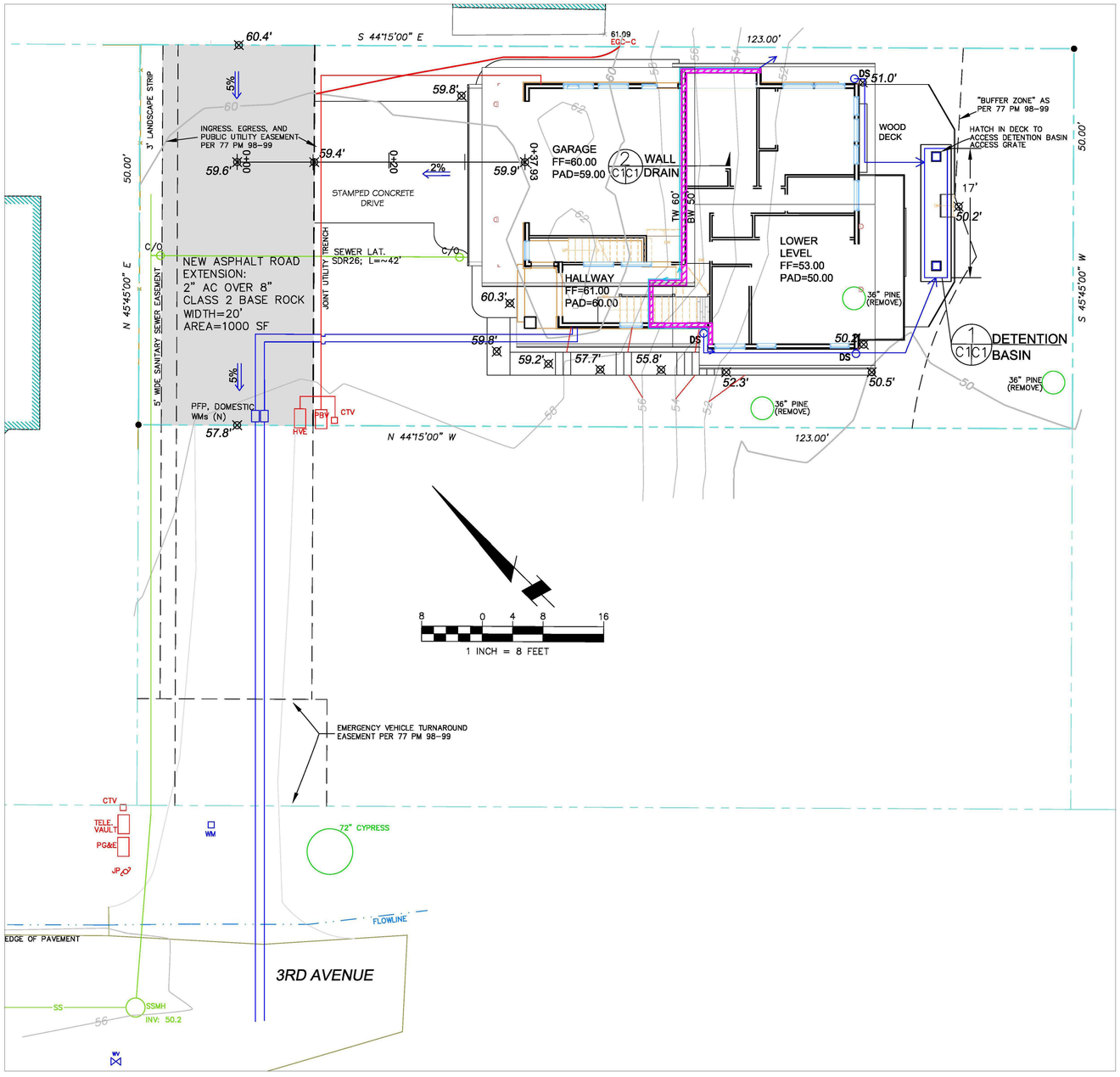
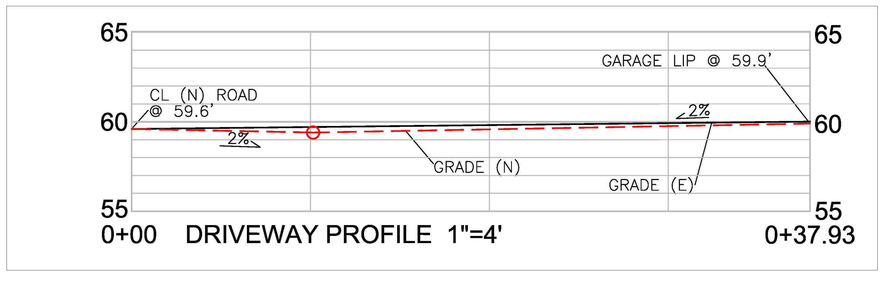




LEGEND

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

GENERAL NOTES

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

GRADING NOTES

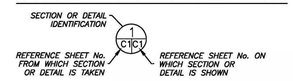
CUT VOLUME : 120 CY
FILL VOLUME: 0 CY

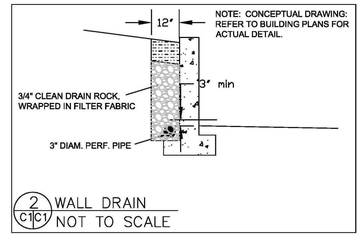
1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
4. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE,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

DRAINAGE NOTES

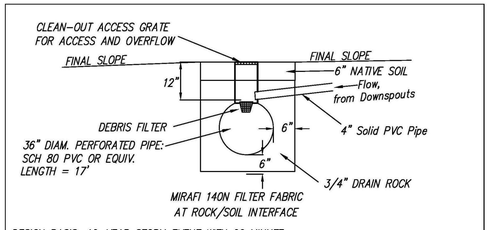
1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. ALL ROOF DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL SOLID DRAINAGE PIPES SHALL BE MINIMUM 4" DIAMETER SOLID PIPE, SLOPED AT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

SECTION AND DETAIL CONVENTION





2 C1C1 WALL DRAIN
NOT TO SCALE



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

1 C1C1 DETENTION BASIN
NOT TO SCALE

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

Sigma Prime Geosciences, Inc.

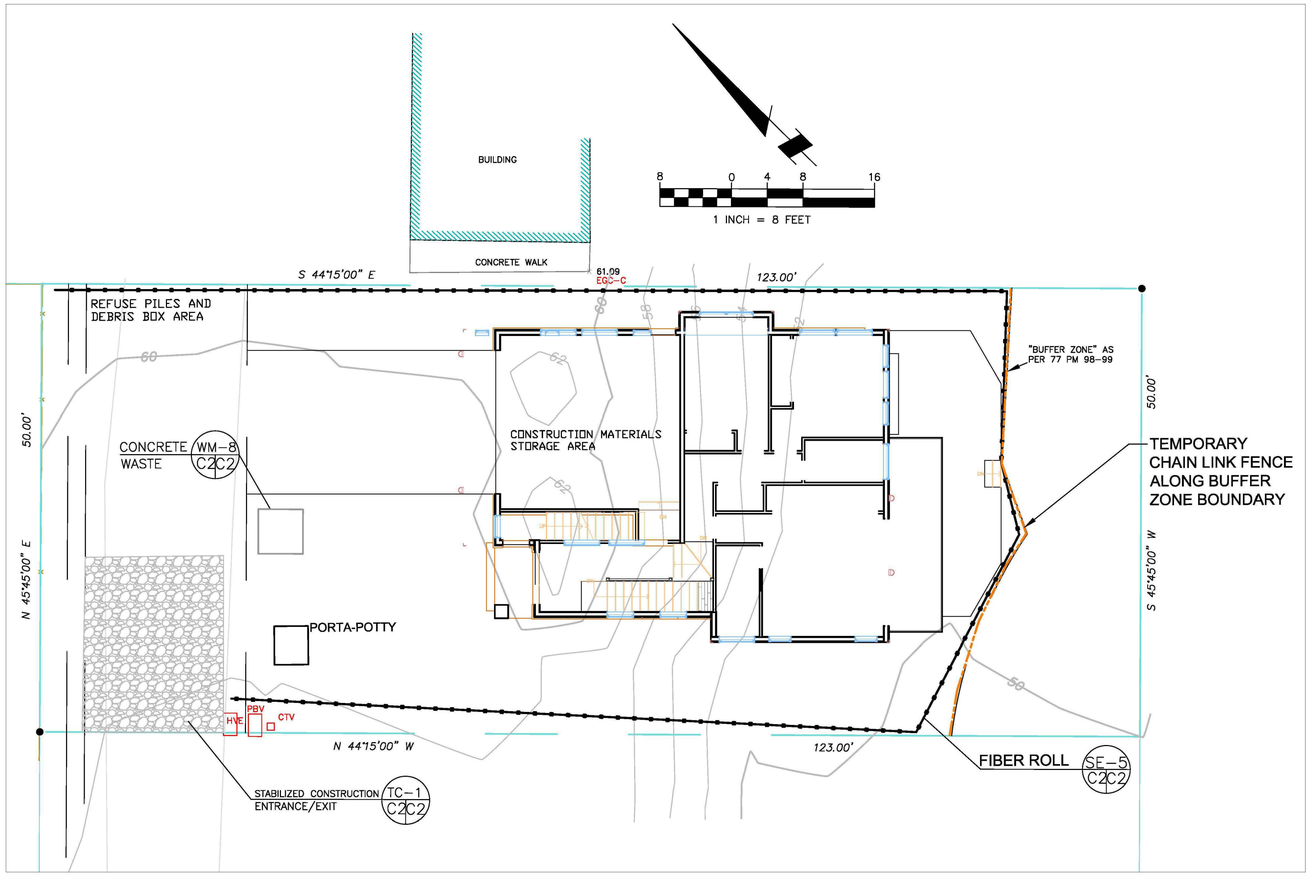
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

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

GRADING AND DRAINAGE PLAN

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

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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

EROSION CONTROL POINT OF CONTACT

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

NAME: FRANK VELLA

TITLE/QUALIFICATION: BUILDER

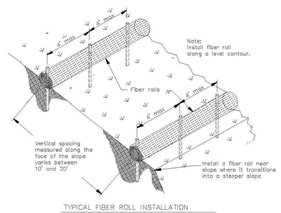
PHONE: 650-504-0733

PHONE:

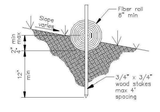
E-MAIL: frankvella@sbcglobal.net

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

FIBER ROLLS SE-5



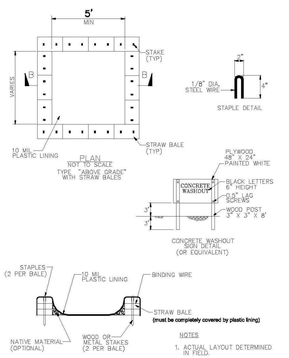
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

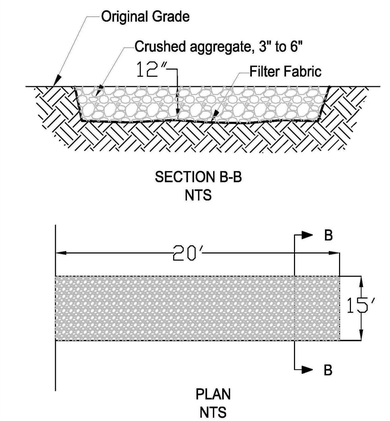
NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

CONCRETE WASTE MANAGEMENT WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



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EROSION AND SEDIMENT CONTROL PLAN

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

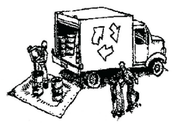
SHEET
C-2

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

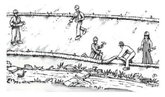
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

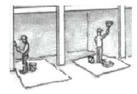
Concrete, Grout & Mortar Application

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

Landscaping

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

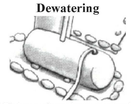
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

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

Requirements for Architectural Copper

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

Copper from Buildings May Harm Aquatic Life

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

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

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

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.

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

- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

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

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

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

FINAL February 29, 2012

REVISIONS

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edwardclovearch@gmail.com

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

Best Management Practices

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

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

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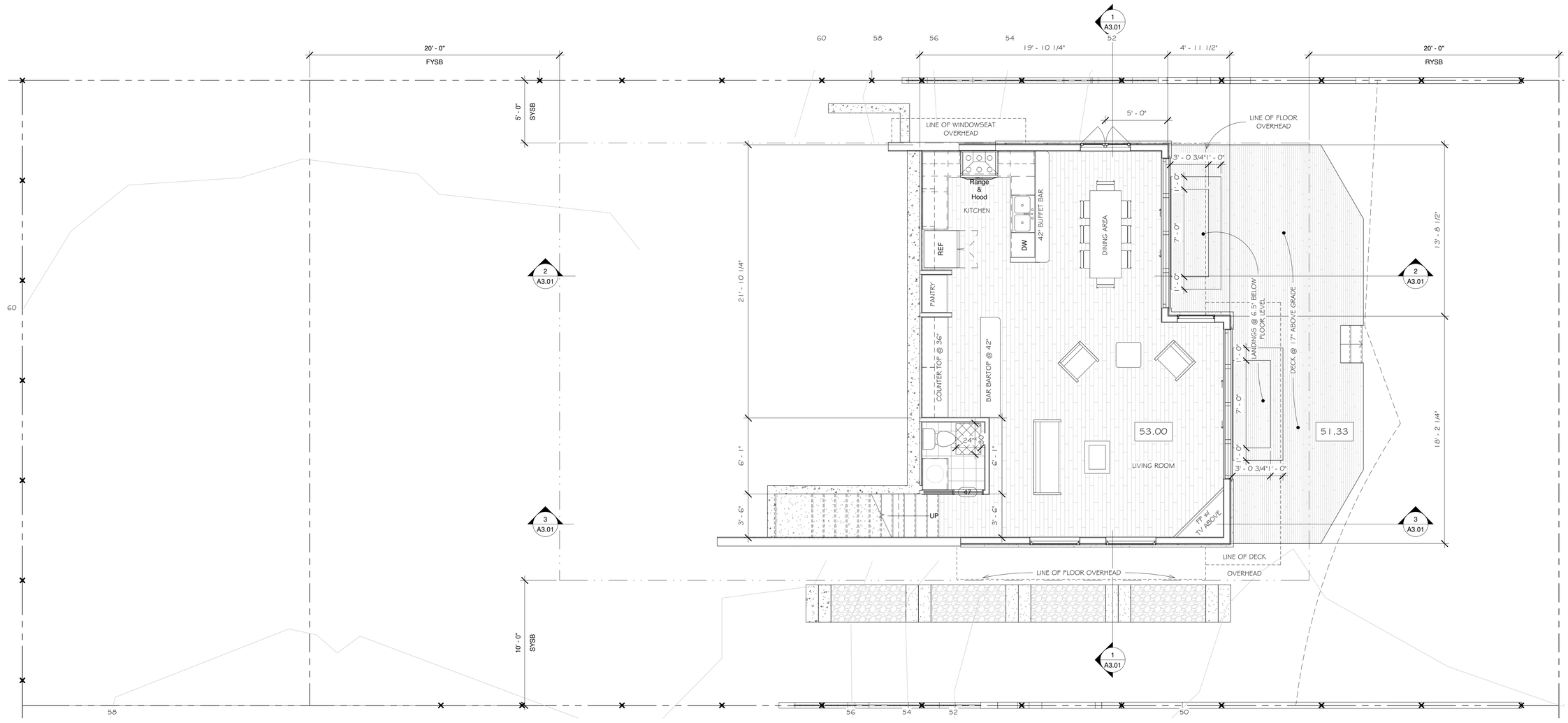

VINYL PLANK FLOORING

VINYL FLOORING, TILE

HARDWOOD FLOORING

REDWOOD OR TREX DECKING

CONCRETE

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

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New Residence for
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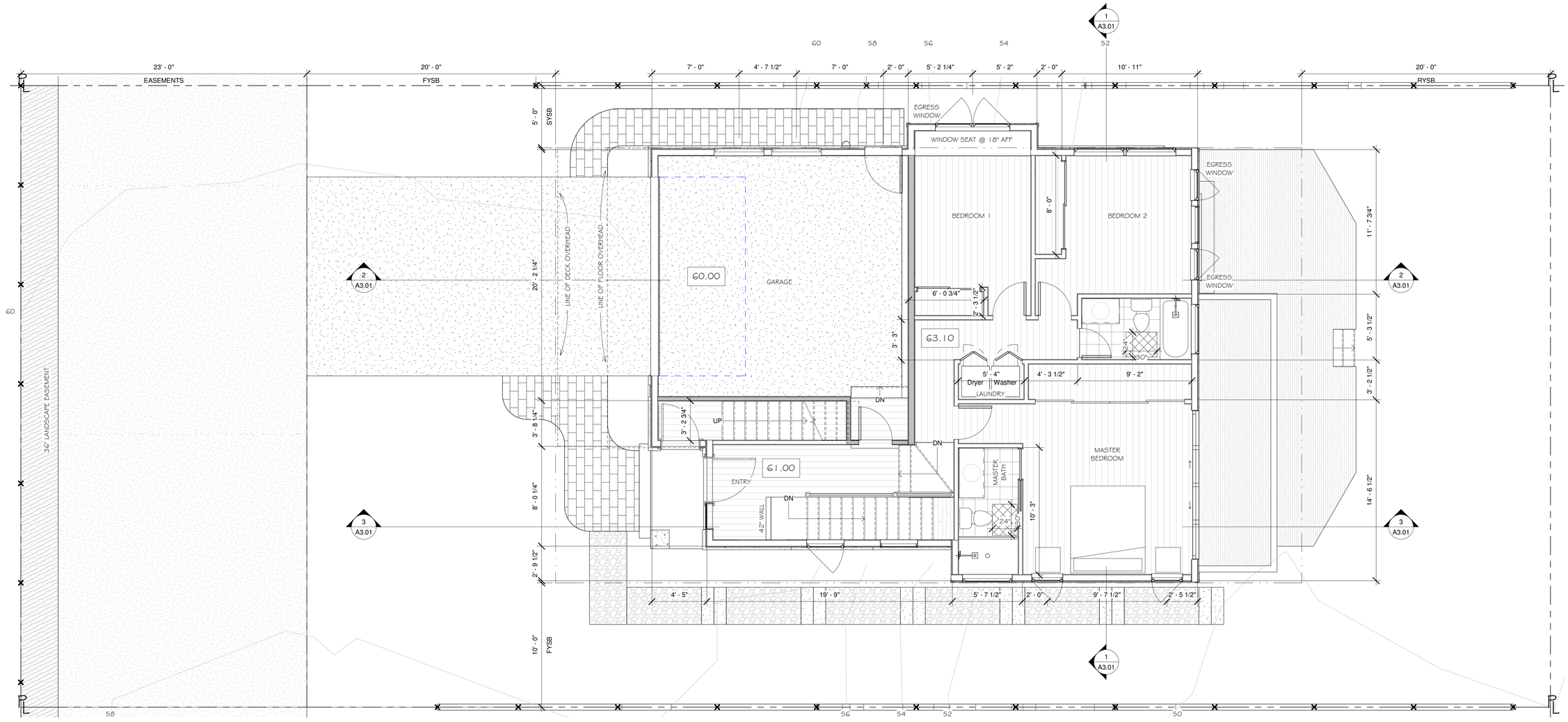
Miramar, CA

First Floor Plan

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

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



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

NOTE:

NEW ATTACHED GARAGE AND ADU TO MEED OCCUPANCY SEPARATION REQUIREMENTS.

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

REVISIONS

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Miramar, CA

Second Floor Plan

LICENSED ARCHITECT
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Ren. 1/31/21
STATE OF CALIFORNIA

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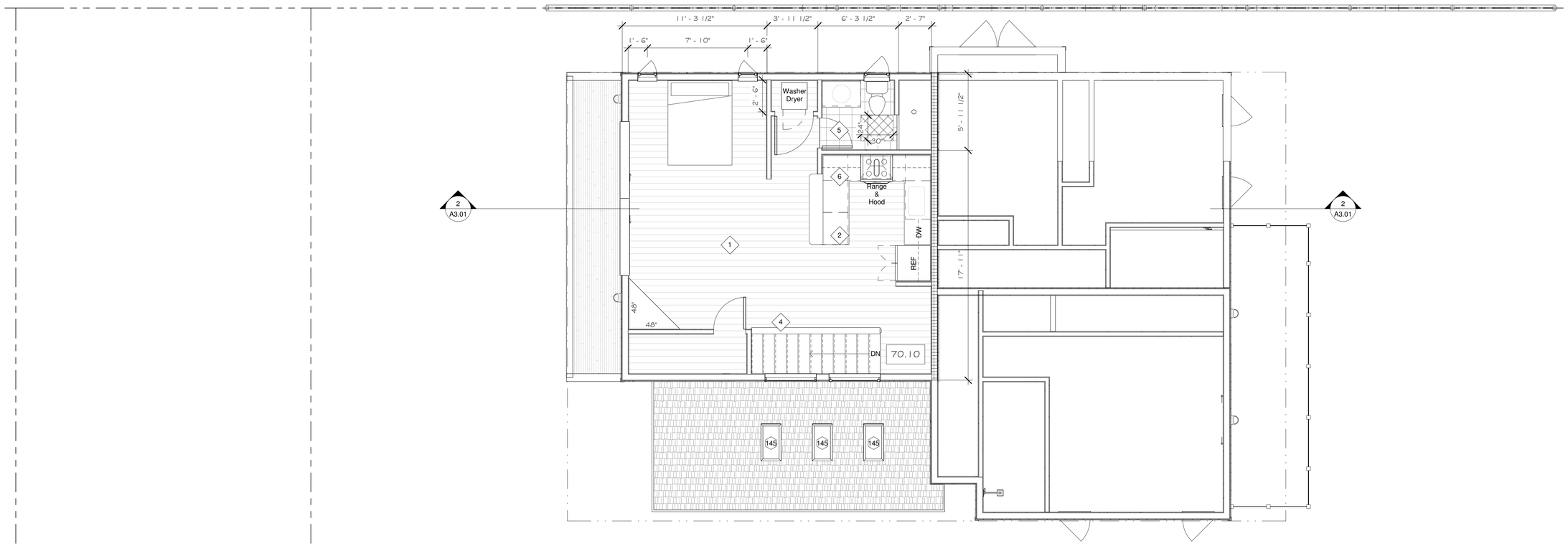

1 Lvl 03 - 2nd Unit SF - DD
1/4" = 1'-0"

NOTE:

NEW ATTACHED GARAGE AND ADU TO MEED OCCUPANCY SEPARATION REQUIREMENTS.

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

REVISIONS

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ADU Floor Plan

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STATE OF CALIFORNIA

DATE: 07/13/20
SCALE: As indicated
DRAWN: GMH
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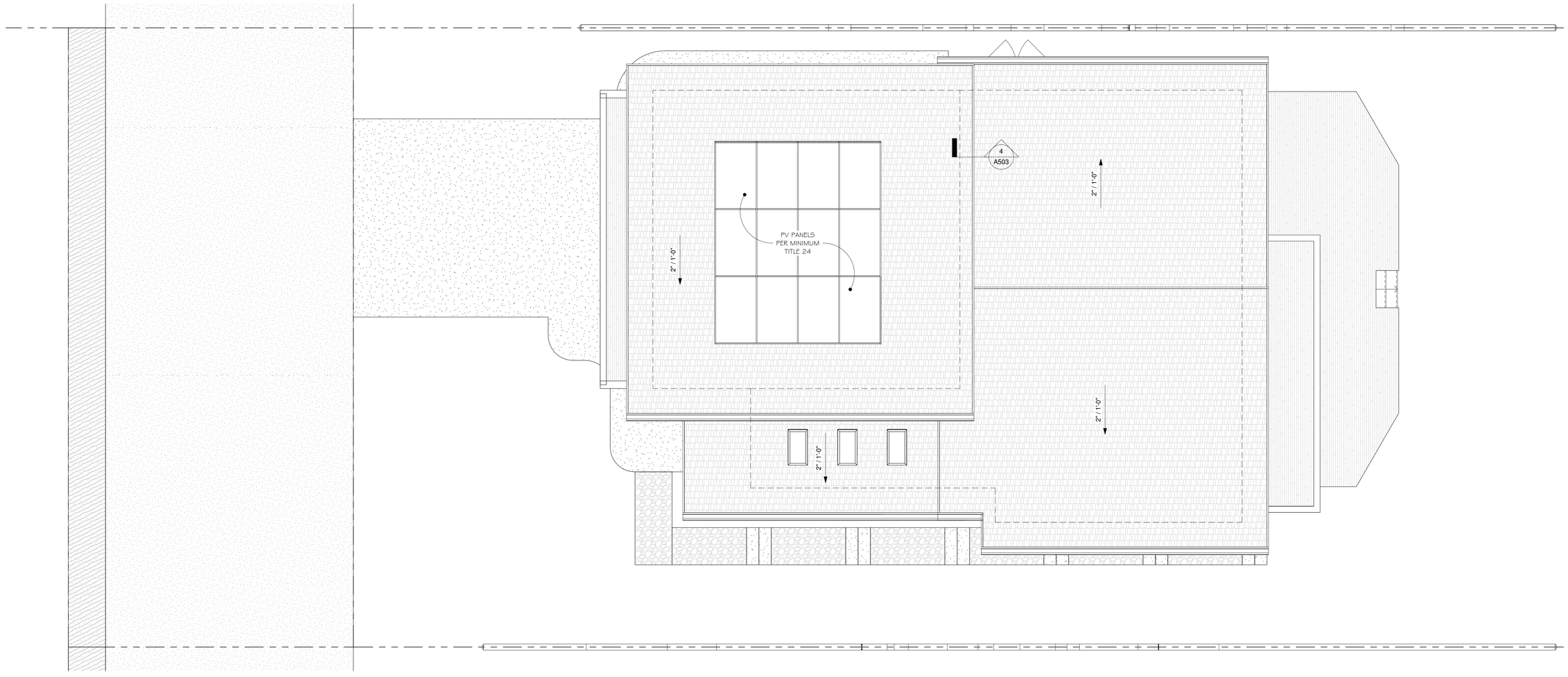

1 Lvl 04 - Ridge
1/4" = 1'-0"

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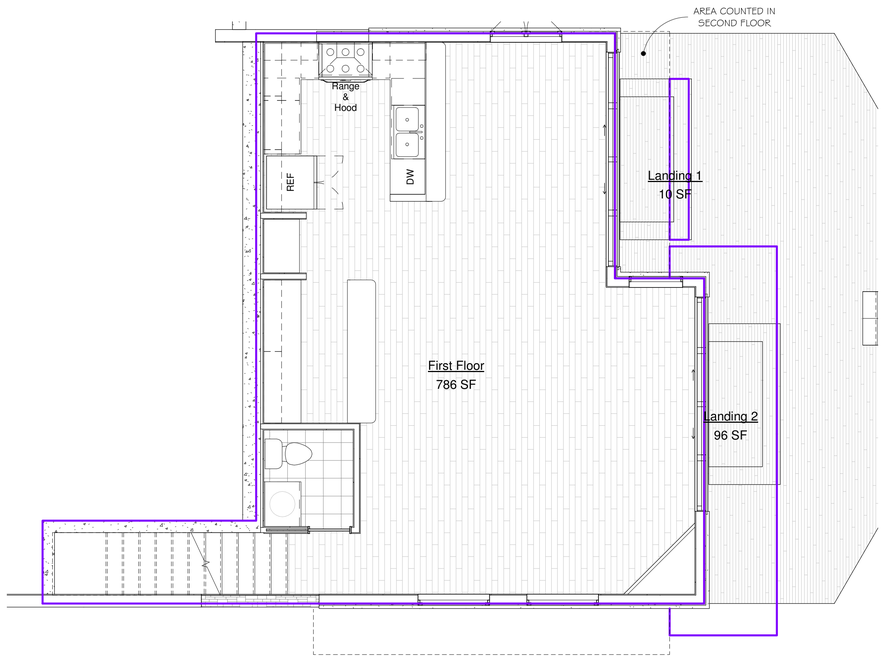
edwardclovearch@gmail.com

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

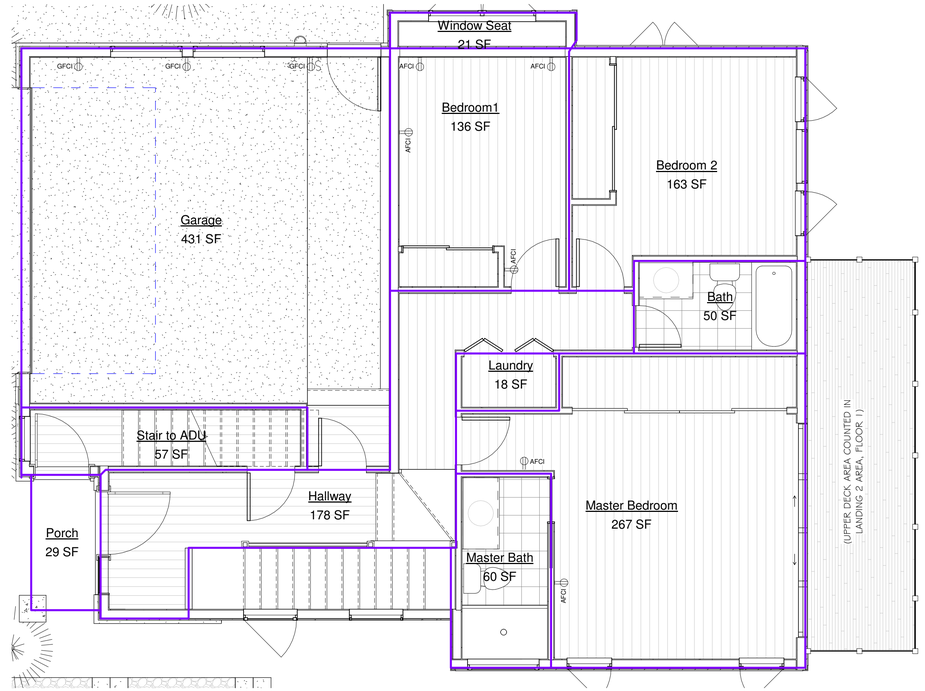
Roof Plan

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

DATE: 07/13/20
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: 3RD AVE EAST
SHEET: A1.04
OF SHEETS

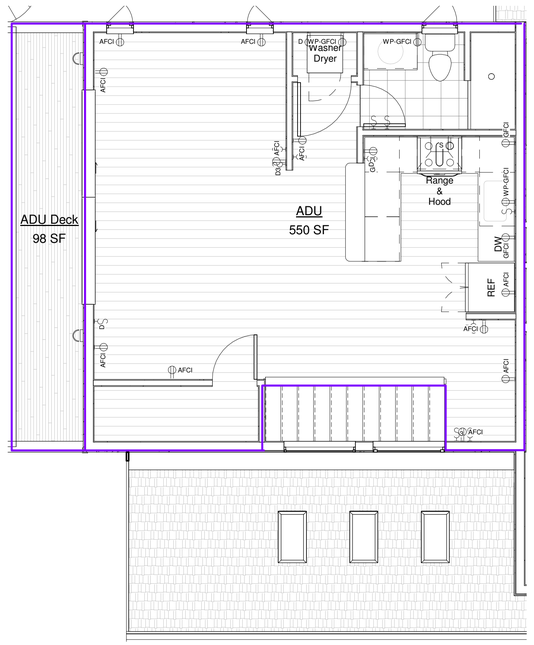


1 Lvl 01 - First SF - DD
1/4" = 1'-0"



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

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



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

REVISIONS

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Floor Area Ratio

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OF SHEETS

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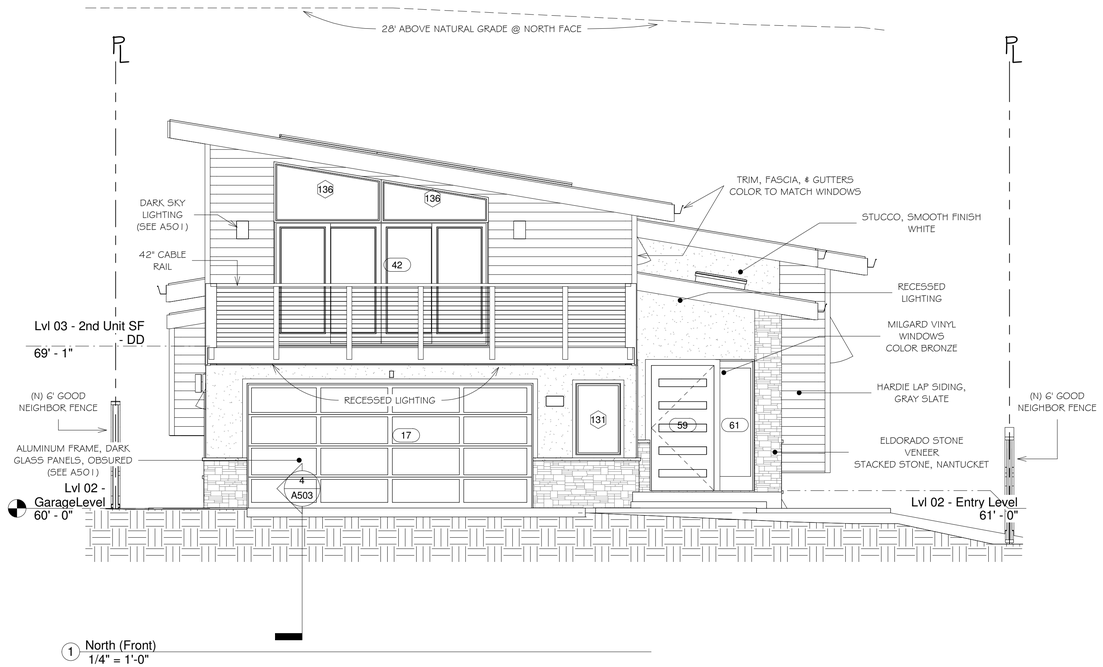
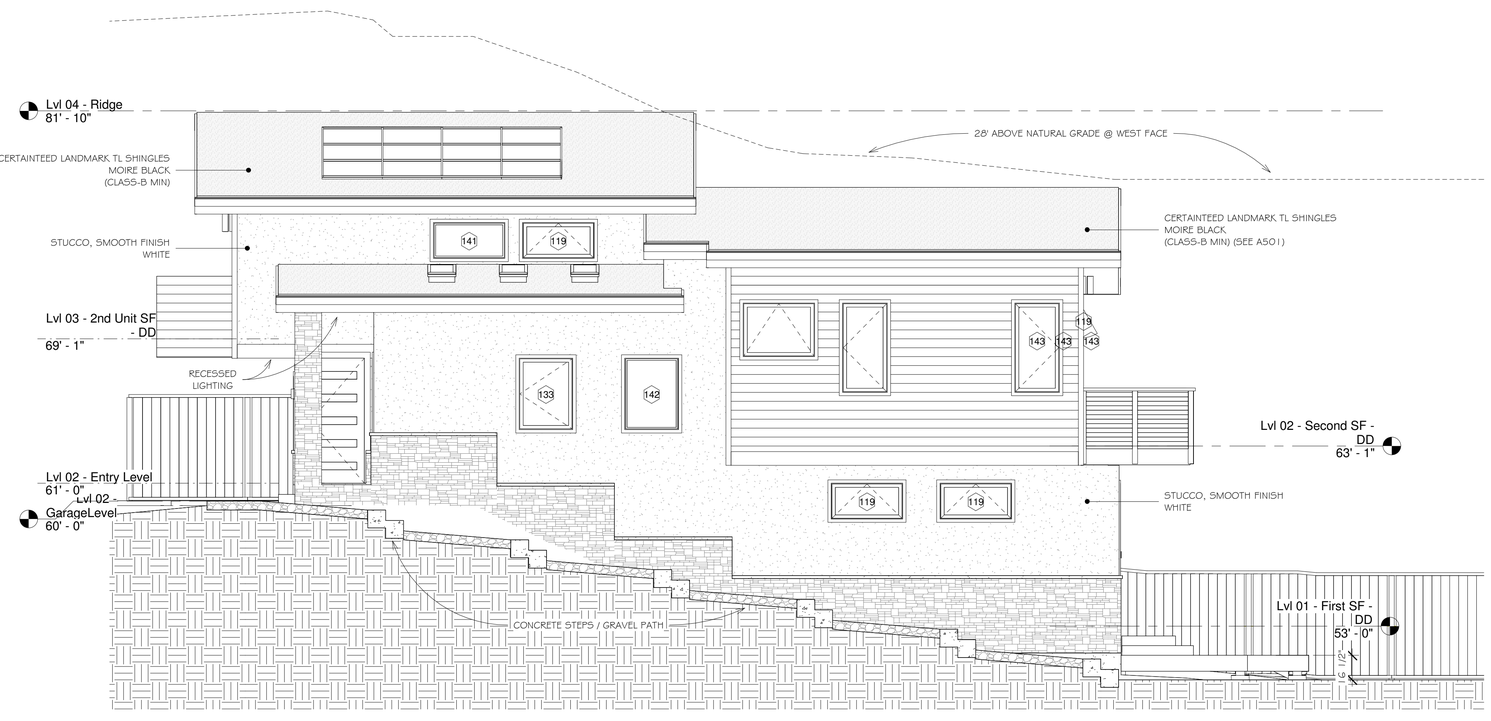


1 North (Front)
1/4" = 1'-0"



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

STUCCO, SMOOTH FINISH WHITE

ELDORADO STONE VENEER, STACKED STONE, NANTUCKET

WOODTONE LAP SIDING, GRAY SLATE

ROOF MATERIAL TBD

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

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New Residence for
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Elevation - North & West

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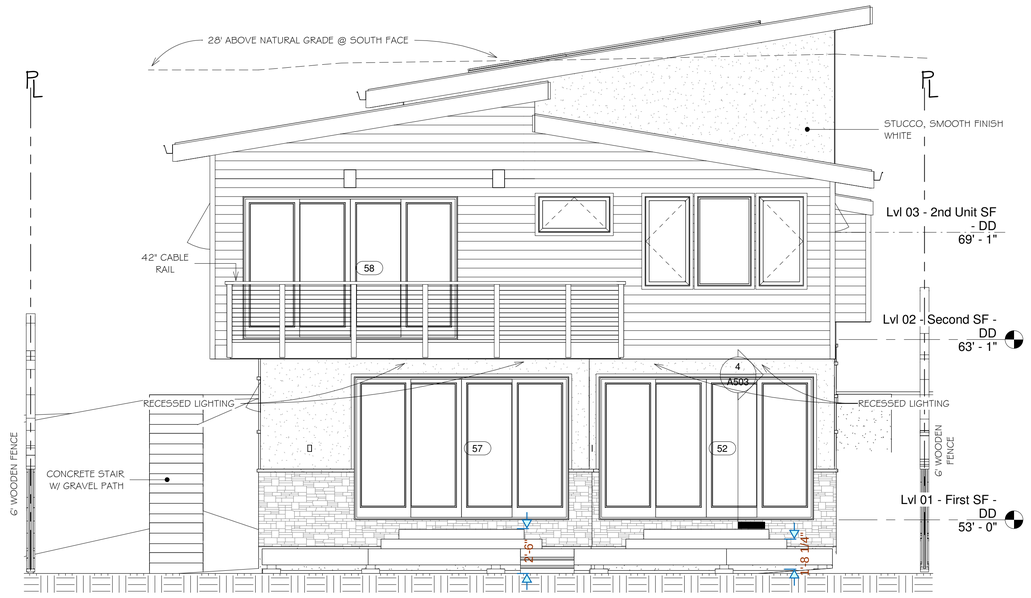
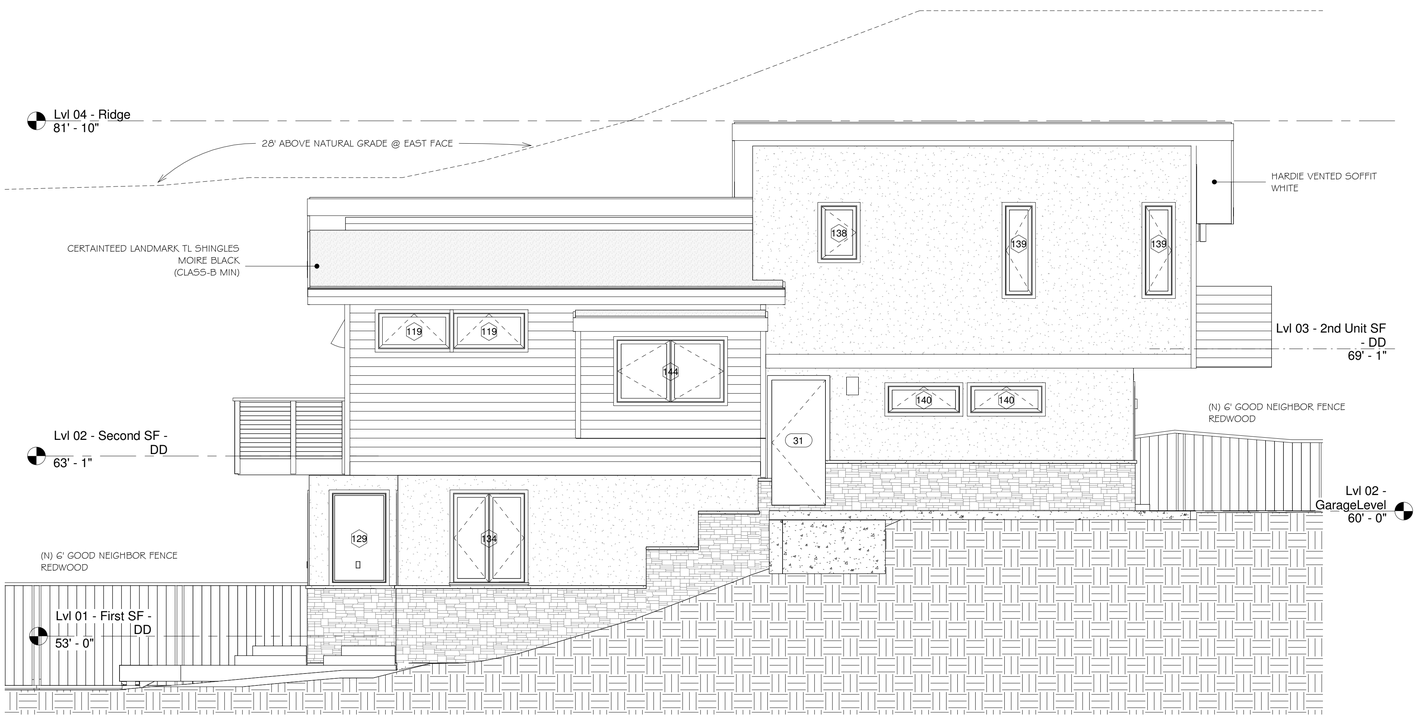
STATE OF CALIFORNIA

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



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



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

STUCCO, SMOOTH FINISH WHITE

ELDORADO STONE VENEER, STACKED STONE, NANTUCKET

WOODTONE LAP SIDING, GRAY SLATE

ROOF MATERIAL TBD

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

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Elevation - South & East

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Ren. 1/31/21
STATE OF CALIFORNIA

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DRAWN: Author
JOB: 3RD AVE EAST
SHEET: A2.02
OF SHEETS

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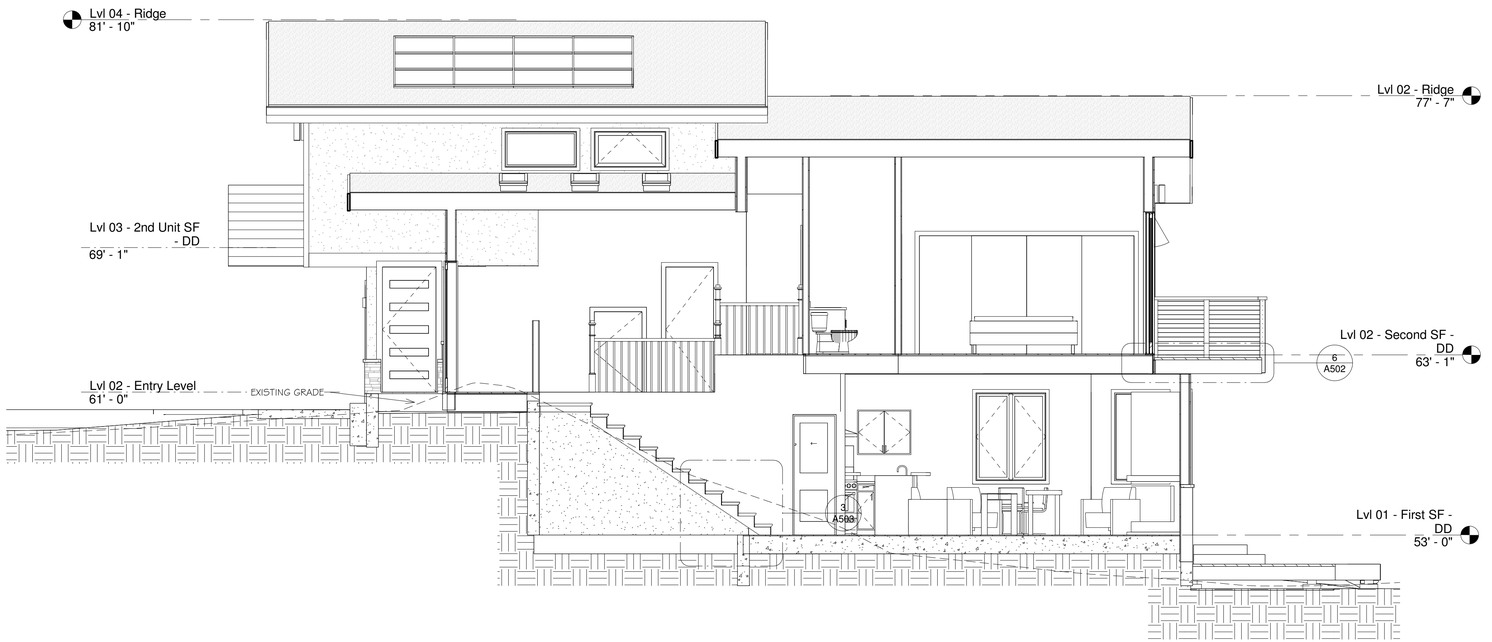
1 Section View - East West 01
1/4" = 1'-0"

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



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

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Section Views

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DRAWN: Author
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SHEET: A3.01
OF SHEETS

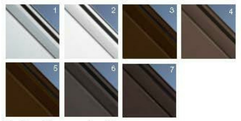
Aluminum and glass combine to create a sleek, contemporary look. Many window options are available to control the degree of light transmission and privacy.

STYLE AND CONSTRUCTION

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

See your Clopay Dealer for WeatherCore® availability.

FRAME/SOLID PANEL COLOR OPTIONS



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

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

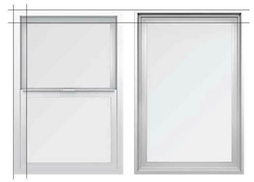
Everything *You Need*

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

Even Sightlines

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

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



Built for *Performance*

Windows and Doors for the Energy-Conscious Homeowner

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

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

Tested and Built for Your Climate

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

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

ENERGY STAR® Requirements

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

Milgard Energy Performance Options

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

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

SunCoat® or SunCoatMAX® Low-e coatings

EdgeGardMAX® spacers

Argon or Krypton gas-filled

4th Surface

Triple Glaze

ENERGY STAR

Product Overview

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

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

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

Specifications

Dimensions

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

Details

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

REVISIONS

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Details - Products

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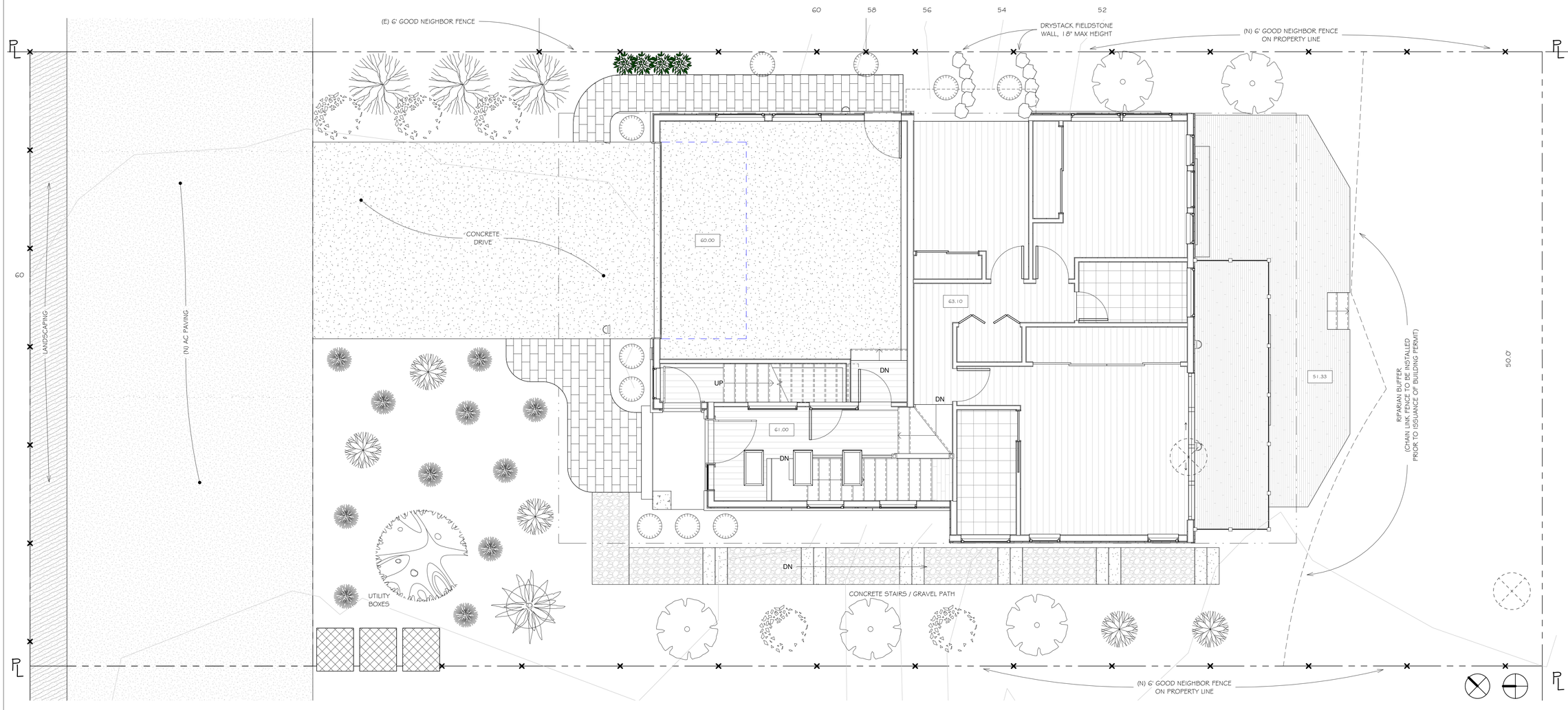

1 Site - Landscaping - DD
1/4" = 1'-0"

PLANT LIST

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

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

PLANTING NOTES

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

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

SIGNATURE : DATE : 06/24//2020

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

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

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

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

SIGNATURE :

REVISIONS

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Landscape Plans

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