COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 12, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and a Non-Conforming Use Permit for the construction of an attached garage and a new second story addition to an existing single-family residence at 1590 Purisima Creek Road, in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00454 (Peter and Denise Kelly)

PROPOSAL

The applicant proposes to construct a new attached garage, a first floor expansion, and a new second story addition, to an existing single-family house. The existing house has a non-conforming front yard setback, of 26'-6" from the front property line, where 50 feet is required. The new 1,055 sq. ft. garage will be located on the east portion of the property and attached to the main house. The new second story will add 1,243 sq. ft. to the existing 1,968 sq. ft. house. A portion of both the first floor and second floor additions will encroach into the required front yard setback, thus requiring a non-conforming use permit. The eastern portion of the parcel is dominated by a riparian zone (associated with a tributary to Purisima Creek). As discussed in Section A(2) of the attached report, there is a 30-foot buffer zone associated with this riparian zone. The new garage/first floor addition will encroach into this buffer zone. A Coastal Development Permit is required as the project will be an increase of 10% or more of the floor area of an existing structure. To facilitate the new construction, the applicant is proposing to remove an existing Quonset hut that encroaches into the buffer zone. The new addition will encroach approximately four feet into the riparian buffer zone. Since the project is located in the Appeals Jurisdiction, the CDP is appealable to the California Coastal Commission.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and the Non-Conforming Use Permit for County File Number PLN 2016-00454, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

This proposed addition to an existing single-family house, as conditioned, complies with the applicable policies and standards of the General Plan, the Local Coastal Program, and the Zoning Regulations with the exception of the required front yard setback for the Planned Agriculture (PAD) Zoning District, and the riparian buffer zone requirement of the LCP.

The 21,942 sq. ft. parcel is developed with one single-family dwelling, accessory buildings (including a Quonset hut), septic system, and water tanks. The existing single-family dwelling is legal non-conforming, as the house is located approximately 26 feet from the front property line, where 50 feet is required. The Quonset hut, which is proposed for removal, is located 19 feet from the left side property line, abuts an intermittent creek, and is within the required riparian buffer zone. Per the biological report submitted by the applicant, the riparian vegetation is located on the opposite bank of the creek from the project area. No riparian vegetation is proposed for removal, and the project site area is highly disturbed from the existing development on the site. The proposed addition will increase the setback from the riparian vegetation from 19 feet to 26 feet. Per the San Mateo County Local Coastal Program, the required 30-foot riparian buffer can be reduced to 20 feet for residential uses on existing legal building sites if there is no other feasible alternative.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, as well as General Plan Policies relating to rural properties and County scenic corridors. The project also meets the Local Coastal Program Policies for Visual Resources and Land Use in that the proposed addition is located in an already disturbed area, there are no prime soils in the area of the project, and the project will be partial screened with existing vegetation. The project will also not impact the ongoing agriculture on the adjacent parcels.

Further, the project complies with the Planned Agricultural Zoning District (e.g., clustered development, etc.) with the exception of the front yard setback. The existing westerly portion of the house is located approximately 26 feet from the front property line. Both the first and second floor additions will encroach into the front yard setback and require a non-conforming use permit to be allowed.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 12, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and a Non-Conforming Use Permit, pursuant to Sections 6328.4, 6135, and 6137 of the San Mateo County Zoning Regulations, for the construction of an attached garage and a new second story addition to an existing single-family residence at 1590 Purisima Creek Road, in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00454 (Peter and Denise Kelly)

PROPOSAL

The applicant proposes to construct a new attached garage, a first floor expansion, and a new second story addition, to an existing single-family house. The existing house has a non-conforming front yard setback of 26'-6" from the front property line, where 50 feet is required. The new 1,055 sq. ft. garage will be located on the east portion of the property and attached to the main house. The new second story will add 1,243 sq. ft. to the existing 1,968 sq. ft. house. A portion of both the first floor and second floor additions will encroach into the required front yard setback, thus requiring a non-conforming use permit. The eastern portion of the parcel is dominated by a riparian zone (associated with a tributary to Purisima Creek). As discussed in Section A(2) of the attached report, there is a 30-foot buffer zone associated with this riparian zone. The new garage/first floor addition will encroach into this buffer zone. A Coastal Development Permit is required as the project will be an increase of 10% or more of the floor area of an existing structure. To facilitate the new construction, the applicant is proposing to remove an existing Quonset hut that encroaches into the buffer zone. The new addition will encroach approximately four feet into the riparian buffer zone. Since the project is located in the Appeals Jurisdiction, the CDP is appealable to the California Coastal Commission.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and the Non-Conforming Use Permit for County File Number PLN 2016-00454, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Applicant: Pablo Valle

Owner: Peter and Denise Kelly

Location: 1590 Purisima Creek Road, Half Moon Bay

APN: 066-190-020

Parcel Size: 21,942 sq. ft.

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development)

General Plan Designation: Agriculture/Rural

Local Coastal Program Designation: Agriculture

Existing Land Use: Existing one story single-family house, green house, small accessory structure, and Quonset hut (proposed for removal).

Water Supply: The property currently relies on Purisima Creek, 900 feet south of the property. Water is stored in two tanks, one 3,000 gallon tank for domestic use and one 5,000 gallon tank for fire suppression, on the southern part of the property.

Sewage Disposal: The property relies on on-site septic systems.

Flood Zone: The project site is located in Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0270E; effective October 16, 2012.

Williamson Act: The property is not a Williamson Act contracted parcel.

Parcel Legality: The parcel was confirmed as a legal lot by a Certificate of Compliance from 1989.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities)

Setting: The project parcel is accessed via a driveway located off of Purisima Creek Road. The project property abuts an unnamed tributary to Purisima Creek along the east property line. The creek has been determined by the biological report, submitted by the applicant, to be intermittent. The proposed area of development would be located in an area that is currently developed with a Quonset hut that will be removed. Cut flowers are grown across the creek on the adjacent parcel. The parcel to the south,

west, and northwest of the subject property is used for horse pastures. The property to the northeast is undeveloped.

Chronology:

Date		Action
1953	-	Building constructed on property (prior to the adoption of the PAD Zoning District). The applicant has stated that the garage (Quonset hut) was placed on the property during the 1950s.
1995	-	Application for addition to structure approved under PAD94-0016 and BLB94-1239.
October 20, 2016	-	Application submitted for a Coastal Development Permit, a Planned Agricultural District Permit, and a Non-Conforming Use Permit.
January 9, 2017	-	Agricultural Advisory Committee recommended approval of the project.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all of the applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

The addition of the second story and the new attached garage will be located in an existing disturbed portion of the parcel. The project property abuts an unnamed tributary to Purisima Creek along the east property line. This tributary is an intermittent creek, with flows only during the rainy season per the biological report, written by Tom Mahony of Coast Range Biological LLC and submitted by the applicant. The report states that there are no wetlands or riparian

area present on the property. However, the unnamed tributary to Purisima Creek and the Central Coast Riparian Scrub adjacent to the project site, along the eastern property line, meet the definition of Riparian Corridors. The bank of the creek, closest to the project site has an existing gravel path and ornamental planting and does not have riparian vegetation. The riparian vegetation that does occur adjacent to the creek is located on the east bank of the creek and will not be removed.

The Central Coast Riparian Scrub consists of native shrubs and herbaceous species, including blackberry, poison oak and dogwood, and is dominated by a canopy of arroyo willow trees. The Non-Native Grassland within the study area is located north of Purisima Creek Road, outside of the project area. The Non-Native Grassland consists of bull thistle, Italian ryegrass, wild oats, and other ruderal grasses. The project site itself is described in the biological report as Developed/Landscaped and consists of the residence, outbuildings, garage, driveway, and planted ornamental species.

The new attached garage will be located in an area that is currently developed with a Quonset hut that will be removed. Currently, the Quonset hut is located 19 feet away from the side yard setback and located within the required 30-foot riparian buffer zone. The proposed project will remove the Quonset hut and will increase the riparian setback to 26 feet.

Per the biological report, no riparian vegetation, including Central Coast Riparian Scrub adjacent to the project site, will be removed as part of this project. The report notes that no special status plant species were observed in or near the project study area. The existing site is heavily developed and landscaped and lacks habitat that is suitable for special status plant species. While portions of the Central Coast Riparian Scrub and Non-Native Grassland could provide suitable habitat for some special status plants, these areas will not directly or indirectly be impacted by the project.

One special status species, the San Francisco dusky-footed woodrat was observed in the Central Coast Riparian Scrub within the surrounding study area. Six woodrat houses were observed in the adjacent riparian corridor. None of the houses were located within the proposed project area. Two other special wildlife species could potentially occur in the Coast Riparian Scrub, which are the Allen's Hummingbird and the Nuttall's Woodpecker. While these two birds were not observed, there is the potential for them to inhabit the Central Coast Riparian Scrub adjacent to the property. Staff is recommending

conditions of approval to mitigate any potential impacts to these species.

The report concluded that to ensure that there are no impacts to wildlife species, or to migratory song birds (which are protected under federal law), conditions of approval should be made part of the approval for the project. These conditions, which include a wildlife monitor, a pre-construction survey, an erosion control plan, exterior lighting requirements, and a requirement for native replacement vegetation, have been incorporated into the Conditions of Approval (Conditions No. 7-12) in Attachment A.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Soil Erosion*) seek to minimize grading; prevent soil erosion and sedimentation, among other ways by ensuring disturbed areas are stabilized; and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife.

The proposed project does not require vegetation removal as the area of the proposed development is already disturbed by the Quonset hut, landscaping, and creek armoring. A sediment and erosion control plan for this project has been included as a condition of approval in Attachment A to prevent soil erosion and sedimentation for this project.

c. Visual Quality

Policy 4.15 (*Appearance of New Development), Policy 4.21 (Utility Structures*), Policy 4.24 (*Rural Development Design Concept*), and Policy 4.25 (*Location of Structures*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures, including by clustering utilities; protect and enhance the visual quality of scenic corridors; minimize grading; allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists; screen storage areas with fencing, landscape or other means; and install new distribution lines underground.

Policy 4.52 (*Colors and Materials*), Policy 4.60 (*Outdoor Lighting*), Policy 4.65 (*Utilities in County Scenic Corridors*) seek to regulate development in rural scenic corridor through good design, utilizing

colors and materials that blend with or complement the surrounding natural environment, minimize exterior lighting impacts, and minimize the adverse visual quality of utility structures.

The subject property is located in the Purisima Creek Road County Scenic Corridor. The subject property is screened by an existing fence and existing vegetation on the site. The second story addition will increase the existing height of the structure from 17'-6" to 24 feet in height, below the maximum height allowed in the zoning district. With the removal of the Quonset hut, the overall footprint of the project will be reduced. The proposed addition will match the existing house in color, a dark green with blue trim, and material, wood siding. While the project will include a new second story addition, due to the vegetation on the site, staff concludes that there will be minimal visual impact to the Purisima Creek Road County Scenic Corridor.

Any proposed outdoor lighting shall be conditioned to meet the recommendation in the biological report requiring that any exterior lighting installed on the resident shall be minimized and shall be wildlife friendly, mounted low, shielded, and long wavelength, to reduce lighting impacts. This condition shall be applied to the project as a whole to minimize lighting impacts within the Purisima Creek Road County Scenic Corridor.

The existing single-family house is currently served by overhead utility lines and no additional utility lines will be needed to serve the project. Within County scenic corridors, only new utilities shall be required to be undergrounded.

d. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) (a) encourage compatibility of land uses in order to promote the health, safety and economy, and seek to maintain the scenic and harmonious nature of the rural lands; and (b) seek to (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

The subject parcel has a General Plan land use designation of "Agriculture." The project is developed with an existing single-family dwelling. The project site does not have any commercial agricultural uses on the property. The proposed addition to the structure does not

introduce any new land use on the site. The property is separated from adjacent parcels where agricultural operations are occurring by fences, a creek, and Purisima Creek Road. No additional trips are anticipated to the project site due to the addition.

The size of the parcel (0.5 acres) and existing structures on the site limit the agricultural uses that could be on the property. While the parcel contains prime soils (0.14 acres), the area proposed for the addition to the single-family house does not contain prime soils. The area for the addition was converted when the Quonset hut was constructed in the 1950s and has not been under agricultural cultivation.

While the subject property is located in the Purisima Creek Road County Scenic Corridor, due to the vegetation and scope of the project, staff concludes that there will be minimal visual impact from the project.

e. Water Supply

Policy 10.15 (*Water Supplies in Rural Areas*) and Policy 10.19 (*Domestic Water Supply*) encourage the use of wells, water systems or springs instead of surface water for domestic water supply.

The property will continue to utilize Purisima Creek, 600 feet to the south of the site, for its water source. San Mateo County Environmental Health Division has reviewed the project and conditionally approved the continued use of this surface water source.

f. Wastewater Policies

Policy 11.10 (*Wastewater Management in Rural Areas*) considers individual sewage disposal systems as an appropriate method of wastewater management in rural areas.

The existing septic system that is located on the property will continue to be utilized. No expansion of the existing system is proposed. The system has been reviewed and conditionally approved by the San Mateo County Environmental Health Division.

2. Conformance with the Local Coastal Program

Policy 1.1 of San Mateo County's adopted Local Coastal Program (LCP) requires a Coastal Development Permit (CDP) for all development in the Coastal Zone. This project is consistent with applicable LCP Policies as discussed below:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

As discussed in the General Plan (*Rural Land Use*) Section above, the addition to the existing single-family residence would not increase the development footprint on the property or convert additional soils. The project site does not have any commercial agricultural uses on the property. The proposed addition to the structure does not introduce any new land use on the site. The property is separated from adjacent parcels where agricultural operations are occurring by fences, a creek, and Purisima Creek Road.

The project location is identified as Land Suitable for Agriculture under Policy 5.3 (*Definition of Land Suitable for Agriculture*) but no agriculture is occurring on the property. The Storie Index[1] rating is Grade 3 (where Grade 3 is non-prime), and the Land Capability Classification is Class VII[2] and is not mapped as land suitable for artichokes or Brussels sprouts. The property does contain Class II soils, which is classified as prime soils. These soils total 0.14 acres of the 0.5 acre site. These soils are located on the western portion of the property, outside of the proposed addition to the existing house, and on the eastern portion of the property, within the creek. The size of the parcel (0.5 acres) and existing structures on the site, limit the agricultural uses that could be on the property. The area for the addition was converted when the Quonset hut was constructed in the 1950s and has not been under agricultural cultivation.

[1] Storie Index is a soil-based land classification system which takes into account soil profile, surface texture, slope, drainage, alkalinity, fertility, acidity, erosion, and microrelief. The United States Department of Agriculture Natural Resources Conservation Service publishes the Revised Storie Index. Storie Index ratings are "Grades" and range from Grade 1 "Excellent" through Grade 6 "Nonagricultural". The County's Local Coastal Program (Policy 5.1) defines Prime Agricultural Land as those lands with a Storie Index of 80-100 (Grade 1).

[2] Land Capability Classification is the identification of erodible land. The USDA NRCS publishes the Land Capability Classifications which are identified as "Classes" and range from Class I through Class VIII. Classes I, II, and III are arable and suitable for crops. The San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability identifies Class III land capability for artichokes and Brussels sprouts. The Land Capability Classification in conjunction with the General Plan map is also used to define Prime Agricultural Land under the County's Local Coastal Program (Policy 5.1). Classes I and II are Prime Agricultural Land; Class III, for artichokes and Brussels sprouts, are also Prime Agricultural Land under the LCP Policy.

Coastal resources are not significantly impacted, as the property is approximately two (2) miles from the coastline. The proposed addition is located in a disturbed area where agricultural activities are not present and where visual impacts are minimized and impacts to water resources and sensitive habitats are avoided.

b. Agriculture Component

Applicable policies are: Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows residential uses provided that the criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met. These policies allow for conditionally permitted uses provided that the following can be met as discussed below:

(1) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.

The existing single-family house was developed in the 1950s. The parcel is less than 0.5 acres and abuts an intermittent creek and riparian vegetation. While the existing structure does not conform to the required front yard setback along its left side, it does meet setbacks for the rear and right side. The septic system is located behind the house constraining any addition to the rear of the house. An addition to the right side of the house would increase the non-conforming front setback and possibly impact the conforming right side setback.

(2) Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.

The size of the parcel (0.5 acres) and existing structures on the site limit the agricultural uses that could be on the property. While the parcel contains prime soils (0.14 acres), the area proposed for the addition to the single-family house does not contain prime soils. The area for the addition was converted when the Quonset hut was constructed in the 1950s and has not been under agricultural cultivation.

(3) Clearly defined buffer areas are provided between agricultural and non-agricultural uses.

The property is separated from adjacent parcels where agricultural operations are occurring by fences, a creek, and Purisima Creek Road. No additional trips are anticipated to the

project site due to the addition and thus, no impact is anticipated on surrounding agricultural and non-agricultural uses.

(4) The productivity of any adjacent agricultural land will not be diminished.

The addition to the existing house will not change the land use on the site. The addition does propose a new bathroom, but it is estimated that this bathroom will not diminish available water for surrounding properties for agricultural purposes.

(5) Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

The addition to the existing single-family residence will not degrade the air and water quality as conditioned (Condition No. 11). No new land use will be introduced on the property. All improvements will be on the subject parcel and will not impact surrounding uses.

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) states that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources. Further, all uses shall be compatible with the maintenance of biologic productivity of the habitats.

As stated in Section A.1 of this report, the addition of the second story and the new attached garage will be located in an existing disturbed portion of the parcel. The project property abuts an unnamed intermittent tributary to Purisima Creek along the east property line.

Per the biological report, no riparian vegetation, including Central Coast Riparian Scrub adjacent to the project site, will be removed as part of this project. The report notes that no special status plant species were observed on the project study area. The existing site is heavily developed and landscaped and lacks habitat that is suitable for special status plant species. While portions of the Central Coast Riparian Scrub and Non-Native Grassland could provide suitable habitat for some special status plants, these areas will not directly or indirectly be impacted by the project.

One special status species, the San Francisco dusky-footed woodrat, was observed in the Central Coast Riparian Scrub within the

surrounding study area. Six San Francisco dusky-footed woodrat houses were observed in the study area. None of the houses were located within the project area. Two other special wildlife species could potentially occur in the Coast Riparin Scrub, which are the Allen's Hummingbird and the Nuttall's Woodpecker. While these two birds were not observed, there is the potential for them to inhabit the Central Coast Riparian Scrub adjacent to the property. Staff is recommending that conditions be placed to mitigate any potential impacts to these species.

The report concluded that to ensure that there are no impacts to wildlife species such as, the San Francisco dusky-footed woodrat, Allen's Hummingbird, Nuttall's Woodpecker, or migratory song birds, conditions of approval should be made part of the approval for the project. These measures, which include a wildlife monitor, pre-construction survey, an erosion control plan, exterior lighting requirements, and requirement for native replacement vegetation, have been incorporated into the Conditions of Approval (Condition Nos. 7-12) in Attachment A.

Policy 7.11 (*Establishment of Buffer Zones*), Policy 7.12 (*Permitted uses in Buffer Zones*), and Policy 7.13 (*Performance Standards in Buffer Zones*) establish a required buffer zone for riparian corridors, regulate the uses permitted in the buffer zone, and regulate the performance of those uses.

The project property abuts an unnamed tributary to Purisima Creek along the east property line. This tributary is an intermittent creek, with flows only during the rainy season per the biological report summited by the applicant. The report states that no wetlands or riparian area are present on the property. However, the unnamed tributary to Purisima Creek and the Central Coast Riparian Scrub adjacent to the property meet the definition of Riparian Corridors. The bank of the creek, closest to the project site, has an existing gravel path and ornamental planting and does not have riparian vegetation. The riparian vegetation that does occur adjacent to the creek is located on the east bank of the creek and will not be removed. As the creek is intermittent, the required buffer zone, per Policy 7.11 of the LCP, is 30 feet from the limit of riparian vegetation.

Policy 7.12 allows residential uses on existing legal building sites to maintain a 20-foot setback from the limit of riparian vegetation only if no feasible alternative exists and only if no other building site on the parcel exists. The riparian vegetation is located on the eastside of the creek and not on the subject parcel. Currently, the Quonset hut is located 19 feet away from the side yard setback and located within the

required 30-foot riparian buffer zone. The area of where the Quonset hut is located is highly disturbed and landscaped. The proposed project will remove the Quonset hut and will increase the setback of the house from the riparian corridor to 26 feet. While the existing structure does not conform to the required setbacks of the left side yard or the front yard, it does meet setbacks for the rear and right side. The septic system is located behind the house constraining any addition to the rear of the house. An addition to the right side of the house would increase the non-conforming front setback and possibly impact the conforming right side setback. As the area of development is already highly disturbed and the rest of the site is constrained, staff is recommending the reduction of the required buffer setback from 30 feet to 20 feet.

Per the biological report, Staff is recommending that conditions be placed on the project to meet the performance standards outlined in Policy 7.13 for uses within buffer zones. These include erosion control measures and delineation of the buffer zone during construction (Condition Nos. 8 and 12). In addition, exterior lighting installed on the residential addition shall be minimized and shall be wildlife friendly (Condition No. 9).

The biological report also recommends screening the Central Coast Riparian Scrub from the residential addition and improving the habitat for native wildlife species along the riparian corridor. To achieve this, native trees, shrubs, and herbaceous species shall be planted between the addition and the Central Coast Riparian Scrub. The purpose of the planting shall be to develop a multilayer canopy of native riparian species similar to what exists on the eastern bank of the creek. Planting shall take place above the top of bank, unless a Streambed Alteration Agreement is obtained from California Fish and Wildlife. The plantings shall remain in perpetuity so that the vegetation screen of native species can enhance the functions and values of the riparian corridor (Condition No. 10).

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall. Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) requires the application of rural design policies of the LCP, the Scenic Road Element of the General Plan, setback requirements for development, and landscape and landform guidelines.

The proposed addition will match the existing house in color, a dark green with blue trim, and material, wood siding. The siding and color will minimize reflections. The dark green will blend with the vegetation on the site and on surrounding parcels. The second story addition will increase the existing height of the structure from 17'-6" to 24 feet in height, below the maximum height allowed in the zoning district. With the removal of the Quonset hut, the overall footprint of the project will be reduced.

While the project will include a new second story addition, due to the vegetation on the site, staff concludes that there will be minimal visual impact to the Purisima Creek Road County Scenic Corridor. The project has been conditioned to minimize outdoor lighting impacts (Condition No. 9) Coastal resources are not significantly impacted, as the property is approximately two (2) miles from the coastline, to the existing development on-site, including that of an existing single-family structure, location of the proposed addition in a disturbed area, and where visual impacts are minimized.

3. Conformity with the Planned Agricultural District (PAD) Zoning Regulations

a. Conformity with the PAD Development Standards

The applicant is requesting a Non-Conforming Use Permit to allow the proposed attached garage and second story addition to encroach into the required front yard setback. The proposed addition will have a 46-ft. front yard setback, where 50 feet is required.

The project house has an existing non-conforming front yard setback of 26 feet and left side setback of 19 feet, where 20 feet is required. The Quonset hut which currently is located in the left side yard setback will be removed as part of this project. The new addition to the house will meet the side yard setback required in the PAD District. A new covered entry porch and a portion of the garage will encroach into the front yard setback, but will not extend further into the existing 26-ft. front setback. The single-family house otherwise complies with the PAD Development Standards as shown on the chart below:

Development Standards	Allowed	Existing	Proposed
Maximum Height of Structures	36 feet	17'-6"	24'-3"
Minimum Front Yard Setback	50 feet	26 feet (existing first floor)	26 feet (existing first floor); 46 feet* (proposed second floor)
Minimum Side Yard Setbacks	20 feet	Approximately 19 feet (left side); 24 feet (right side)	26 feet (left side); 24 feet (right side)

Development Standards	Allowed	Existing	Proposed
Minimum Rear Yard Setback	20 feet	68 feet	62 feet
*The proposal requires a Non-Conforming Use Permit.			

The addition is required to comply with the San Mateo County Building Inspection Section regulations. The Building Inspection Section has reviewed the project and has conditionally approved the project. An addition to an existing non-conforming structure that does not comply with the required development standards requires a Non-Conforming Use Permit. The proposed addition will not increase the overall non-conforming front yard setback, as the structure, at its closest position to the front line, has a setback of 26 feet and the proposed addition will have a setback of 46 feet. As such, there will be no greater adverse impact to the Zoning Regulations than what currently exists on the property.

b. Agricultural Advisory Committee Review

At its January 9, 2017 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property.

4. Compliance with Non-Conforming Use Permit Regulations

Section 6137 (*Exceptions*) of the Zoning Regulations allows the granting of a use permit to enlarge a non-conforming structure provided that the following finding is made:

That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The proposed garage and second floor addition will encroach into the front yard setback. This will allow for the addition to have a flush façade in the area of the project. The addition will allow the property owner to reasonably construct an addition to their existing residence. The septic system is located behind the house constraining any addition to the rear of the house. An addition to the right side of the house would increase the non-conforming front setback and possibly impact the conforming right side setback. The project would also remove the existing Quonset hut on the property. The removal of the structure will create a conforming left side setback for the property. The Building Inspection Section has reviewed the project and has conditionally approved the project. There is no evidence to suggest, as conditioned, that the project will have a detrimental effect on the public welfare or be injurious to the property or improvements.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt from CEQA review pursuant to Section 15301, Class 1 (*Existing Facilities*), as the project will result in an addition of less than 10,000 sq. ft., the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

While the project is located in a rural area without public water and sewer services, no new public services (water, sewer, roads, and public safety facilities) are required for the construction of this project.

Per the biological report, no riparian vegetation will be removed as part of this project. The report notes that no special status plant species were observed in or near the project study area. The existing site is heavily developed and landscaped and lacks habitat that is suitable for special status plant species. While portions of the Central Coast Riparian Scrub and Non-Native Grassland could provide suitable habitat for some special status plants, these areas will not directly or indirectly be impacted by the project.

One special status species was observed in the Central Coast Riparian Scrub within the surrounding study area, but no habitat for the species was located on the project site.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Environmental Health Division
California Coastal Commission
Agricultural Advisory Committee

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plans
D. Biological Report

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00454 Hearing Date: April 12, 2017

Prepared By: Rob Bartoli, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the minor alteration to an existing facility.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance with the components of the LCP.

3. That the project conforms to the specific findings required by policies of the San Mateo County LCP.

For the Non-Conforming Use Permit, Find:

4. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

   The proposed garage and second floor addition will encroach into the front yard setback. This will allow for the addition to have a flush façade in the area of the project. The addition will allow the property owner to reasonably construct an addition to their existing residence. The septic system is located behind the

house constraining any addition to the rear of the house. An addition to the right side of the house would increase the non-conforming front setback and possibly impact the conforming right side setback. The project will also remove the existing Quonset hut on the property. The removal of the structure will create a conforming left side setback for the property. The Building Inspection Section has reviewed the project and has conditionally approved the project. There is no evidence to suggest, as conditioned, that the project will have a detrimental effect on the public welfare or be injurious to the property or improvements. As discussed in Section A2 of the staff report, the project will not have a significant adverse impact on coastal resources.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the April 12, 2017 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.

3. The applicant shall have been issued a building permit and a completed inspection (to the satisfaction of the Building Inspector) within one (1) year of final approval of this permit. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

4. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the construction of the solar panel and the trenching of the new water pipes.

5. Access to the proposed residence shall utilize the existing driveway. No additional vegetation shall be removed to provide access to the property.

6. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the Current Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth,

measured from ground level. No grading, requiring a permit or exemption, shall occur until after such permit is approved.

7. If feasible, project construction shall take place outside of the nesting bird season (the nesting bird season is generally February 1 to August 15). If work must be conducted during the breeding season, a qualified biologist shall conduct a pre-construction breeding bird survey throughout areas of suitable habitat within 300 feet of the project site within 30 days prior to the onset of any construction activity. If bird nests are observed, an appropriate buffer zone shall be established around all active nests to protect nesting adults and their young from construction disturbance. Buffer zones shall be determined by a qualified biologist in consultation with the California Department of Fish and Wildlife based on site conditions and species potentially impacted. Work within the buffer zone shall be postponed until all young are fledged, as determined by a qualified biologist.

8. Prior to the start of construction, the boundaries of the work area shall be clearly delineated with orange colored plastic construction fencing located above the top of bank of the creek and outside the Central Coast Riparian Scrub boundary. No vegetation shall be removed within the Central Coast Riparian Scrub and no construction equipment, personnel, or other disturbance shall enter beyond the fenced area.

9. Exterior lighting installed on the residence shall be minimized and shall be wildlife friendly (e.g., mounted low, shielded, and long wavelength) to reduce lighting impacts.

10. To screen the Central Coast Riparian Scrub from the residential addition, and improve habitat quality for SFDW and other native wildlife species along the riparian corridor, native trees, shrubs, and herbaceous species shall be planted between the residential addition and the Central Coast Riparian Scrub. The purpose of the planting shall be to develop a multilayered canopy of native riparian species similar to what exists on the eastern banks of the creek. Proposed species for planting can include, but are not limited to, arroyo willow, California blackberry, red elderberry, dogwood, red-flowering currant, sword fern, coyote brush, wood fern (Dryopteris argute) toyon (Heteromeles arbutifolia), and California coffeeberry (Frangula californica). Planting shall take place above the top of bank of the creek, unless a Streambed Alteration Agreement is obtained from the California Department of Fish and Wildlife. The plantings shall remain in perpetuity so that a vegetation screen of native species can enhance the ecological functions and values of the riparian corridor. Said plantings shall occur prior to the final building permit inspection.

11. The applicant shall require construction contractors to implement all Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) 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 tracked-out onto adjacent public 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 miles per hour (mph).

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. 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 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.

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

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.

12. Prior to the 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 Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

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

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

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

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

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

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

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

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

k. 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.

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

p. Show location of construction fencing delineating area of work described in Condition No. 8.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

14. A building permit is required and shall be applied for and obtained prior to the commencement of any construction or staging activities.

Environmental Health Division

15. The applicant shall meet all requirements from the San Mateo County Environmental Health Division.

Coastside Fire Protection District

16. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 ft. wide, asphalt, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%.

17. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6” x 18” green reflective metal sign.

18. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.

19. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

20. A Wet Draft Hydrant with a 4 1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.

21. The applicant shall install the proper occupancy separations, as per current California Building and Residential Codes. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire's final approval of the building permit.

22. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

23. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and the current California Building and Residential Codes.

24. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the authority having jurisdiction.

25. An interior and exterior audible alarm activated by an automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.

26. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

27. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Department for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation, and size of required water

storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant, and the location of any required pumps and their size and specifications.

28. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements.

29. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hour notice to the Fire Department at 650/726-5213.

Department of Public Works

30. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

31. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance #3277.

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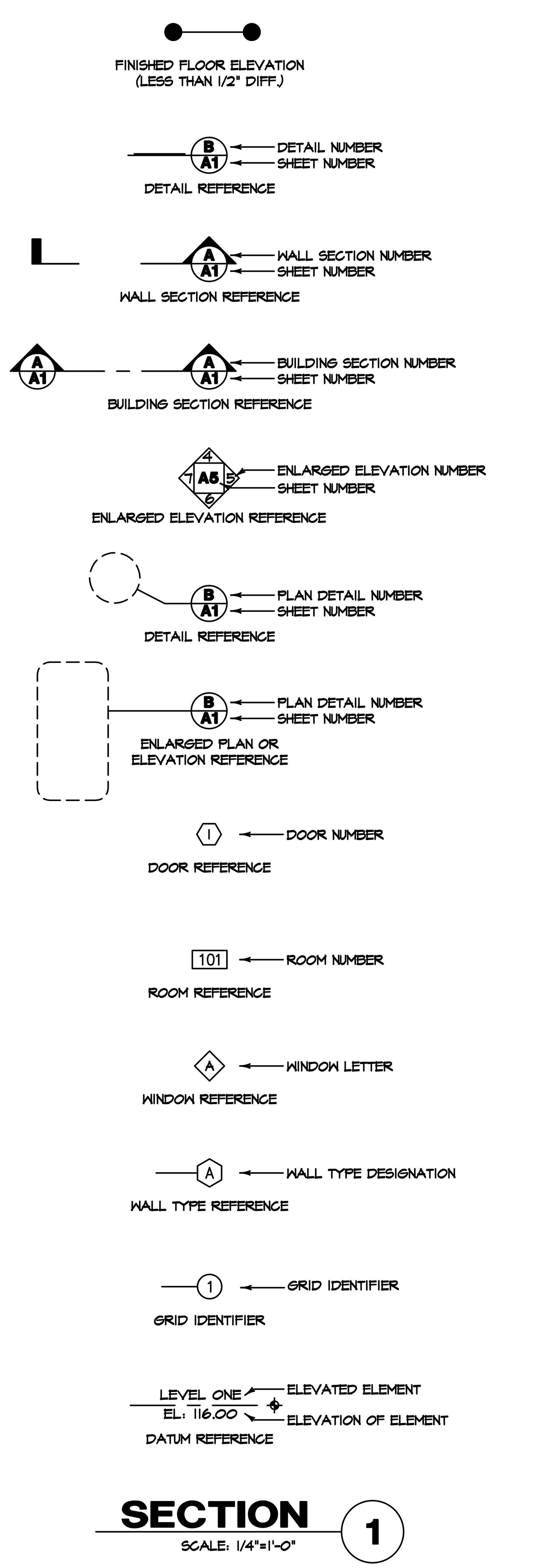
ATTACHMENT B

ATTACHMENT C

INTERIOR REMODEL & 2-STORY ADDITION FOR:
THE KELLY FAMILY

SYMBOLS LEGEND / ABBREVIATIONS



@	AT
A.D.	AREA DRAIN
ADD'N	ADDITION
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT/TURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.O.	BY OWNER/BY OTHERS
CAB	CABINET
C.J.	CEILING JOIST
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
C.O.	CLEAN OUT
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
D.J.	DECK JOIST
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FIXT	FIXTURE
F.J.	FLOOR JOIST
FLR	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FT	FEET
FTG	FOOTING
FURN	FURNACE/FURNITURE
G	GAS OUTLET/METER
GA	GAUGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
GLB	GLUE LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP. BD.	GYPSUM BOARD
HB	HOSE BIBB
HDR	HEADER
HT	HEIGHT
INC	INCLUDE
INCAN	INCANDESCENT
INSUL	INSULATION
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
(N)	NEW
N.T.S	NOT TO SCALE
O.C.	ON CENTER
O/HANG	OVERHANG
O/	OVER
PART	PARTIAL
PLYWD	PLYWOOD
PTD	PAINTED
PT. GR.	PAINT GRADE
P.T.	PRESSURE TREATED
R	RADIUS/RISER
R.D.	ROOF DRAIN
RDWD	REDWOOD
REFR	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
SCHED	SCHEDULE
S.D.	SMOKE DETECTOR
SECT	SECTION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SKYLT	SKYLIGHT
S.L.D.	SEE LANDSCAPE DRAWINGS
S.O.G.	SLAB ON GRADE
SPEC	SPECIFICATIONS
S.S.D.	SEE STRUCTURAL DRAWINGS
ST. GR.	STAIN GRADE
STL	STEEL
T&G	TONGUE & GROOVE
TEMP	TEMPERED
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
TR	TREAD
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
V.B.	VAPOR BARRIER
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
W.P.	WATER PROOF
W.I.C.	WALK-IN CLOSET

GENERAL NOTES

<u>CODES</u>
THE WORK SHALL CONFORM TO THE CALIFORNIA TITLE 24:
PART 2 2013 CALIFORNIA BUILDING CODE
PART 2 2013 CALIFORNIA RESIDENTIAL CODE
PART 3 2013 CALIFORNIA ELECTRICAL CODE
PART 4 2013 CALIFORNIA MECHANICAL CODE
PART 5 2013 CALIFORNIA PLUMBING CODE
PART 6 2013 CALIFORNIA ENERGY CODE
PART 9 2013 CALIFORNIA FIRE CODE
PART 11 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
AND THE SAN MATEO COUNTY MUNICIPAL CODE

<u>DRAWINGS</u>
1. <u>GENERAL CONDITIONS.</u> THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.
2. <u>DIMENSIONS.</u> WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE THE DRAWINGS.
3. <u>DIMENSIONS.</u> ALL DIMENSIONS ARE **TO THE FACE OF STUD OR FACE OF CONCRETE**, OR TO THE CENTERLINE OF GRIDS, COLUMNS, WINDOWS, DOORS, AND FIXTURES, UNLESS OTHERWISE NOTED.
4. <u>COMPLETION.</u> THESE DRAWINGS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE.

<u>GENERAL CONTRACTOR'S RESPONSIBILITIES</u>
1. <u>PLANS ON SITE.</u> THE GENERAL CONTRACTOR (HEREAFTER G.C.) SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS.
2. <u>DISCREPANCIES.</u> G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THESE DOCUMENTS AND EXISTING FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION.
3. <u>SUBSTITUTIONS.</u> THE G.C. IS REQUIRED TO NOTIFY ARCHITECT IN WRITING OF ANY SUBSTITUTION, REVISION OR PROPOSED ALTERNATE AT LEAST TWO WEEKS PRIOR TO THE ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW FOR NECESSARY COORDINATION AND APPROVALS.
4. <u>INSPECTIONS.</u> THE G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND THE ENERGY AND GREEN COMPLIANCE MANDATORY MEASURES AND IS RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ANY INSPECTIONS OR OBSERVATIONS REQUIRED. (MIN. 48 HOURS NOTICE FOR SITE VISITS)
5. <u>SAFETY.</u> THE G.C. SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND OSHA SAFETY REGULATIONS.
6. <u>DEFERRED SUBMITTALS.</u> DEFERRED SUBMITTAL DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
7. <u>WORKMANSHIP.</u> ALL WORKMANSHIP IN ALL TRADES SHALL BE OF THE HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, AND SHALL RESULT IN A NEAT AND CLEAN INSTALLATION. ALL WORK SHALL BE INSTALLED TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. NOTIFY ARCHITECT AND OWNER OF EXISTING CONDITIONS WHICH DO NOT MEET THESE EXPECTATIONS.
8. <u>MANUFACTURER'S REQUIREMENTS.</u> THE G.C. SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.
9. <u>BRACING AND SHORING.</u> DESIGN AND INSTALLATION OF ALL TEMPORARY BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.

SCOPE OF WORK

1. REMOVE EXISTING DETACHED GARAGE (QUONSET HUT)
2. NEW 2-CAR GARAGE ADDITION W/ STORAGE AND MECHANICAL
3. 2ND STORY ADDITION

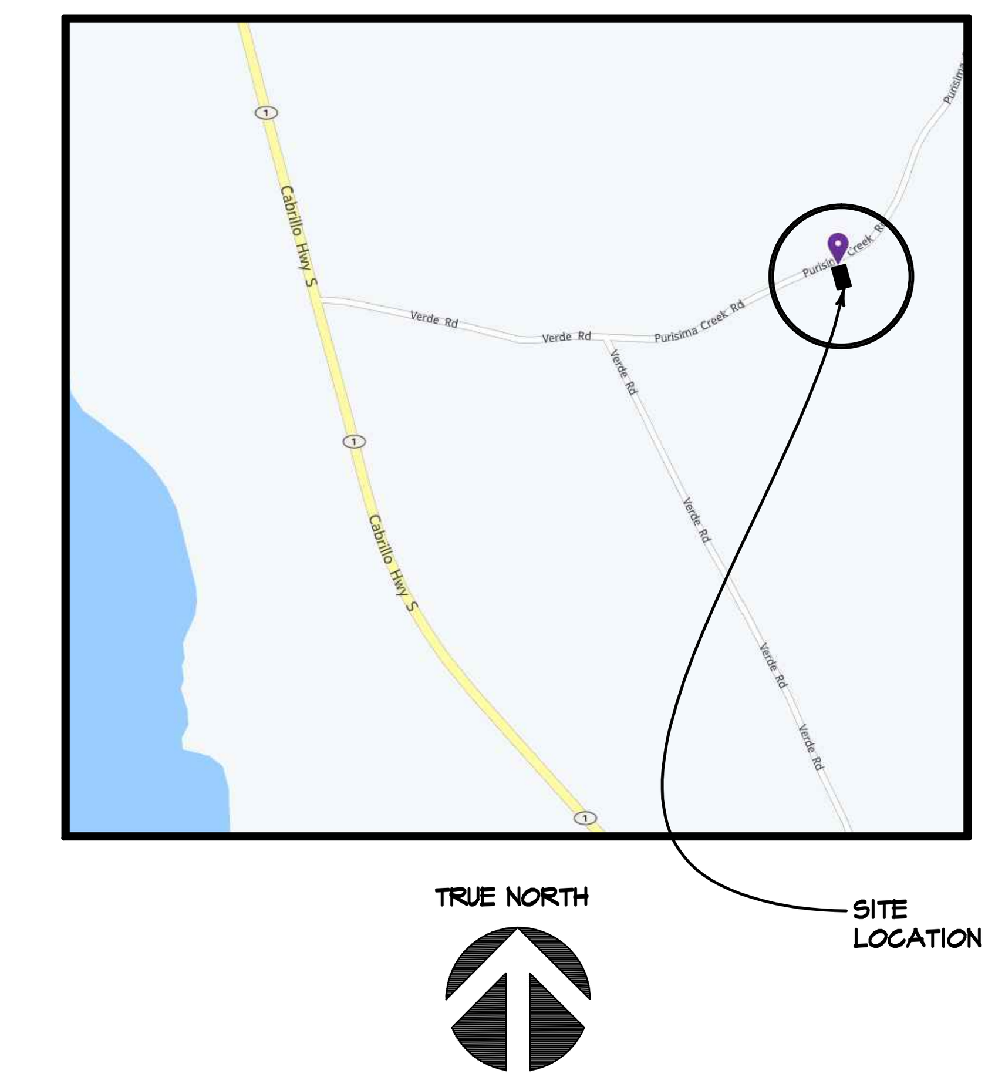
DEFERRED SUBMITTALS

1. FIRE SPRINKLERS

CONSULTANTS

ARCHITECT:	VIOTTI ARCHITECTS 1300 INDUSTRIAL ROAD SUITE 14 SAN CARLOS, CA 94070 T: 650-595-2955 F: 650-595-2980
STRUCTURAL ENG:	MORRIS-SHAFFER ENGINEERING 1300 INDUSTRIAL ROAD SUITE 14 SAN CARLOS, CA 94070 T: 650-595-2973 F: 650-595-2980
SURVEYOR:	PAT MCNULTY 1604 FRANCIS AVENUE BELMONT, CA 94002 T: 650-654-6460
BIOLOGICAL REPORT:	COAST RANGE BIOLOGICAL, LLC. PO BOX 1238 SANTA CRUZ, CA. 95061 P:831-426-6226
CIVIL ENGINEER:	PRECISION ENGINEERING AND CONSTRUCTION, INC. 901 WALTERMIRE STREET BELMONT, CA 94002 T: (650) 226-8640
GEOTECHNICAL ENGINEER	ROMIG ENGINEERING, INC. 1390 EL CAMINO REAL SECOND FLOOR SAN CARLOS, CA. 94070 650-591-5224
TITLE 24 ENERGY & GREEN BUILDING:	A PLUS GREEN ENERGY SERVICES 41 C HANGAR WAY WATSONVILLE, CA 95076 T: 831-728-7717

VICINITY MAP



PROJECT DATA

APN #		066-190-020
ZONE		PAD, CD
OCCUPANCY		R-3/U
CONSTRUCTION TYPE		V-B
AUTOMATIC SPRINKLERS		YES
STORIES		(E) 1-STORY, PROPOSED 2-STORY
SITE AREA		21,942 SF
	EXISTING	PROPOSED
1ST FLOOR CONDITIONED AREA	1,968 SF	2,064 SF
2ND FLOOR CONDITIONED AREA W/ STAIRS	-	1,243 SF
MECHANICAL ROOM	26 SF	57 SF
DETACHED UNCONDITIONED QUONSET/STORAGE	+/- 1,030 SF	-
ATTACHED UNCONDITIONED GARAGE/STORAGE	-	1,055 SF
(E) UTILITY SHED	526 SF	526 SF
(E) CHICKEN COOP	142 SF	142 SF
(E) POTTING SHED	188 SF	188 SF
(E) GREEN HOUSE	210 SF	210 SF
TOTAL FLOOR AREA	4,104 SF	5,589 SF
MAX. FLOOR AREA ALLOWED (SITE AREA >11,698 SF) =		6,200 SF

SHEET INDEX

TO	TITLE SHEET AND SITE PLAN
- -	SITE SURVEY
C-0	CIVIL TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EROSION CONTROL PLAN
C-4.1	BEST MANAGEMENT PRACTICE
C-5	DETAIL SHEET
A0.1	ROOF & SITE PLAN
A1.0	EXISTING/DEMO FLOOR PLAN AND ELEVATIONS
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS
A2.3	PROPOSED BUILDING SECTIONS
A4.0	DOOR & WDW. SCHEDULE
E1.0	FIRST FLOOR ELECTRICAL PLAN
E1.2	SECOND FLOOR ELECTRICAL PLAN

REVISIONS

NO.	DATE
	10/19/16 CD SUB.
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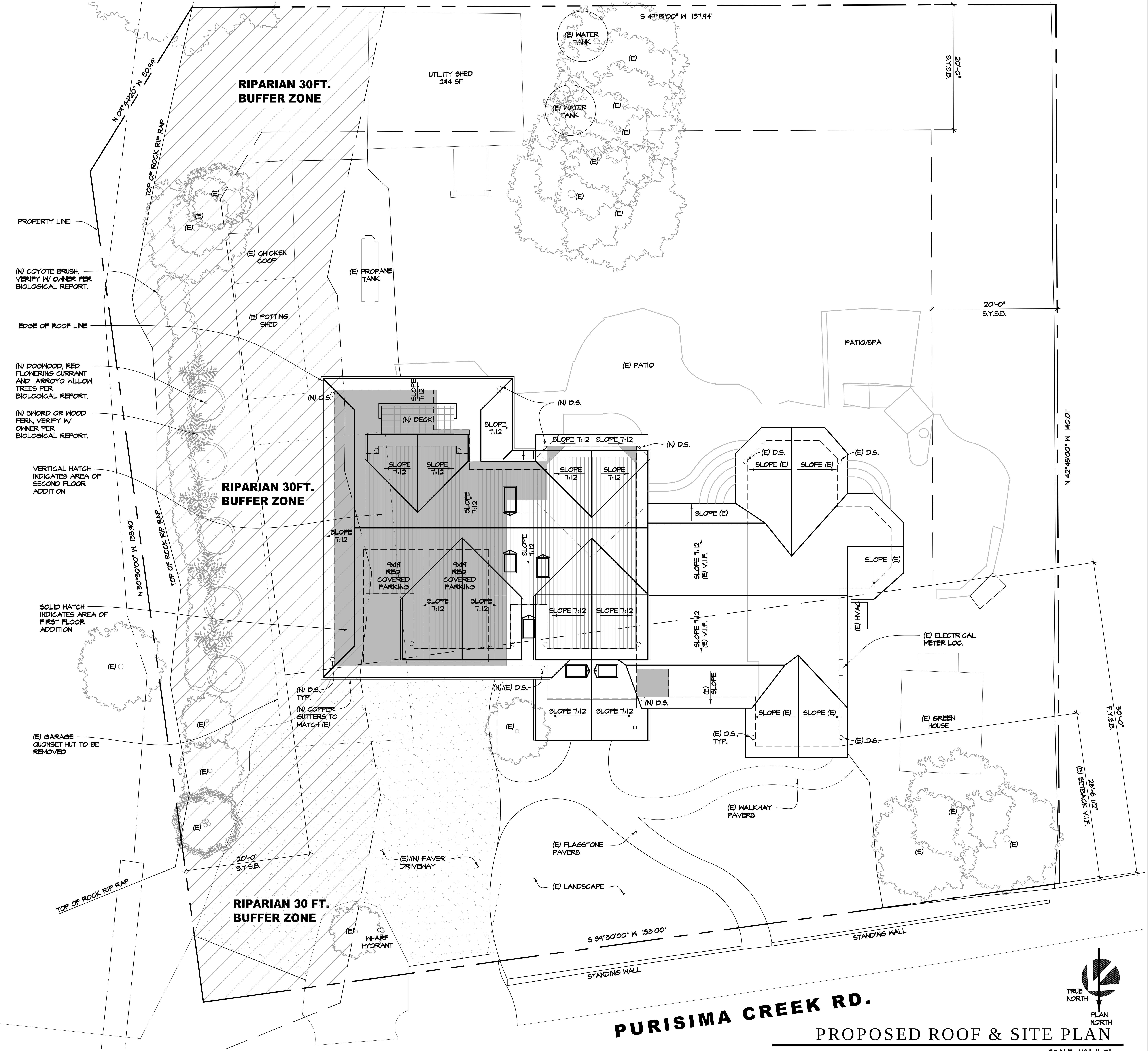
INTERIOR REMODEL &
2-STORY ADDITION FOR:
THE KELLY FAMILY
1590 PURISIMA CREEK RD.
HALF MOON BAY, CA 94019

LICENSED ARCHITECT
RAYNOLD C. VIOTTI
No C27042
EXPIRES 04/30/17
STATE OF CALIFORNIA

TITLE SHEET

DATE: 10/18/2016
DRAWN BY: JV/PV
JOB#: 1519

T0



LEGEND:

SOLID INDICATES AREA OF FIRST FLR. ADDITION

DIAGONAL INDICATES AREA OF SECOND FLR. ADDITION

PROPOSED ROOF & SITE PLAN

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

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INTERIOR REMODEL & 2-STORY ADDITION FOR:

THE KELLY FAMILY

1590 PURISIMA CREEK RD.
HALF MOON BAY, CA 94019

LICENSED ARCHITECT RAYNOLD C. VIOTTI No C27042 EXPIRES 04/30/17 STATE OF CALIFORNIA

SITE PLAN

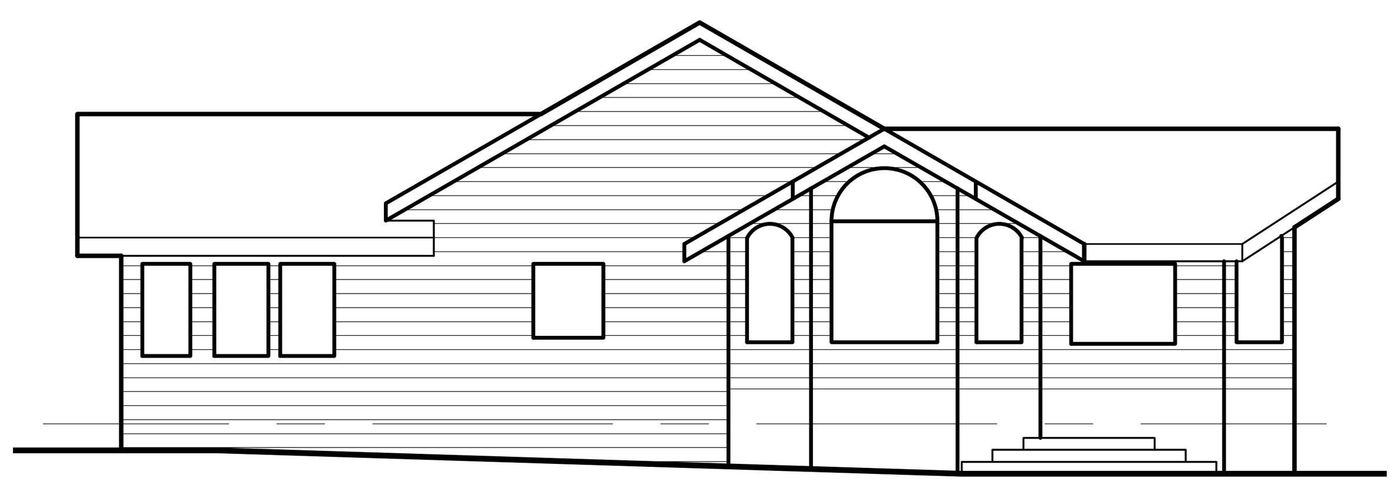
SCALE 0 8 16 24 FEET

DATE: 10/18/2016

DRAWN BY: JV/PV

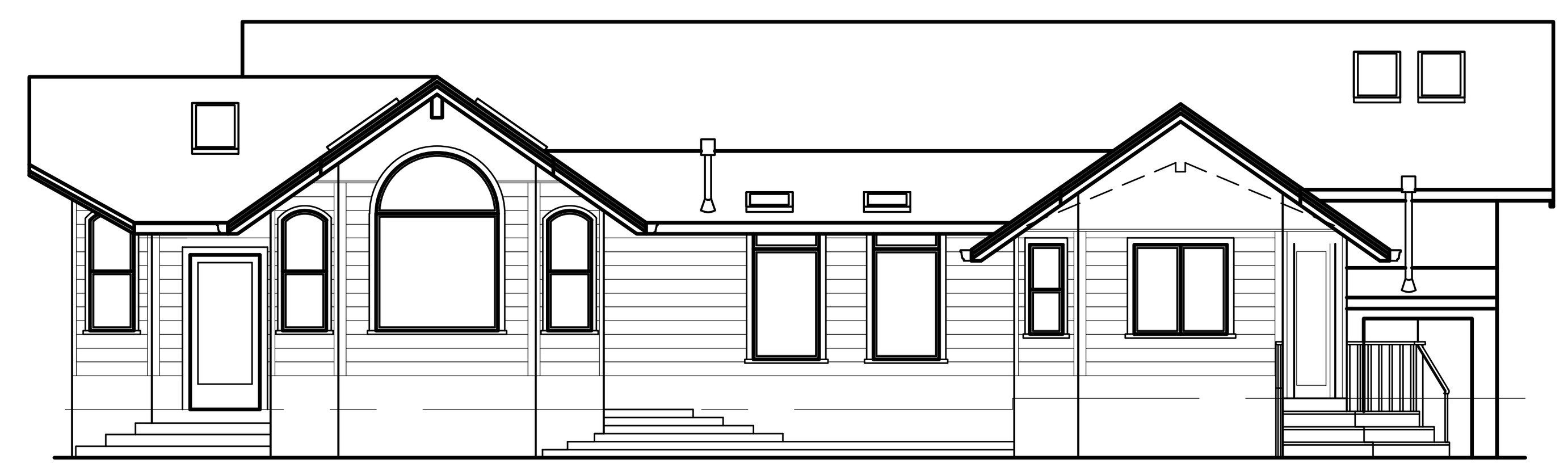
JOB#: 1519

A0.1



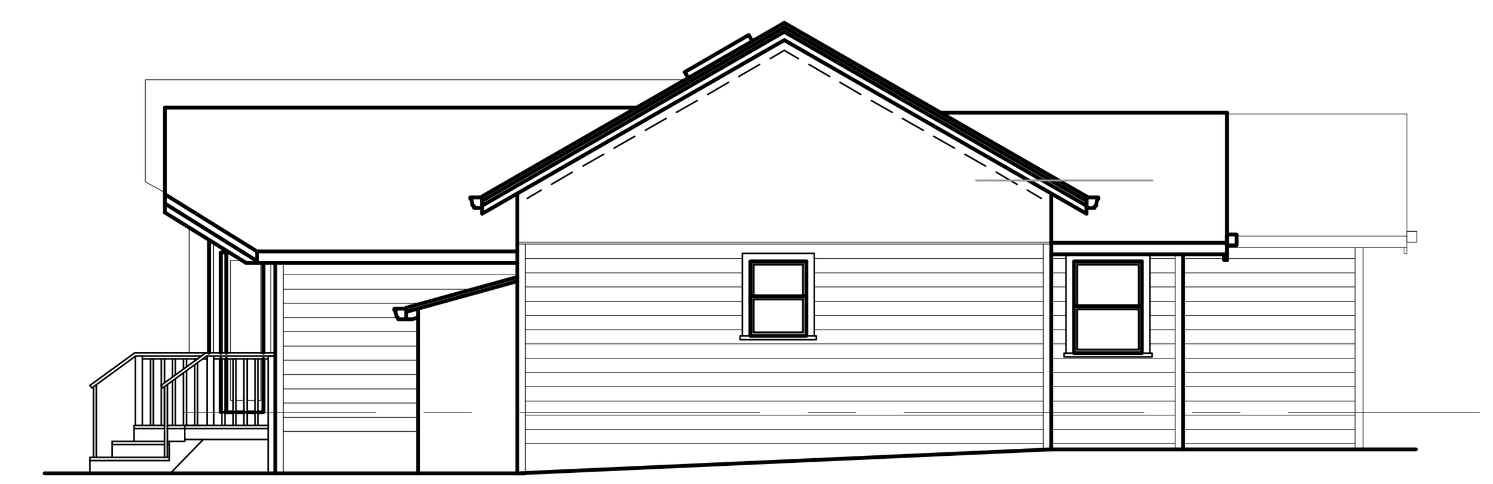
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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

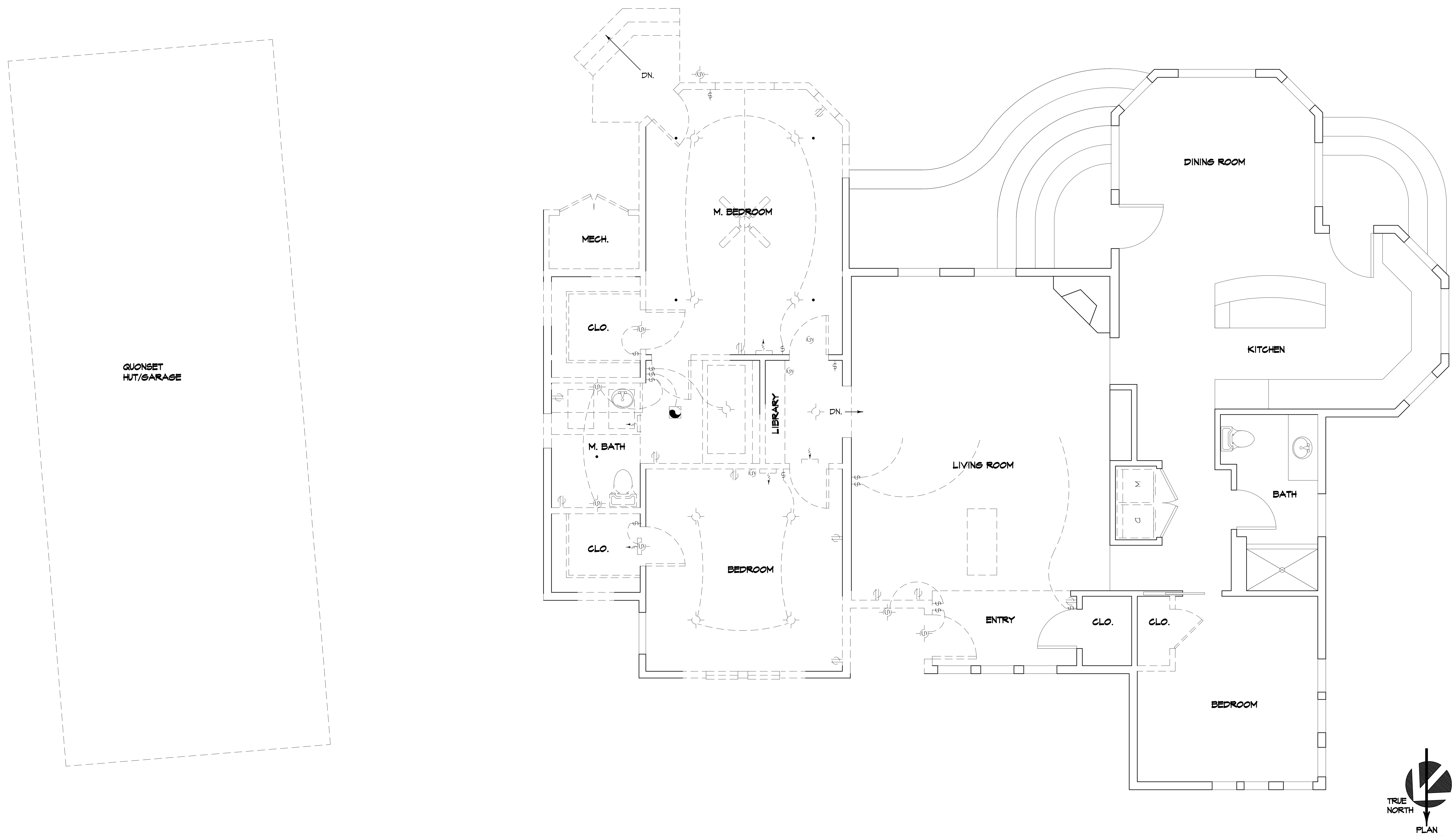


EXISTING EAST ELEVATION

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

EXISTING NORTH ELEVATION

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



DEMOLITION NOTES:

1. SITE MEETING. PRIOR TO DEMOLITION, THE G.C. SHALL CONDUCT A PRE-DEMOLITION SITE MEETING TO SCHEDULE THE WORK WITH THE OWNER, ARCHITECT, CONSULTANTS, AND SUBCONTRACTORS.
2. PROTECTION. THE G.C. SHALL VERIFY ALL EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION, AND VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED PRODUCTS AND MATERIALS SHOULD BE SAVED OR DISCARDED.
3. PROTECTION. THE G.C. SHALL TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE AND SETTLEMENT, AND PROTECT EXISTING BUILDING, APPLIANCES, AND FURNISHINGS DURING DEMOLITION. ANY DAMAGES TO THESE ITEMS SHALL BE PROPTLY RESTORED, REPAIRED, OR REPLACED AT NO COST TO THE OWNER.
4. PROTECTION. THE G.C. SHALL PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES, COVERINGS, AND GUARDS TO ADEQUATELY PROTECT PERSONS FROM POSSIBLE INJURY.
5. ENCROACHMENT. THE G.C. SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
6. DISPOSAL. THE G.C. SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OF ALL CONSTRUCTION DEBRIS AND OTHER ASSOCIATED MATERIALS FROM THE STRUCTURE AND THE SITE.
7. ELECTRICAL. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION.
8. CONTAINMENT. THE G.C. SHALL PROVIDE COVERINGS AND THE LIKE FOR CONFINING DUST AND DEBRIS TO AREAS OF THE BUILDING IN WHICH DEMOLITION AND/OR ALTERATIONS ARE BEING PERFORMED.
9. REPAIRS. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED DURING EXECUTION OF WORK SHALL BE EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION.
10. SECURITY. THE G.C. SHALL MAINTAIN BUILDING SECURITY AT ALL TIMES.

WALL LEGEND:

INDICATES (E) WALL

INDICATES (E) WALL TO BE REMOVED

EXISTING/DEMO FLOOR PLAN

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

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INTERIOR REMODEL &
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THE KELLY FAMILY

1590 PURISIMA CREEK RD.
HALF MOON BAY, CA 94019

LICENSED ARCHITECT RAYNOLD C. VIOTTI No C27042 EXPIRES 04/30/17 STATE OF CALIFORNIA

EXSITING FIRST FLOOR DEMOLITION PLAN

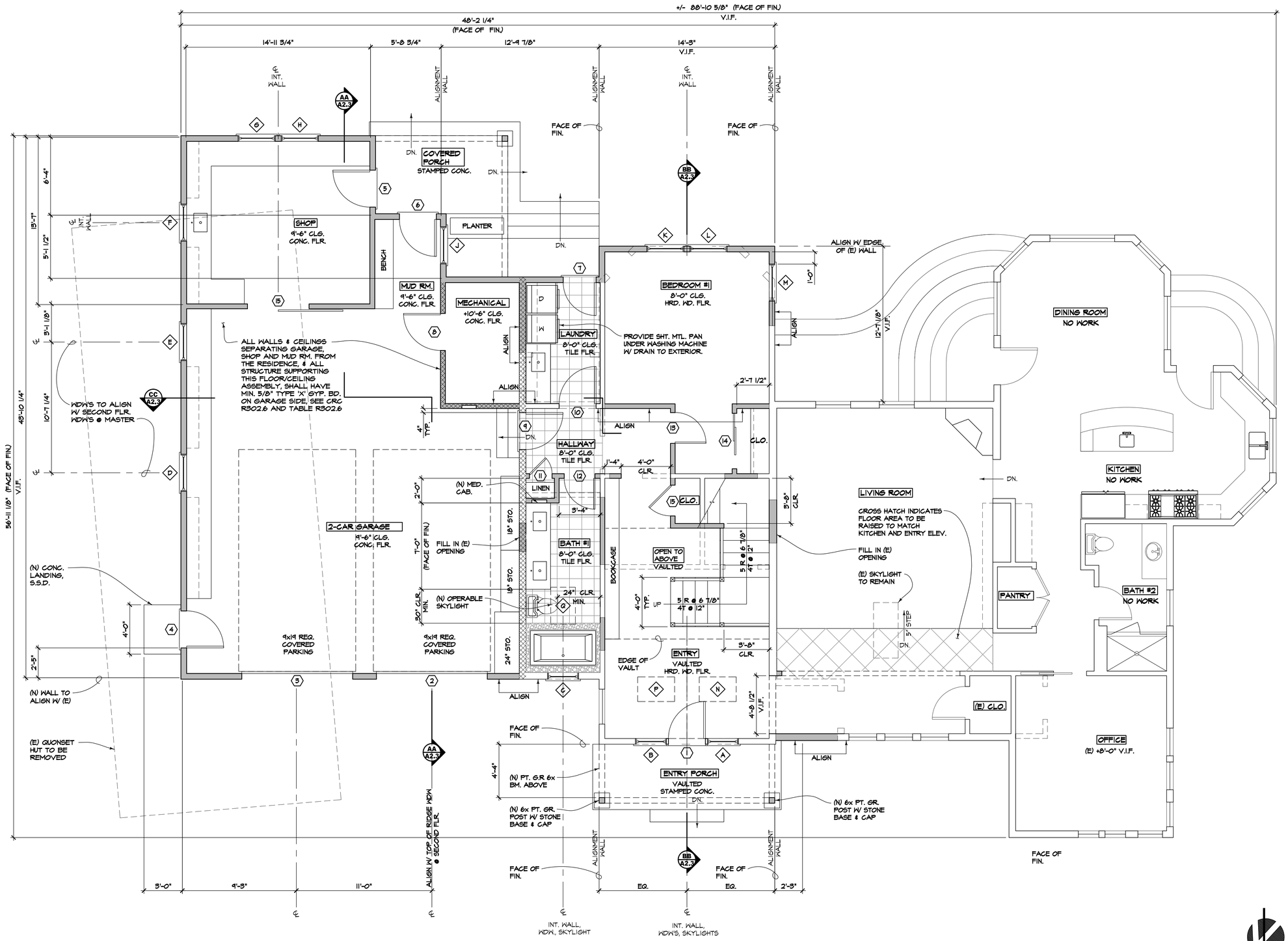
SCALE 0 4 8 12 FEET

DATE: 10/18/2016

DRAWN BY: JV/PV

JOB#: 1519

A1.0



FOUNDATION & CONCRETE NOTES:

1. UNDER FLOOR ACCESS. PROVIDE MIN. OF 18" X 24" OR 16" X 24" THRU WALL ACCES TO UNDER FLOOR AREAS. CRC R408.4
2. UNDER FLOOR ACCESS. FOR AN APPLIANCE IN AN UNDER FLOOR AREA, PROVIDE MIN. 22" X 30" ACCESS OR MIN. REQUIRED BY APPLIANCE. CMC 904.10
3. CRAWL SPACE. PROVIDE 18" TALL MIN. ACCESS PATHWAY THROUGH UNDER FLOOR AREA, INCLUDING UNDER DUCTS. CMC 603.1. FLOOR JOISTS OR FLOORS WITHOUT JOISTS WITH LESS THAN 18" CLR. TO EXPOSED GROUND SHALL BE PRESSURE TREATED. GIRDERS WITH LESS THAN 12" CLR. SHALL BE P.T. CBC 2304.11.2.1.
4. PRESSURE TREATED. EXTERIOR WOOD FRAMING & SHEATHING RESTING ON FOUNDATIONS AND LESS THAN 8" FROM EARTH OR 2" FROM PAVING SHALL BE P.T. CBC 2304.11.2.2. (SIDING MAY BE 6" FROM EARTH. CBC 2304.11.2.6)
5. VERIFICATION. G.C. TO VERIFY ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC. PRIOR TO FOUNDATION POUR. G.C. TO COORDINATE ALL LOCATIONS OF HOLDOWNS, CURBS, STEPS, PLUMBING & MECHANICAL SLEEVES, ETC.
6. VERIFICATION. PRIOR TO POURING ANY CONCRETE FOR FOUNDATIONS, IT IS RECOMMENDED THAT A LICENSED SURVEYOR CONFIRM THAT THE REQUIRED SETBACKS AS SHOWN ON THE APPROVED PLANS HAVE BEEN MAINTAINED.

FLOOR PLANS NOTES:

1. UNDERSTAIR SPACES. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYP. BD. CRC 302.7
2. DRAFTSTOPS. SHALL BE INSTALLED IN FLOOR/ CEILING ASSEMBLIES WHERE THERE IS A USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREAS. CRC R302.12
3. SHOWERS. SHOWER AND TUB/SHOWER WALLS SHALL HAVE A NONABSORBENT SURFACE MIN. 72" ABOVE THE FLOOR, INSTALLED OVER FIBER-CEMENT BACKER BD. WATER-RESISTANT GYPSUM BACKING BOARD MAY NOT BE USED. CRC R307.2, R702.4
4. INTERIOR WATERPROOFING. AT ALL LOCATIONS SUBJECT TO EXPOSURE TO WATER, G.C. TO PROVIDE WATERPROOF MEMBRANE OVER HORIZONTAL AREAS AND UP WALLS 6" MIN ABOVE FINISH.
5. CONCEALED WORK. MAINTAIN RECORD DRAWINGS, SPECIFICATIONS, AND PHOTOS OF CONCEALED WORK.
6. FRAMING. ALL NEW EXTERIOR WALLS TO BE 2X6 WD. STUDS AT 16" O.C., TYP. UNLESS OTHERWISE NOTED. ALL NEW INTERIOR WALLS TO BE 2X4 WD. STUDS AT 16" O.C., TYP. UNLESS OTHERWISE NOTED.
7. ROUGH OPENINGS. CONTRACTOR TO VERIFY ROUGH OPENINGS SHOWN ON PLAN OR SCHEDULES WITH REQUIREMENTS OF UNITS TO BE INSTALLED PRIOR TO FRAMING OPENINGS.
8. ATTIC ACCESS. PROVIDE MIN 22" X 30" ACCESS OPENING TO ATTICS GREATER THAN 30 SF AND WITH 30" MIN HEADROOM. THRU WALL ACCESS OPENING SHALL BE MIN 22" WIDE X 30" TALL.

INSULATION NOTES:

1. SEE TITLE 24 ENERGY REPORT FOR REQUIRED INSULATION VALUES.
2. INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CRC R302.10
3. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CH. 2-35 OF THE CALIFORNIA ADMINISTRATIVE CODE

INDICATES (E) WALL
INDICATES (E) WALL TO BE REMOVED
INDICATES (N) 2x4 WALL
INDICATES (E)/(N) 1 HR. RATED WALL
INDICATES (E)/(N) 2X6 WALL

TRUE NORTH
PLAN NORTH

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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HALF MOON BAY, CA 94019

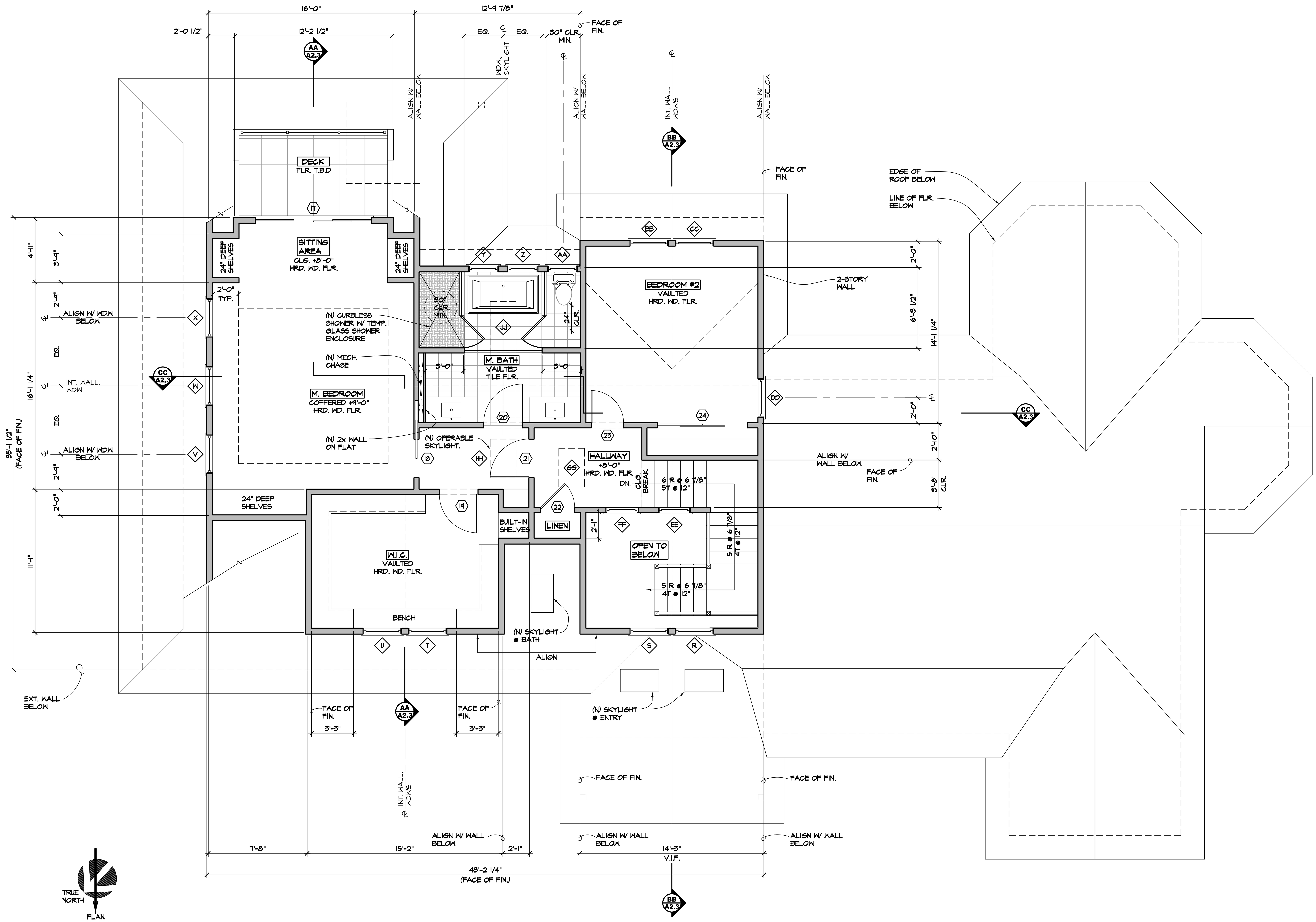
LICENSED ARCHITECT
RAYMOLD C. VIOTTI
No C27042
EXPIRES 04/30/17
STATE OF CALIFORNIA

PROPOSED FIRST FLOOR PLAN

SCALE: 0 4 8 12 FEET

DATE: 10/18/2016
DRAWN BY: JV/PV
JOB#: 1519

A1.1



LEGEND	
	INDICATES (E) WALL
	INDICATES (E) WALL TO BE REMOVED
	INDICATES (N) 2x4 WALL
	INDICATES (E)/(N) 1 HR. RATED WALL
	INDICATES (E)/(N) 2X6 WALL

PROPOSED SECOND FLOOR PLAN

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

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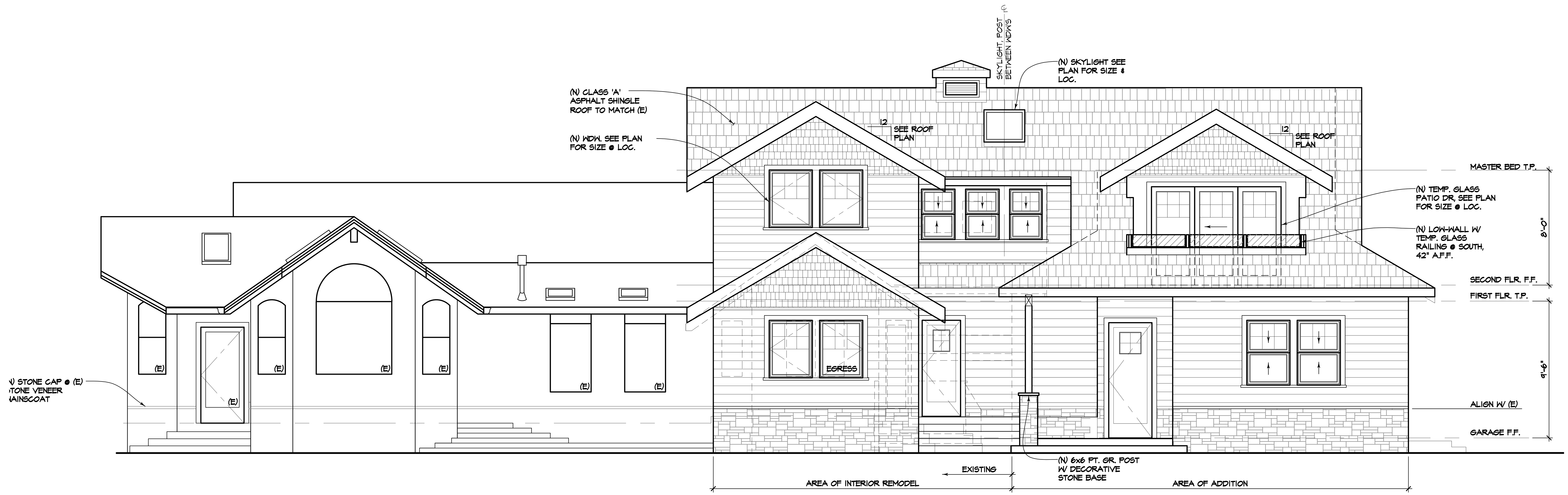
LICENSED ARCHITECT RAYNOLD C. VIOTTI No C27042 EXPIRES 04/30/17 STATE OF CALIFORNIA

PROPOSED SECOND FLOOR PLAN

SCALE 0 4 8 12 FEET

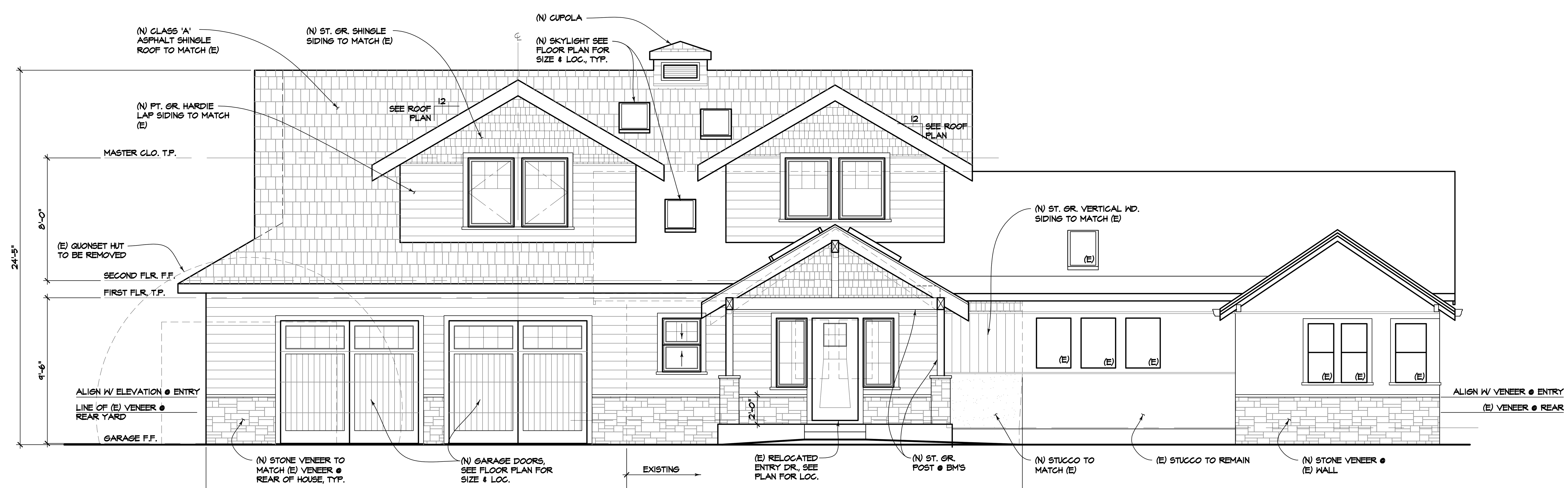
DATE: 10/18/2016
DRAWN BY: JV/PV
JOB#: 1519

A1.2



PROPOSED SOUTH ELEVATIONS

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



PROPOSED NORTH ELEVATIONS

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

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LICENSED ARCHITECT RAYNOLD C. VIOTTI No C27042 EXPIRES 04/30/17 STATE OF CALIFORNIA

PROPOSED EXTERIOR ELEVATIONS

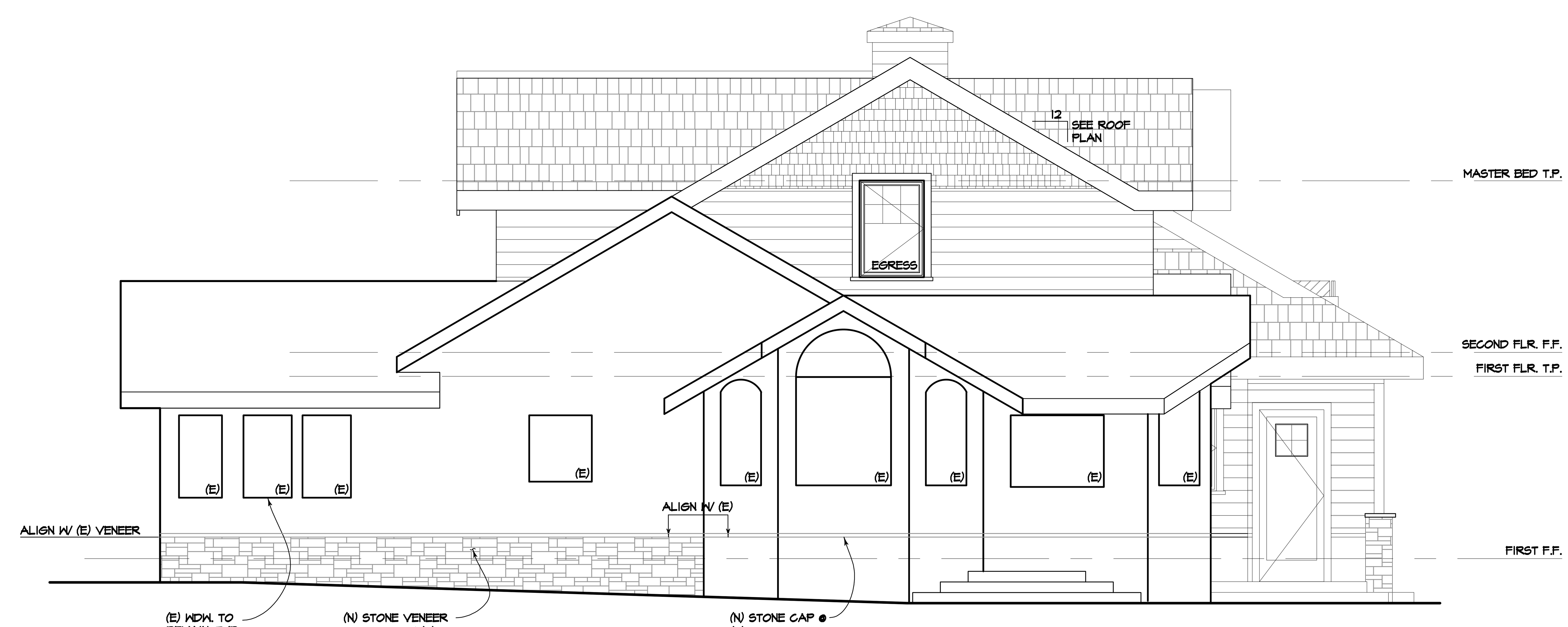
SCALE 0 4 8 12 FEET

DATE: 10/18/2016
DRAWN BY: JV/PV
JOB#: 1519

A2.1

PROPOSED EAST ELEVATIONS

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



PROPOSED WEST ELEVATIONS

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

REVISIONS	
NO.	DATE
	10/19/16 CD SUB.
	03/15/17 CD SUB. REV.

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RAYNOLD C. VIOTTI
No C27042
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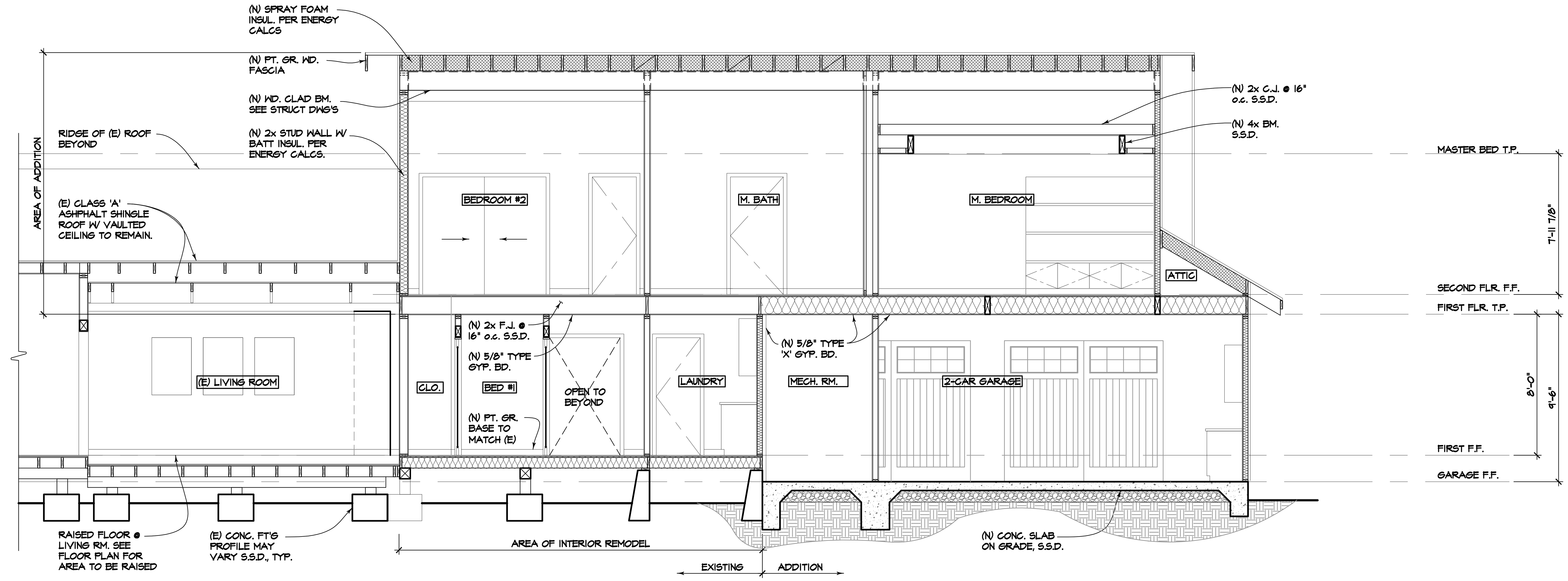
PROPOSED EXTERIOR ELEVATIONS

SCALE
0 4 8 12 FEET

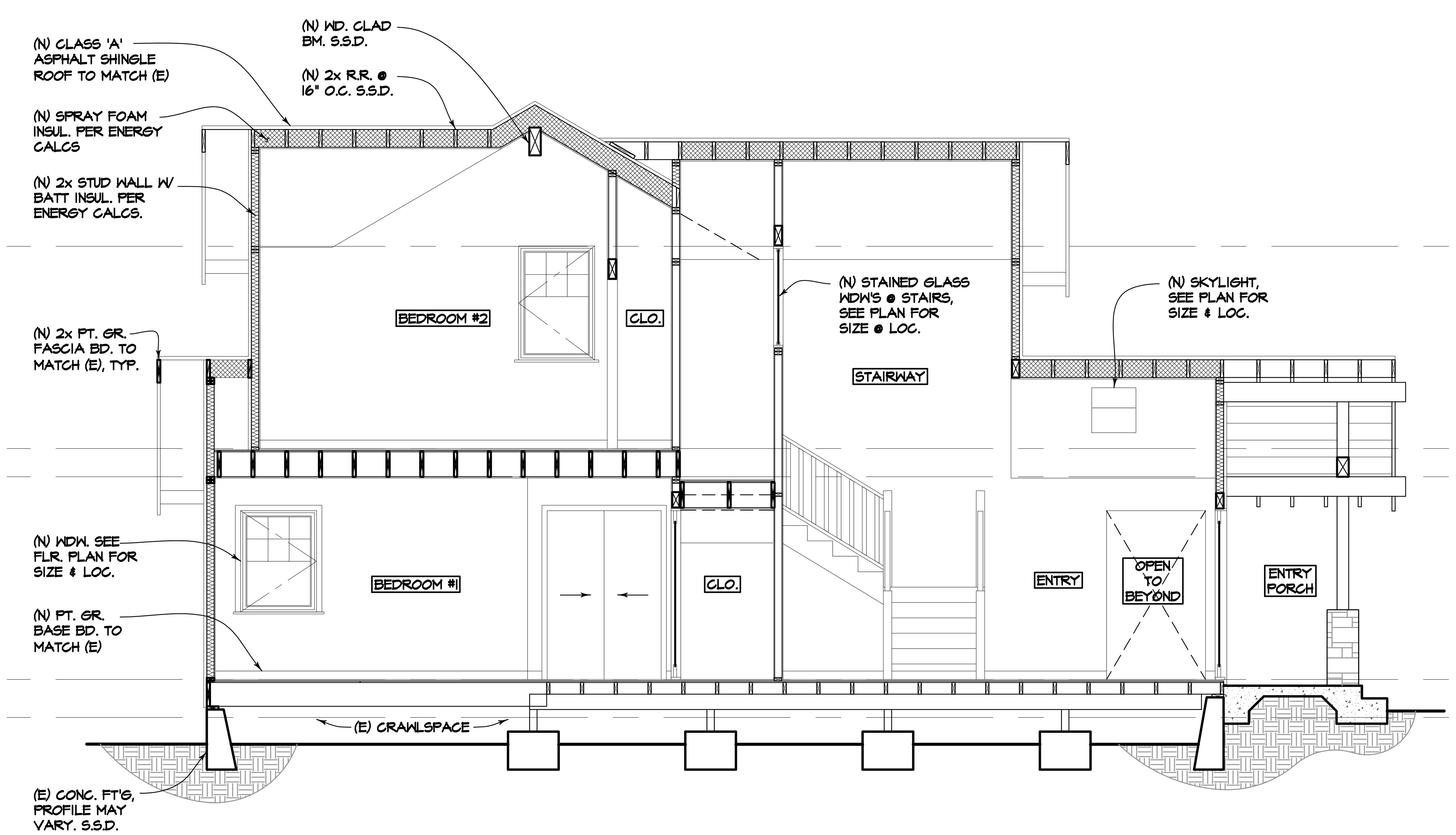
DATE: 10/18/2016
DRAWN BY: JV/PV
JOB#: 1519

A2.2



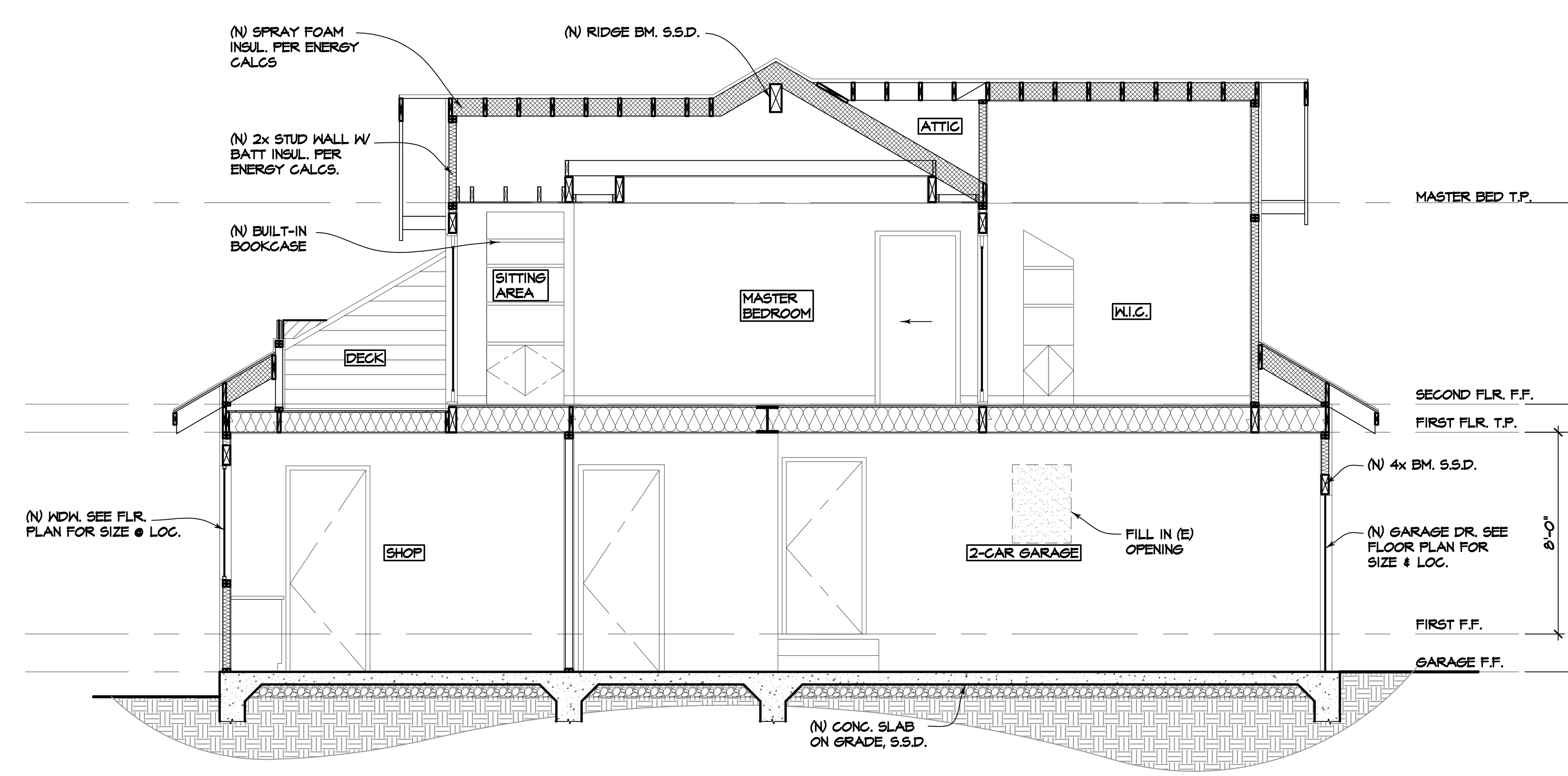
BUILDING SECTION CC

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



BUILDING SECTION BB

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



BUILDING SECTION AA

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

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LICENSED ARCHITECT
RAYNOLD C. VIOTTI
No C27042
EXPIRES 04/30/17
STATE OF CALIFORNIA

PROPOSED EXTERIOR ELEVATIONS & SECTIONS

SCALE 0 4 8 12 FEET

DATE: 10/18/2016
DRAWN BY: JV/PV
JOB#: 1519

A2.2

DOOR SCHEDULE

Count	Door No.	Size	Swing	Hardware	Material	Notes
1	1	3'-0" x 6'-8"x 1 3/4"	LH	ENTRY, DEADBOLT	SOLID CORE	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	2	9'-0" x 8'-0"x 1 3/4"	OVERHEAD	GARAGE	SOLID CORE	CARRIAGE STYLE
1	3	9'-0" x 8'-0"x 1 3/4"	OVERHEAD	GARAGE	SOLID CORE	CARRIAGE STYLE
1	4	3'-0" x 8'-0"x 1 3/4"	LH	PRIVACY, DEADBOLT	SOLID CORE	WEATHERSTRIP, THRESHOLD
1	5	3'-0" x 8'-0"x 1 3/4"	LH	PRIVACY, DEADBOLT	SOLID CORE	WEATHERSTRIP, THRESHOLD
1	6	3'-0" x 8'-0"x 1 3/4"	RH	PRIVACY, DEADBOLT	SOLID CORE	WEATHERSTRIP, THRESHOLD
1	7	2'-8" x 6'-8"x 1 3/4"	RH	PRIVACY, DEADBOLT	SOLID CORE	WEATHERSTRIP, THRESHOLD
1	8	3'-0" x 8'-0"x 1 3/4"	LH	PASSAGE	SOLID CORE	WEATHERSTRIP, THRESHOLD, OUTSWING
1	9	3'-0" x 6'-8"x 1 3/4"	RH	PRIVACY, DEADBOLT	SOLID CORE	WEATHERSTRIP, THRESHOLD 20MIN. RATED W/ CLOSER
1	10	3'-0" x 6'-8"x 1 3/4"	LH	PASSAGE	SOLID CORE	
1	11	1'-10" x 6'-8"x 1 3/4"	LH	DUMMY, ROLLER CATCH	SOLID CORE	
1	12	2'-6" x 6'-8"x 1 3/4"	RH	PRIVACY	SOLID CORE	
1	13	2'-6" x 6'-8"x 1 3/4"	LH	PRIVACY	SOLID CORE	
1	14	4'-6" x 6'-8"x 1 3/4"	SLIDING	FLUSH/PULL HANDLE	SOLID CORE	
1	15	2'-6" x 6'-8"x 1 3/4"	LH	DUMMY, ROLLER CATCH	SOLID CORE	
0	16	NOT USED				
1	17	9'-0" x 6'-8"x 1 3/4"	SLIDING O-X-O	PRIVACY, DEADBOLT	SOLID CORE	TEMPERED
1	18	3'-0" x 6'-8"x 1 3/4"	POCKET	FLUSH, PULL HANDLE	SOLID CORE	
1	19	3'-0" x 6'-8"x 1 3/4"	RH	PASSAGE	SOLID CORE	
1	20	3'-0" x 6'-8"x 1 3/4"	LH	PRIVACY	SOLID CORE	
1	21	3'-0" x 6'-8"x 1 3/4"	RH	PRIVACY	SOLID CORE	
1	22	2'-8" x 6'-8"x 1 3/4"	RH	PASSAGE	SOLID CORE	
1	23	2'-6" x 6'-8"x 1 3/4"	RH	PRIVACY	SOLID CORE	
1	24	7'-0" x 6'-8"x 1 3/4"	SLIDING	FLUSH PULL HANDLE	SOLID CORE	

WINDOW SCHEDULE

Count	Win. No.	Size	Operation	Manufacturer	Notes
1	A	2'-6" x 4'-6"	FIXED	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	B	2'-6" x 4'-6"	FIXED	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	C	2'-6" x 3'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	D	3'-0" x 4'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED
1	E	3'-0" x 4'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED
1	F	3'-0" x 4'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED
1	G	3'-0" x 4'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED
1	H	3'-0" x 4'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED
0	I	NOT USED			
1	J	3'-0" x 4'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	K	3'-0" x 4'-0"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	L	3'-0" x 4'-0"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	M	3'-0" x 4'-0"	CASEMENT	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	N	2'-0" x 3'-0"	SKYLIGHT	VELUX	OPERABLE, TEMPERED BOTH SIDES
0	O	NOT USED			
1	P	2'-0" x 3'-0"	SKYLIGHT	VELUX	OPERABLE, TEMPERED BOTH SIDES
1	Q	2'-0" x 3'-0"	SKYLIGHT	VELUX	OPERABLE, TEMPERED BOTH SIDES
1	R	3'-0" x 4'-0"	FIXED	MARVIN INTEGRITY	TEMPERED
1	S	3'-0" x 4'-0"	FIXED	MARVIN INTEGRITY	TEMPERED
1	T	3'-0" x 4'-6"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	U	3'-0" x 4'-6"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	V	3'-0" x 3'-6"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	W	3'-0" x 3'-6"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	X	3'-0" x 3'-6"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	Y	2'-4" x 3'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	Z	2'-4" x 3'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED BOTH SIDES
1	AA	2'-4" x 3'-6"	DOUBLE HUNG	MARVIN INTEGRITY	TEMPERED
1	BB	3'-0" x 4'-0"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	CC	3'-0" x 4'-0"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	DD	3'-0" x 4'-6"	CASEMENT	MARVIN INTEGRITY	TEMPERED
1	EE	2'-6" x 4'-0"	FIXED	CUSTOM	STAINED GLASS
1	FF	2'-6" x 4'-0"	FIXED	CUSTOM	STAINED GLASS
1	GG	2'-0" x 3'-0"	SKYLIGHT	VELUX	OPERABLE, TEMPERED BOTH SIDES
1	HH	2'-0" x 3'-0"	SKYLIGHT	VELUX	OPERABLE, TEMPERED BOTH SIDES
0	II	NOT USED			
1	JJ	2'-0" x 4'-0"	SKYLIGHT	VELUX	OPERABLE, TEMPERED BOTH SIDES

DOOR, WINDOW, & SKYLIGHT NOTES:

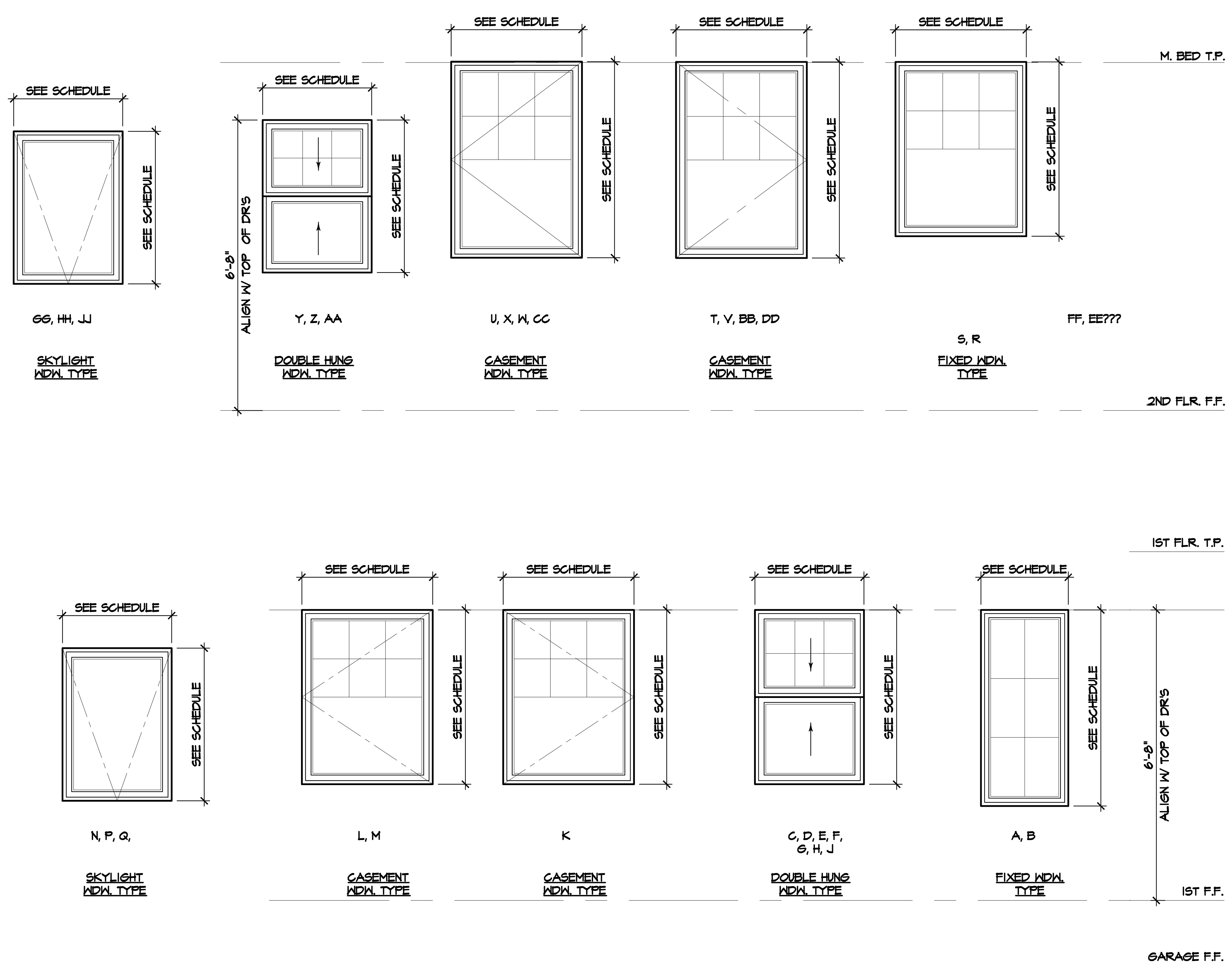
1. VERIFICATION. G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DOOR AND WINDOW UNITS, ROUGH OPENINGS, OPERATION CHARACTERISTICS, EGRESS CONDITIONS, ETC. PRIOR TO FINAL ORDER OF DOORS AND WINDOWS.
2. GLAZING. SAFETY/ TEMPERED GLAZING IS REQUIRED AT 1) ALL GLAZED DOORS, 2) GLAZING WITHIN 24" OF EITHER EDGE OF A DOOR IN A CLOSED POSITION, 3) WITHIN 18" OF ANY FLOOR AND WITHIN 60" OF FLOORS IN SHOWER AND BATHTUB DOORS AND ENCLOSURES, ETC. EACH UNIT OF SAFETY/ TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER. SEE **CBC VOLUME 2, SECTION 2406.3** FOR HAZARDOUS LOCATIONS.
3. EGRESS. AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET EMERGENCY ESCAPE REQUIREMENTS. SEE **DTL 1 THIS SHEET. CRC R310**
4. FACTORY SKYLIGHT UNITS TO BE TESTED AND LABELED IN COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440. **CRC R308.6.9.**

SPECIFICATIONS:

5. BRAND. ALL NEW WINDOWS AND EXTERIOR DOORS TO BE **'MARVIN' INTEGRITY W/ ST. GR. INTERIOR,** UNLESS NOTED OTHERWISE
6. TYPE. ALL NEW WINDOWS AND EXTERIOR DOORS TO BE FOR NEW CONSTRUCTION & INSTALLED PER MFR SPECIFICATIONS. SEE DOOR AND WINDOW LEGENDS FOR TYPES.
7. GLAZING. ALL NEW WINDOW AND EXTERIOR DOOR GLAZING TO BE LOW-E INSULATED GLAZING, AND SHALL HAVE A MAX U-FACTOR OF 0.32. **CEC TABLE 150.1-A.**
8. SCREENS. ALL NEW WINDOWS TO HAVE SCREENS FROM WINDOW MANUF, SEE DOOR SCHED. FOR SCREEN DOORS.
9. HARDWARE. SEE FINISH SCHEDULE FOR DOOR AND WINDOW HARDWARE MODEL AND FINISH.
10. INTERIOR DOORS. ALL NEW DOORS TO BE SOLID CORE. SEE DOOR SCHEDULE AND LEGEND FOR PANEL / STICKING STYLES, HARDWARE SPECIFICATIONS, AND DOOR FINISHES.

WILDLAND URBAN INTERFACE REQUIREMENTS:

1. **GLAZING. TO COMPLY WITH EXTERIOR WILDFIRE EXPOSURE REQUIREMENTS, ALL EXTERIOR WINDOWS AND GLAZED DOORS SHALL HAVE MULTIPANE GLAZING WITH THE EXTERIOR PANE TEMPERED. CRC R327.8. FOR WINDOWS WITH INTERIOR PANE OF GLAZING ALSO TEMPERED, SEE WINDOW SCHEDULE NOTES. WINDOWS IDENTIFIED AS "TEMP" ARE FULLY TEMPERED (BOTH PANES) WHILE ALL OTHERS TO HAVE TEMPERED EXTERIOR PANE ONLY.
2. **DOORS. EXTERIOR DOORS AND GARAGE DOORS SHALL BE CLAD ON THE EXTERIOR WITH NONCOMBUSTIBLE OR INGNITION-RESISTANT MATERIAL, OR BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1 3/8" THICK AND INTERIOR PANELS NOT LESS THAN 1 1/4" THICK, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SEE CRC SECTION R327.8



WINDOW LEGEND

SCALE: N.T.S.

REVISIONS	
NO.	DATE
	10/19/16 CD SUB.
	03/15/17 CD SUB. REV.

Viotti Architects
TEL: (650) 595-2955
FAX: (650) 595-2980
1300 Industrial Rd, Ste 14 San Carlos, CA 94070
www.viottiarchitects.com

INTERIOR REMODEL & 2-STORY ADDITION FOR:

THE KELLY FAMILY

1590 PURISIMA CREEK RD.
HALF MOON BAY, CA 94019

LICENSED ARCHITECT RAYNOLD C. VIOTTI No C27042 EXPIRES 04/30/17 STATE OF CALIFORNIA

SCHEDULES & CALCS

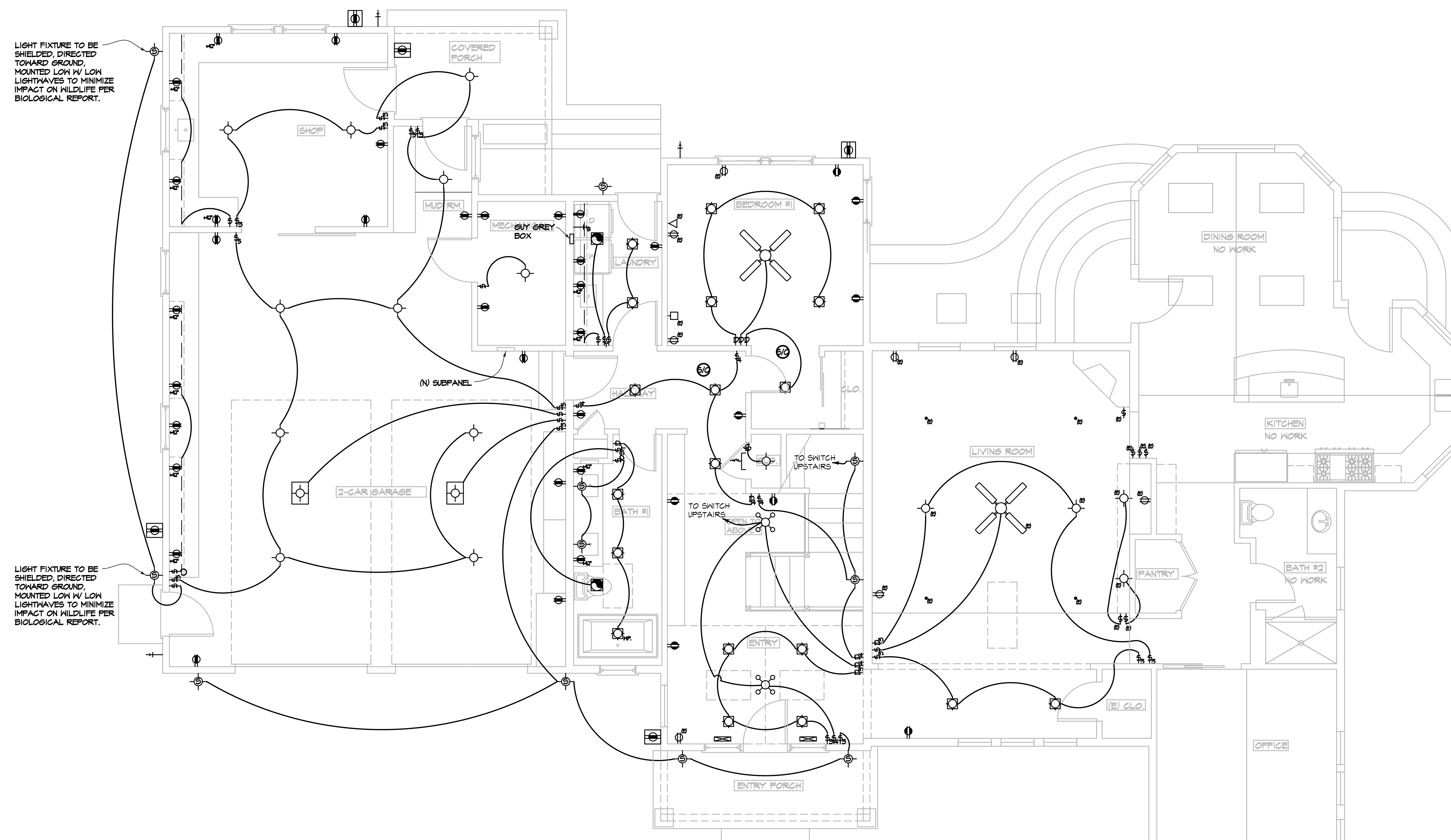
DATE: 10/18/2016

DRAWN BY: JV/PV

JOB#: 1519

A4.0

FIRST FLOOR ELECTRICAL PLAN



LEGEND

SWITCH	110 OUTLET
DOOR JAMB SWITCH	GFI OUTLET
3-WAY	ACFI OUTLET
DIMMER SWITCH	FOUR PLEX OUTLET
OCCUPANCY SENSOR	1/2 SWITCHED OUTLET
FLUORESCENT	220 PLUG
STRIP FLUORESCENT	FLOOR OUTLET
UNDER CAB LED	WATER PROOF GFI
CLG. SURFACE MOUNT	J-BOX
WALL SCONCE	DATA OUTLET BOX
LED RECESS LIGHT	NETWORK JACK
ANGLED RECESS LED LIGHT W/EYE	TELEPHONE
PENDANT LIGHT	TELEVISION
FLOOD LIGHTS	SPEAKER LOCATION
MINI CAN	DOOR BELL -BELL-
4"Φ LOW VOLT	DOOR BELL -SWITCH-
4"Φ LOW VOLT W/EYE	THERMOSTAT
SMOKE / CO2 DETECTOR	SUPPLY AIR
GAS BIB	RETURN AIR
WATER HOSE BIB	EXHAUST FAN
INCAN. TRACK LIGHT	FAN / LIGHT COMBO
	GARAGE DOOR OPENER W/LIGHT

FIRST FLOOR ELECTRICAL PLAN

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

REVISIONS

NO.	DATE
	10/19/16 CD SUB.
	03/15/17 CD SUB. REV.

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THE KELLY FAMILY

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LICENSED ARCHITECT
RAYNOLD C. VIOTTI
No C27042
EXPIRES 04/30/17
STATE OF CALIFORNIA

FIRST FLOOR ELECTRICAL PLAN

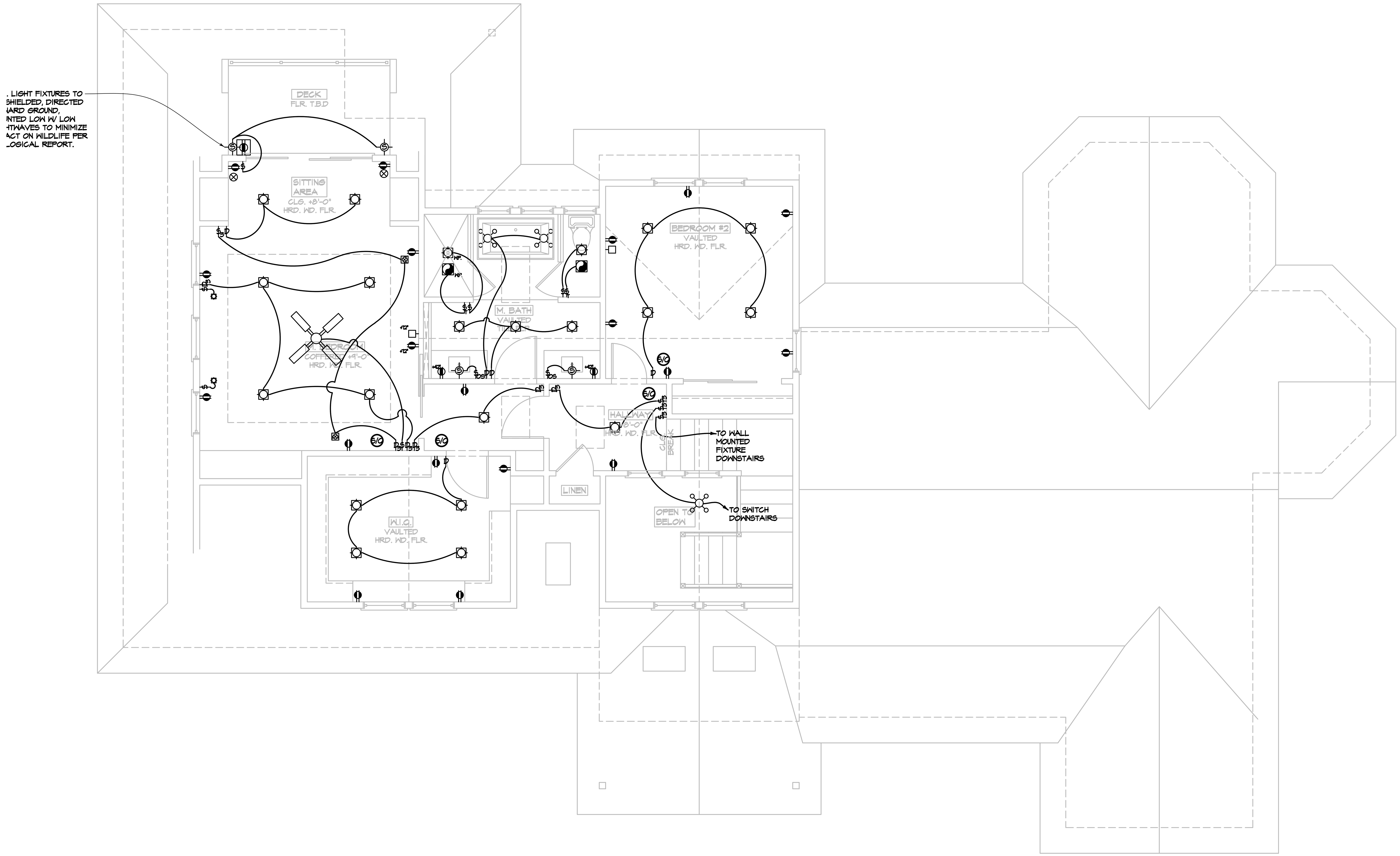
SCALE 0 4 8 12 FEET

DATE: 10/18/2016

DRAWN BY: JV/PV

JOB#: 1519

E1.0



FIRST FLOOR ELECTRICAL PLAN

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

REVISIONS	
NO.	DATE
	10/19/16 CD SUB.
	03/15/17 CD SUB. REV.

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INTERIOR REMODEL &
2-STORY ADDITION FOR:

THE KELLY FAMILY

1590 PURISIMA CREEK RD.
HALF MOON BAY, CA 94019

LICENSED ARCHITECT
RAYNOLD C. VIOTTI
No C27042
EXPIRES 04/30/17
STATE OF CALIFORNIA

SECOND FLOOR ELECTRICAL PLAN

SCALE 0 4 8 12 FEET

DATE: 10/18/2016

DRAWN BY: JV/PV

JOB#: 1519

E1.1

ATTACHMENT D

BIOLOGICAL IMPACT FORM FOR COMPLIANCE WITH SAN MATEO COUNTY LCP PROGRAM POLICY 7.5

1590 PURISIMA CREEK ROAD (APN 066-190-020)
SAN MATEO COUNTY, CALIFORNIA

NOVEMBER 2015

Prepared for:

Peter and Denise Kelly
1590 Purisima Creek Road
Half Moon Bay, CA 94019

Prepared by:

Tom Mahony, Principal
Coast Range Biological, LLC
PO Box 1238
Santa Cruz, CA 95061
(831) 426-6226
coastrange@sbcglobal.net

COAST RANGE
BIOLOGICAL LLC

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APPENDICES

Appendix A. Special-status species documented to occur in the project site region.
Appendix B. Project site photographs.
Appendix C. Resume of principal investigator.

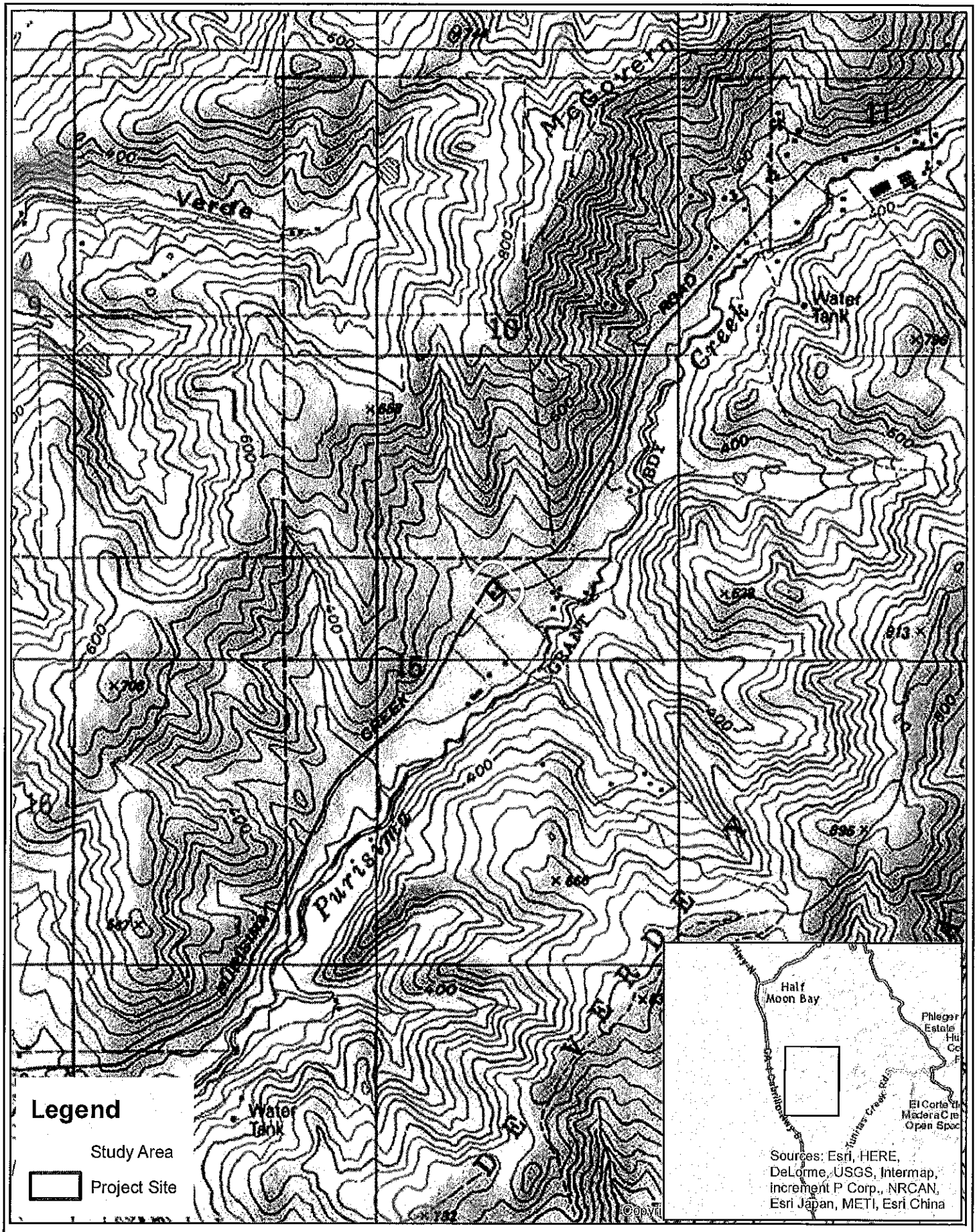
1.0 REPORT SUMMARY

At the request of landowners Peter and Denise Kelly, Coast Range Biological, LLC conducted a biotic assessment on the ~0.5-acre property (APN 066-190-020) located at 1590 Purisima Creek Road, south of Half Moon Bay, in San Mateo County, California ("project site") (Figure 1). The proposed project involves the removal of a garage and the construction of a two-story addition to an existing single-family residence on the project site, as shown on project plans, dated October 7, 2015, prepared by Viotti Architects. The area evaluated for this biotic assessment includes: (1) the project site, where ground disturbance is proposed and where biological resource impact determinations are made; and (2) a "study area", which includes the project site and adjacent areas extending outward 200-feet, where habitats are mapped and evaluated for the potential presence of special-status biological resources (including special-status plant and wildlife species and sensitive habitats) (Figure 2). Potential significant impacts that may occur to these resources as a result of the proposed project are identified and mitigation measures suggested to reduce impacts to less-than-significant levels. The report format follows San Mateo County's "Biological Impact Form for compliance with Local Coastal Program Policy 7.5."

No special-status plant species were observed on the project site or surrounding study area during the October 2015 field visit, but the visit occurred outside the typical blooming period of most plant species, and no floristic surveys were conducted. All 38 special-status plant species identified for the region during the background literature search are considered absent from the project site because the project site is heavily disturbed and consists of Developed/Landscaped habitat that lacks suitable habitat components (e.g., soil type, micro-habitat, plant community) for special-status species. Portions of the study area in Central Coast Riparian Scrub and Non-Native Grassland could provide suitable habitat for some special-status plants known from the region, but these habitats will not be directly or indirectly impacted by the proposed project, and no mitigation measures for special-status plants are recommended.

Due to the Developed/Landscaped habitat, the project site itself generally does not provide habitat for special-status wildlife species, but one special-status wildlife species, San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), was observed in Central Coast Riparian Scrub on the surrounding study area, and two other special-status wildlife species, Allen's Hummingbird (*Selasphorus sasin*) and Nuttall's Woodpecker (*Picoides nuttallii*), could potentially occur in Central Coast Riparian Scrub. In addition, trees, shrubs, and herbaceous vegetation on the study area provide nesting habitat for native bird species protected under the Migratory Bird Treaty Act and state Fish and Game Code. Mitigation measures are recommended in this report to address potential significant impacts that may occur to special-status wildlife species as a result of the project.

No wetland or riparian areas are present on the project site. However, the unnamed tributary to Purisima Creek and Central Coast Riparian Scrub adjacent to the project site meet the LCP definition of "Riparian Corridor." The proposed project will take place in existing Developed/Landscaped habitat, and no direct impacts to Central Coast Riparian Scrub will occur from the project. However, the residential addition could result in indirect riparian impacts by increasing night lighting and shading. These impacts could be mitigated, and habitat functions and values of the Central Coast Riparian Scrub could increase compared to current conditions, with the implementation of mitigation measures in Section 5.0. However, since the project is proposed within the 30-foot riparian buffer zone, the County would need to make a determination about the conformance of the project with the LCP in relation to riparian buffer zones.



Mapscale: 1:16,000

0 750 1,500 3,000 Feet

N

Figure 1. Study area locality map.

Basemap: USGS 7.5' Half Moon Bay quad.

COAST RANGE BIOLOGICAL INC

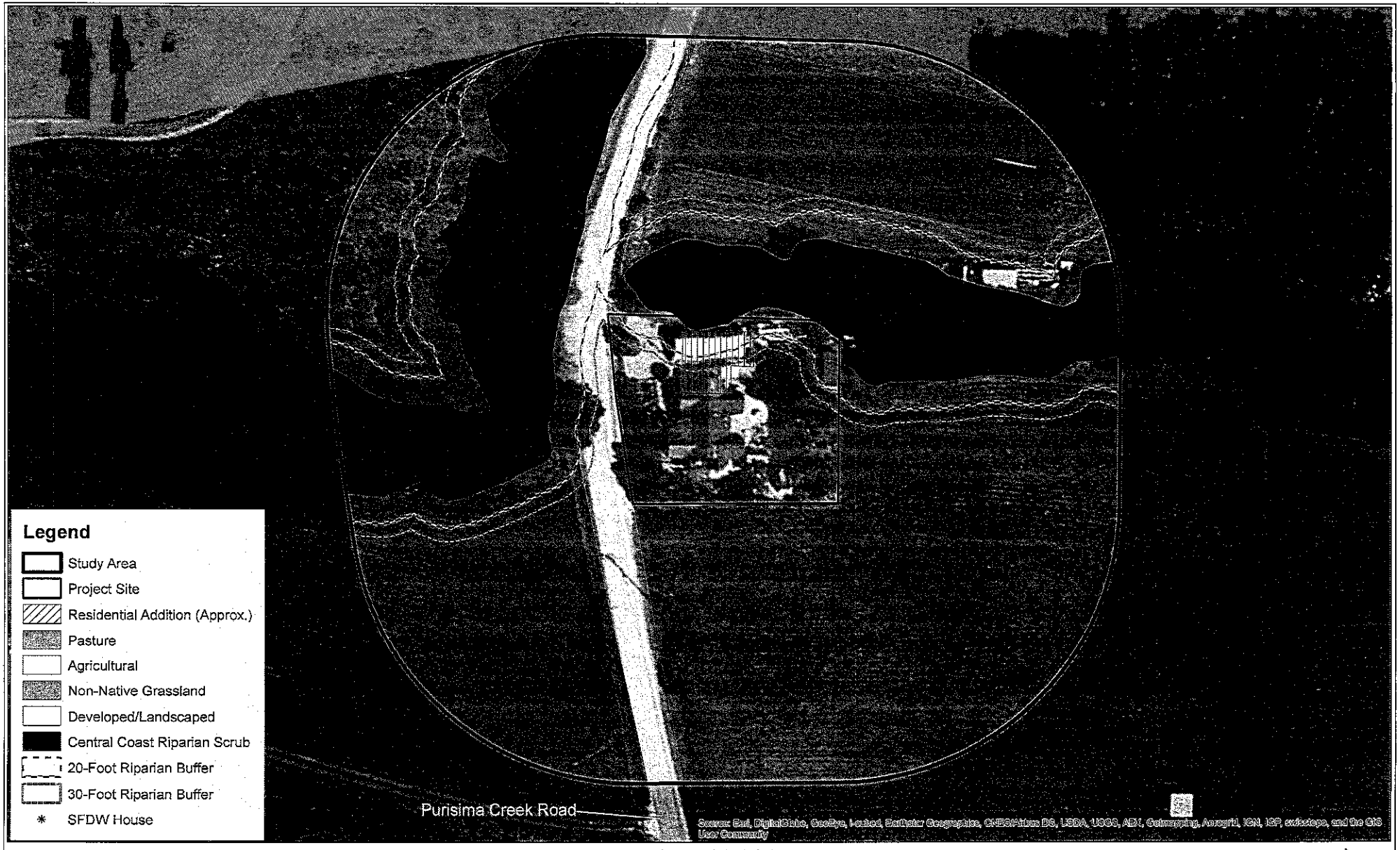


Figure 2. Habitats on the study area.
Orthophoto date: 6/13/14

2.0 PROJECT AND PROPERTY DESCRIPTION

The project site covers ~0.5-acre and includes the property located at 1590 Purisima Creek Road, south of Half Moon Bay in San Mateo County, where the garage will be removed and the residential addition constructed. The study area includes the project site and a 200-foot buffer (Figures 1 and 2). The project site currently consists of existing residential development, including the garage, single-family residence, and associated landscaping and infrastructure. The garage was constructed elsewhere and moved to the project site in the 1950's (Denise Kelly, landowner, pers. comm.).

Land uses on the surrounding study area include an unnamed tributary to Purisima Creek immediately east of the project site, a flower farm east of the creek, horse pasture to the south, west, and northwest, and undeveloped land to the northeast (Figure 2).

2.1 Vegetation

Five habitats are present on the study area: Central Coast Riparian Scrub, Non-Native Grassland, Pasture, Agricultural, and Developed/Landscaped (Figure 2). Central Coast Riparian Scrub[1], consisting primarily of the *Salix lasiolepis* Shrubland Alliance (Sawyer et al. 2009), occurs along the creek and is dominated by a canopy of arroyo willow (*Salix lasiolepis*[2]), with an understory consisting primarily of native shrubs and herbaceous species, including California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), stinging nettle (*Urtica dioica*), red elderberry (*Sambucus racemosa*), red-flowering currant (*Ribes sanguineum*), dogwood (*Cornus* sp.), sword fern (*Polystichum munitum*), and horsetail (*Equisetum* sp.), along with occasional non-native species such as English ivy (*Hedera helix*) and garden nasturtium (*Tropaeolum majus*).

Non-Native Grassland, consisting of a mixture of ruderal herbaceous Alliances found in Sawyer et al. (2009), is present in the northern portion of the study area north of Purisima Creek Road. Dominant species are non-native grasses and forbs, including ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), wild oats (*Avena* sp.), Italian ryegrass (*Festuca perennis*), summer mustard (*Hirschfeldia incana*), bull thistle (*Cirsium vulgare*), Harding grass (*Phalaris aquatica*), and bristly ox-tongue (*Helminthotheca echioides*), with occasional dense patches of the native shrub coyote brush (*Baccharis pilularis*). Pasture occurs in the western and southern portions of the study area and consists of areas heavily grazed with horses. Dominant species are non-native grasses and forbs similar to Non-Native Grassland, with coyote brush absent.

Agricultural habitat occurs in the eastern portion of the study area and consists of areas actively farmed as part of a flower growing operation. Developed/Landscaped habitat covers the project site, and includes the existing residence, garage, outbuildings, driveway, Purisima Creek Road, as well as planted ornamental species such as paper birch (*Betula papyrifera*), cotoneaster (*Cotoneaster* sp.), rose (*Rosa* spp.), ceanothus (*Ceanothus* sp.), grape (*Vitis* sp.), and sweet alyssum (*Lobularia maritima*),

2.2 Wildlife

Wildlife expected on the study area include a variety of native species common in western San Mateo County, as well as some species that are tolerant of human disturbance. The Central Coast Riparian Scrub and adjacent areas could provide a movement corridor for a variety of wildlife, such as mule

[1] Vegetation nomenclature follows Holland (1986).

[2] Botanical nomenclature follows Baldwin et al. (2012).

deer (*Odocoileus hemionus*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), striped skunk (*Mephitis mephitis*), and raccoon (*Procyon lotor*). San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) houses were observed in portions of the Central Coast Riparian Scrub supporting a dense understory. Western fence lizard (*Sceloporus occidentalis*) and gopher snake (*Pituophis catenifer*) may use open areas. A variety of native birds are expected to use the dense Central Coast Riparian Scrub during the breeding season. Birds observed on the study area include Anna's hummingbird (*Calypte anna*), common raven (*Corvus corax*), western scrub-jay (*Aphelocoma californica*), and red-tailed hawk (*Buteo jamaicensis*).

2.3 Topography and Soils

The study area occurs between ~280 and ~320 feet elevation (USGS 1991) (Figure 1). The project site and adjacent areas south of Purisima Creek Road are generally level. Topography north of Purisima Creek Road is moderately sloped to the south.

Three soil types have been mapped on the study area (NRCS 2015):

Gw—Gullied land (Tierra and Watsonville soil materials)
TuB—Tunitas clay loam, gently sloping
TuD2—Tunitas clay loam, moderately steep, eroded

Gullied land soils are found on terraces. This soil type is derived from alluvium from sedimentary rock and has a variable soil profile. Tunitas clay loam, gently sloping soils are moderately well-drained, found on alluvial fans and floodplains, and are derived from alluvium. A typical profile consists of clay loam from 0 to 12 inches and clay from 12 to 60 inches of soil profile. The depth to water table and a restrictive feature is >80 inches. Tunitas clay loam, moderately steep, eroded soils are moderately well-drained, found on alluvial fans and floodplains, and are derived from alluvium. A typical profile consists of clay loam from 0 to 8 inches and clay from 8 to 60 inches of soil profile. The depth to water table and a restrictive feature is >80 inches. Tunitas clay loam, moderately steep, eroded soils are listed as hydric soils on the National Hydric Soils List (NRCS 2014) when occurring in drainages. Gullied land and Tunitas clay loam, gently sloping soils are not listed as hydric soils on the National Hydric Soils List.

2.4 Hydrology

The principal hydrologic sources for the study area are direct precipitation, surface and sub-surface runoff from the surrounding watershed, and drainage through an unnamed tributary to Purisima Creek (the tributary is hereafter referred to as "creek") (USGS 1991). The creek was dry during the October 29, 2015 field visit. The creek is intermittent, only flows during the rainy season, has flowed less than ten days in 2014-2015, and lacks any pools or other surface water during the dry season (Peter Kelly, landowner, pers. comm.). The creek flows southeast for ~700-feet to the confluence with Purisima Creek (Figure 1). The tributary is mapped on the USGS (1991) Half Moon Bay topographic quadrangle, but is not mapped in the National Wetlands Inventory (USFWS 2015a). No other wetlands or streams are mapped for the study area in the National Wetlands Inventory.

3.0 METHODOLOGY

Prior to conducting field studies, a background literature search was conducted to determine which special-status species and sensitive habitats have potential to inhabit the study area region based on documented occurrences and range distribution (Appendix A). The primary sources for this search

included the California Natural Diversity Data Base (CNDDB) (CDFW 2015a), CNPS Inventory of Rare and Endangered Plants (CNPS 2015), and the U.S. Fish and Wildlife Service list of threatened or endangered species (USFWS 2015b) records for the Half Moon Bay and surrounding USGS 7.5' quadrangles[3]. In addition, other lists and publications were consulted, including the CDFW Special Animals list (CDFW 2015b), Zeiner et al. (1988; 1990a; 1990b), eBird (2015), the National Wetlands Inventory (USFWS 2015a), Web Soil Survey (NRCS 2015), topographic maps (USGS 1991), and Baldwin et al. (2012).

Reconnaissance-level field studies were conducted on October 29, 2015. The project site and accessible portions of the study area were traversed on foot to document habitat conditions to determine the potential for occurrence of special-status biotic resources. The potential for occurrence of special-status species was assessed based on the presence of necessary habitat characteristics, confirmed records from the region, and the biologist's knowledge of the target species. No focused surveys were performed.

3.1 Special-status Species

Potential for occurrence of special-status species was classified as follows: None, Low, Moderate, High, or Present. For species with a potential for occurrence of None or Low, habitat for the species is lacking or is otherwise degraded or unsuitable, and no further recommendations are made since the species is unlikely to inhabit the project site or surrounding study area. For species that are Present on the study area (based on field observations and/or documentation during the background literature search), or for species with a Moderate or High potential for occurrence (based on the presence of suitable habitat), mitigation measures are recommended to reduce any potential significant project impacts to less-than-significant levels (CEQA Guidelines, Appendix G).

3.2 Sensitive Habitats

Sensitive Habitats are defined in the LCP as "any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting rare and endangered species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat; (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species."

Wetlands are defined in the LCP as "an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently

[3] The initial raw species list was refined to remove species that are documented in the general region but are not expected to occur on the study area due to range limitation or extirpation, or occur in habitats obviously lacking from the study area, such as marine habitats. The remaining species were analyzed for their potential to occur on the study area (Appendix A).

submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernally wet areas where the soils are not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat."

Riparian Corridors are defined in the LCP as the "limit of riparian vegetation (i.e. a line determined by the association of plant and animal species normally found near streams, lakes, and other bodies of fresh water: red alder, jaumea, pickleweed, big leaf maple, narrowleaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such an area must contain at least a 50% cover of some combination of the plants listed."

Potential sensitive habitats were mapped in the field with a Trimble GPS unit (sub-meter accuracy) and overlain on a digital orthophoto (dated June 13, 2014) using ArcGIS mapping software. Other habitats were drawn directly onto the orthophoto based on variation in texture, color, and structure. The project site boundary was approximated onto the orthophoto based on available site plans.

4.0 RESULTS

4.1 Special-status Plants

Thirty-eight special-status plant species are documented to occur in the study area region based on the background literature search discussed in Section 3.0. A list of these species, their status, and their typical habitats is presented in Appendix A. A search of the CNDDB GIS database found no documented occurrences[4] of special-status plant species on the project site or surrounding study area. Two special-status plant species are documented within three miles of the study area (CDFW 2015a): Choris's popcorn-flower (*Plagiobothrys chorisianus* var. *chorisianus*) and woodland woollythreads (*Monolopia gracilens*) (Figure 3). The study area is not located within any designated critical habitat for federally-listed plant species (USFWS 2015c).

No special-status plant species were observed on the project site or surrounding study area during the October 2015 field visit, but the visit occurred outside the typical blooming period of most plant species, and no floristic surveys were conducted. All 38 special-status plant species identified for the region during the background literature search are considered absent from the project site because the project site is heavily disturbed and consists of Developed/Landscaped habitat that lacks suitable habitat components (e.g., soil type, micro-habitat, plant community) required by special-status species. Portions of the study area in Central Coast Riparian Scrub and Non-Native Grassland could provide suitable habitat for some special-status plants known from the region (Appendix A), but these habitats will not be directly or indirectly impacted by the proposed project, and no additional studies or mitigation measures for special-status plants are recommended.

[4] The lack of documented occurrences does not necessarily mean that a species does not occur in an area, only that no occurrences have been reported.

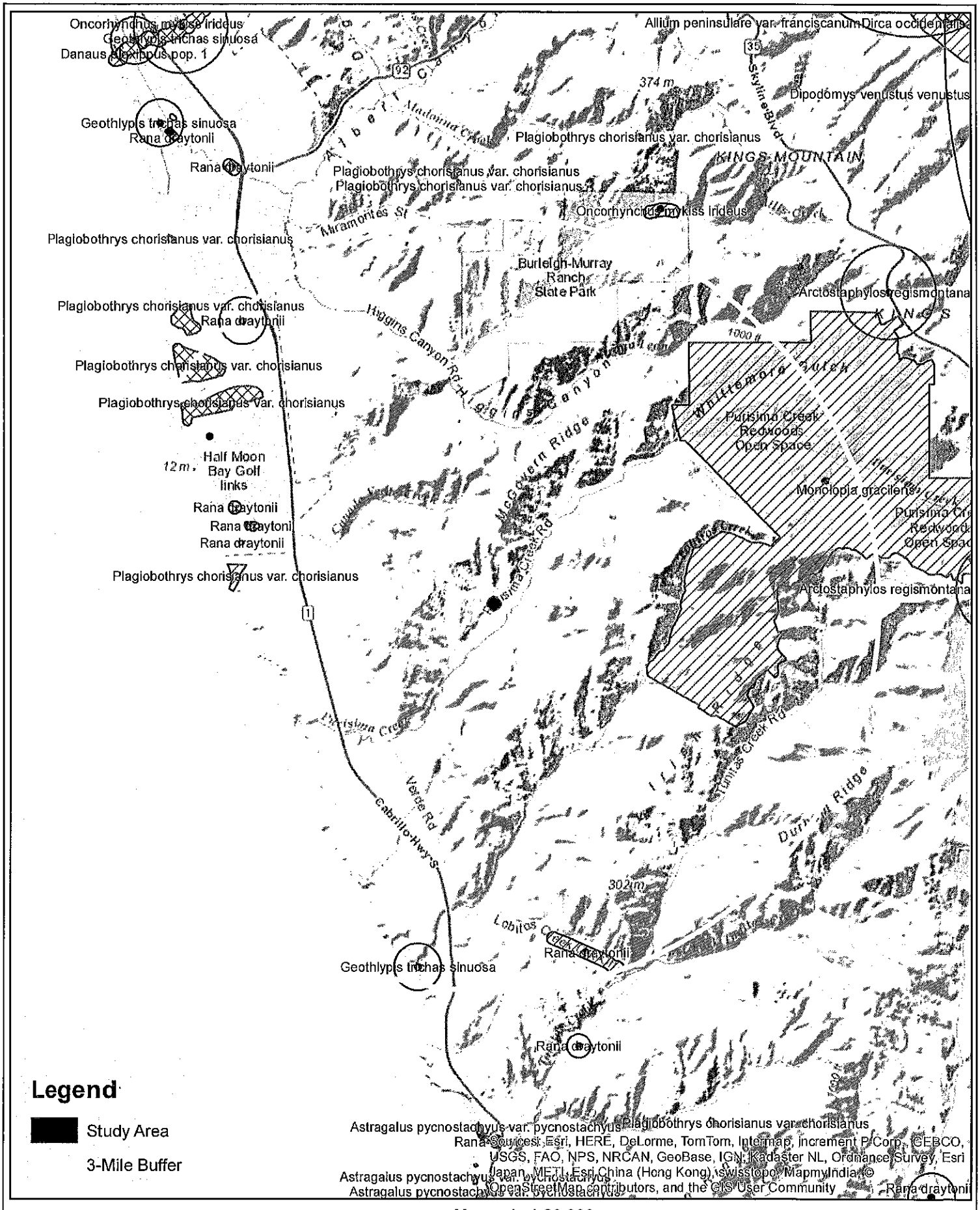


Figure 3. CNDDB map of the study area.
Data Source: CDFW (2015a).

4.2 Special-status Wildlife

Twenty-eight special-status wildlife species were analyzed for their potential occurrence on the project site and surrounding study area because they: (1) occur in habitats present in the general vicinity of the study area, and (2) have ranges that include western San Mateo County (Appendix A). A search of the CNDDB GIS database found no documented occurrences of special-status wildlife species on the project site or surrounding study area. Three special-status wildlife species have documented occurrences within three miles of the study area: monarch butterfly (*Danaus plexippus*[5]), California red-legged frog (*Rana draytonii*), and saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*) (Figure 3). The study area is not located within any designated critical habitat for federally-listed wildlife species (USFWS 2015c).

Due to the Developed/Landscaped habitat, the project site generally does not provide suitable habitat for special-status wildlife species, but one special-status wildlife species, San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), was observed in Central Coast Riparian Scrub on the surrounding study area (Figure 2; Appendix B), and two other species, Allen's Hummingbird (*Selasphorus sasin*) and Nuttall's Woodpecker (*Picoides nuttallii*), could potentially occur on the study area in Central Coast Riparian Scrub. In addition, trees, shrubs, and herbaceous vegetation on the study area provide nesting habitat for native bird species protected under the Migratory Bird Treaty Act (MBTA) and state Fish and Game Code. These species are discussed below.

The remaining special-status wildlife species analyzed are considered absent or to have a low potential to inhabit the project site or study area, and it is therefore unlikely they would be adversely impacted by the proposed project (Appendix A). These species are not discussed further.

Allen's Hummingbird (*Selasphorus sasin*), Federal Status: Bird of Conservation Concern, State Status: None.

Allen's hummingbird breeds in a narrow band along the coast of California and southern Oregon and winters from Central California south through Baja and Central Mexico. Nesting habitat in the San Francisco Bay region includes mixed evergreen forest, redwood forests, riparian woodland, nonnative eucalyptus and cypress groves, and occasionally live oak woodlands and coastal scrub with scattered trees (Mitchell 2000). In addition to nectar, insects are taken, especially spiders. Allen's hummingbird is an extremely early migrant, and arrives on nesting grounds in January and February (Mitchell 2000). Males engage in a distinct J-shaped flight pattern when courting females. Nests are often clustered and semi-colonial. Females typically produce two broods. The species was recently added to the federal Birds of Conservation Concern primarily due to its restricted breeding range.

Allen's hummingbird is considered to be a regular and common breeder in coastal San Mateo County (Sequoia Audubon Society 2001; Metropulos 2006). Potential nesting habitat is available for the species in Central Coast Riparian Scrub. Mitigation measures to address potential impacts to Allen's hummingbird are included in Section 5.0.

Nuttall's Woodpecker (*Picoides nuttallii*), Federal Status: Bird of Conservation Concern, State Status: None.

Nuttall's woodpecker ranges from extreme northern Baja to northern California west of the deserts and the Sierra Nevada divide. It is typically associated with oak woodlands, but will also occur in

[5] Monarch butterfly and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) location records are considered sensitive and are not included in Figure 3.

riparian woodlands and chaparral areas (Lowther 2000). It feeds primarily on insects it gleans from the underside of leaves in trees and on the ground, and also eats some vegetation. It often nests in snags along riparian areas. Males perform most of the incubation. Pairs remain on territories all year round. The species was recently added to the federal Birds of Conservation Concern primarily due to its restricted breeding range.

Potential nesting habitat is available for Nuttall's woodpecker in Central Coast Riparian Scrub. Mitigation measures to address potential impacts to the species are included in Section 5.0.

Other Nesting Native Bird Species

Suitable nesting habitat for other, non-listed bird species protected under the MBTA and Fish and Game Code occurs in trees, shrubs, and herbaceous vegetation on the project site and surrounding study area. The MBTA regulates or prohibits taking, killing, and possession of migratory bird species and their nests as listed in Title 50 Code of Federal Regulation (CFR) Section 10.13. Bird species and their nests are also protected under Sections 3515 and 3503 of the state Fish and Game Code. Vegetation removal during the nesting season, or noise and other disturbance during project construction, could adversely impact nesting bird species on the study area, should they be present, potentially resulting in nest destruction, abandonment, or failure. Mitigation measures to address potential significant impacts to nesting bird species are included in Section 5.0.

San Francisco Dusky-footed Woodrat (*Neotoma fuscipes annectens*), Federal Status: None; State Status: Species of Special Concern.

The San Francisco dusky-footed woodrat (SFDW) occurs from San Francisco Bay south through the Santa Cruz Mountains to Elkhorn Slough and inland to the Diablo Range (Hall 1981). The species is most common in riparian, oak woodland and scrub habitats (Carraway and Verts 1991). It typically constructs houses, which are often referred to as nests or middens, out of sticks and other debris. They are constructed on the ground, in rocky outcrops or in trees and are often found in concentrations along riparian corridors. The species can also live in hollows in logs or trees and colonize man-made structures that provide appropriate protection from predators. Houses are often reused by successive generations and some can grow to be six feet or more in height, while others are well-hidden and easily overlooked. Houses are used for rearing young, protection from predators, resting, food storage, thermal protection and social interaction (Carraway and Verts 1991).

Six SFDW houses were observed on the study area in Central Coast Riparian Scrub, outside of the project site (Figure 2; Appendix B), and more are expected in suitable habitat where dense vegetation is present. SFDW houses were observed in Central Coast Riparian Scrub supporting a dense understory of shrubs, including California blackberry, poison oak, and stinging nettle. No SFDW houses were observed in areas lacking suitable ground cover. No direct impacts to SFDW houses are anticipated from the proposed project because the project site consists of Developed/Landscaped habitat and lacks suitable habitat for SFDW. However, indirect impacts are possible from the project, and mitigation measures for the species are included in Section 5.0.

4.3 Wetland and Riparian Areas

No wetland or riparian areas are present on the project site. However, the creek and associated Central Coast Riparian Scrub are adjacent to the project site and meet the LCP definition of "Riparian Corridor" (Figure 2).

According to Section 7.11(a) of the LCP:

"On both sides of riparian corridors, from the 'limit of riparian vegetation', extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams." Since the creek is intermittent, a 30-foot riparian buffer from the 'limit of riparian vegetation' would apply.

Section 7.12 of the LCP Identifies the Permitted Uses in Riparian Buffer Zones:

"*Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors; (2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists; (3) on parcels designated on the LCP Land Use Plan Map: Agriculture, Open Space, or Timber Production, residential structures or impervious surfaces only if no feasible alternative exists; (4) crop growing and grazing consistent with Policy 7.9; (5) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting; and (6) no new residential parcels shall be created whose only building site is in the buffer area.*"

Section 7.13 of the LCP identifies Performance Standards in Riparian Buffer Zones:

"*Require uses permitted in buffer zones to: (1) minimize removal of vegetation; (2) conform to natural topography to minimize erosion potential; (3) make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels; (4) replant where appropriate with native and noninvasive exotics; (5) prevent discharge of toxic substances, such as fertilizers and pesticides; into the riparian corridor; (6) remove vegetation in or adjacent to man-made agricultural ponds if the life of the pond is endangered; (7) allow dredging in or adjacent to man-made ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply; and (8) limit the sound emitted from motorized machinery to be kept to less than 45-dBA at any riparian buffer zone boundary except for farm machinery and motorboats.*"

Therefore, a buffer of 30-feet (or 20-feet if no feasible alternative exists) is typically required around riparian corridors, and most of the residential addition is located within this buffer zone (Figure 2). The Central Coast Riparian Scrub adjacent to the project site is heavily altered by creek armoring, gravel paths, ornamental species, and a sparse understory which does not shield the creek and riparian corridor from ongoing disturbance associated with the existing residence (see photographs in Appendix B).

The residential addition will be constructed in existing Developed/Landscaped habitat, and, based on current project plans, no direct impacts to Central Coast Riparian Scrub would occur. However, the residential addition will be located adjacent to Central Coast Riparian Scrub and could indirectly impact this habitat due to increased night-lighting from the expanded residence, as well minor shading impacts from the two-story addition. These indirect impacts could be mitigated, and habitat functions and values of the Central Coast Riparian Scrub could increase compared to current conditions, with the implementation of mitigation measures in Section 5.0. However, since the project would take place within the 30-foot riparian buffer zone, the County would need to make a determination about the conformance of the project with the LCP in relation to riparian buffer zones.

5.0 POTENTIAL BIOLOGICAL IMPACTS AND PROPOSED MITIGATION MEASURES

The proposed project involves the removal of a garage and the construction of a two-story addition to an existing single-family residence on the project site, as shown on project plans, dated October 7, 2015, prepared by Viotti Architects. Potential significant adverse impacts that may result from the proposed project, and corresponding mitigation measures to reduce potential impacts to less-than significant-levels, are discussed below.

Potential Significant Impact 1: Central Coast Riparian Scrub, as well as surrounding areas containing trees, shrubs, and herbaceous vegetation, provide suitable nesting habitat for native bird species protected under the MBTA and Fish and Game Code. While direct impacts to nesting habitat are not anticipated because the project site consists of Developed/Landscaped habitat and no vegetation removal is proposed, the close proximity of the project site to Central Coast Riparian Scrub could result in indirect impacts to nesting bird species (due to noise and other disturbance) if present, potentially resulting in nest abandonment or failure.

Mitigation Measure 1: If feasible, project construction shall take place outside of the breeding bird season (the breeding bird season is generally February 1 to August 15). If work must be conducted during the breeding season, a qualified biologist shall conduct a pre-construction breeding bird survey throughout areas of suitable habitat within 300 feet of the project site within 30 days prior to the onset of any construction activity. If bird nests are observed, an appropriate buffer zone shall be established around all active nests to protect nesting adults and their young from construction disturbance. Buffer zones shall be determined by a qualified biologist in consultation with the California Department of Fish and Wildlife based on the site conditions and the species potentially impacted. Work within the buffer zone shall be postponed until all the young are fledged, as determined by a qualified biologist.

Potential Significant Impact 2: The residential addition occurs within the 30-foot riparian buffer zone. The buffer zone is heavily disturbed with existing development, and only indirect impacts are anticipated from the residential addition due to increased night-lighting from the expanded residence, as well as minor shading impacts from the two-story addition. In addition, Central Coast Riparian Scrub provides suitable habitat for SFDW (and nesting bird species, described above), and six SFDW houses were observed on the study area, ~50 feet from the project site. The following measures are intended to mitigate any significant impacts to Central Coast Riparian Scrub and SFDW from the project. However, since the residential addition would take place within the 30-foot riparian buffer zone, the County would need to make a determination about the conformance of the project with the LCP in relation to riparian buffer zones.

Mitigation Measure 2a: Prior to the start of construction, the boundaries of the work area shall be clearly delineated with orange-colored plastic construction fencing located above the top of bank of the creek and outside the Central Coast Riparian Scrub boundary. No vegetation shall be removed within Central Coast Riparian Scrub and no construction equipment, personnel, or other disturbance shall enter beyond the fenced area.

Mitigation Measure 2b: Erosion control measures shall be installed around the project site, as appropriate. No debris, soil, silt, sand, bark, slash, sawdust, cement, concrete, washings, petroleum products or other material shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into the creek. Other construction Best Management Practices shall be incorporated as appropriate to prevent sediment or debris associated with construction from entering the creek.

Mitigation Measure 2c: Exterior lighting installed on the residential addition adjacent to Central Coast Riparian Scrub shall be minimized and shall be wildlife friendly (e.g., mounted low, shielded, and long wavelength) to reduce lighting impacts.

Mitigation Measure 2d: To screen Central Coast Riparian Scrub from the residential addition, and improve habitat quality for SFDW and other native wildlife species along the riparian corridor, native trees, shrubs, and herbaceous species shall be planted between the residential addition and Central Coast Riparian Scrub. The purpose of the planting shall be to develop a multilayered canopy of native riparian species similar to what exists on the eastern banks of the creek (Appendix B-4). Proposed species for planting can include, but are not limited to, arroyo willow, California blackberry, red elderberry, dogwood, red-flowering currant, sword fern, coyote brush, wood fern (*Dryopteris arguta*), toyon (*Heteromeles arbutifolia*), and California coffeeberry (*Frangula californica*). Planting shall take place above the top-of-bank of the creek, unless a Streambed Alteration Agreement is obtained from the California Department of Fish and Wildlife. The plantings shall remain in perpetuity so that a vegetation screen of native species can enhance the ecological functions and values of the riparian corridor.

The conclusions of this biotic assessment reflect conditions observed at the time of the field visit and the biologist's interpretation of those conditions. Government regulatory agencies make the final determination regarding biological resource issues on the project site.

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Appendix A. Special-status species documented to occur in the Project Site region

List compiled from searches of the CNDDB (CDFW 2015a), CNPS (2015), and USFWS (2015b) records for the Half Moon Bay, Montara Mountain, San Mateo, Woodside, La Honda, and San Gregorio 7.5' USGS quadrangles, CDFW Special Animals List (2015), and other publications (e.g., Zeiner et al. 1988, 1990a). This list has not been reviewed by the regulatory agencies.

Species	Status	Typical Habitat	Potential for Occurrence on Project Site
PLANTS			
Agrostis blasdalei Blasdale's bent grass	1B	Coastal bluff scrub, coastal dunes, coastal prairie, 5-150 m. Blooms May-July.	**None.** No suitable habitat present on or adjacent to the project site.
Allium peninsulare var. *franciscanum* Franciscan onion	1B.2	Cismontane woodland, valley and foothill grassland (clay, often on serpentine), dry hillsides, 100-300 m. Blooms May-June.	**None.** No suitable habitat present on or adjacent to the project site.
Amsinckia lunaris bent-flowered fiddleneck	1B.2	Coastal bluff scrub, cismontane woodland, valley and foothill grassland, 3-500 m. Blooms March-June.	**None.** No suitable habitat present on or adjacent to the project site.
Arabis blepharophylla coast rock cress	4.3	Broadleafed upland forest, coastal bluff scrub, coastal prairie, coastal scrub, 3-1,100 m. Blooms February-May.	**None.** No suitable habitat present on or adjacent to the project site.
Arctostaphylos montaraensis Montara manzanita	1B.2	Chaparral, coastal scrub, 150 to 500 m. Blooms January-March.	**None.** No suitable habitat present on or adjacent to the project site. No *Arctostaphylos* observed.
Arctostaphylos regismontana Kings Mountain manzanita	1B.2	Broadleafed upland forest, chaparral, North Coast coniferous forest, 305-730 m. Blooms January-April.	**None.** No suitable habitat present on or adjacent to the project site. No *Arctostaphylos* observed.
Astragalus pycnostachyus var. *pycnostachyus* coastal marsh milk-vetch	1B.2	Coastal dunes (mesic), coastal scrub, marshes and swamps (coastal salt, streamsides), 0-30 m. Blooms April-October.	**None.** No suitable habitat present on or adjacent to the project site.
California macrophylla round-leaved filaree	1B.1	Cismontane woodland, valley and foothill grassland (heavy clay), 15-1,200 m. Blooms March-May.	**None.** No suitable habitat present on or adjacent to the project site.
Centromadia parryi subsp. *parryi* pappose tarplant	1B.2	Coastal prairie, meadows and swamps (coastal salt), valley and foothill grassland (vernally mesic/often alkaline), 2-420 m. Blooms May-November.	**None.** No suitable habitat present on or adjacent to the project site.
Chorizanthe cuspidata var. *cuspidata* San Francisco Bay spineflower	1B.2	Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub (sandy), 3-215 m. Blooms April-August.	**None.** No suitable habitat present on or adjacent to the project site.
Cirsium andrewsii Franciscan thistle	1B.2	Broadleafed upland forest, coastal bluff scrub, coastal prairie (sometimes serpentinite seeps), 0-150 m. Blooms March-July.	**None.** No suitable habitat present on or adjacent to the project site.
Collinsia multicolor San Francisco collinsia	1B.2	Closed-cone coniferous forest, coastal scrub (sometimes serpentinite), 30-250 m. Blooms March-May.	**None.** No suitable habitat present on or adjacent to the project site.
Dirca occidentalis	1B.2	Broadleafed upland forest, chaparral, closed-cone	**None.** No suitable habitat on the project site.

Species	Status	Typical Habitat	Potential for Occurrence on Project Site
western leatherwood		coniferous forest, cismontane woodland, North Coast coniferous forest, riparian forest and woodland. Usually on brushy slopes, mesic sites in mixed evergreen and foothill woodland communities, 25-425 m. Deciduous shrub, blooms January-April.	Suitable habitat present in Central Coast Riparian Scrub on surrounding study area but species not observed and this habitat will not be impacted by the project.
Erysimum franciscanum San Francisco wallflower	4.2	Chaparral, coastal dunes, coastal scrub, valley and foothill grassland (serpentinite, granite, coastal dunes), 0-520 m. Blooms March-June.	**None.** No suitable habitat present on or adjacent to the project site.
Fritillaria lanceolata var. *tristulis* Marin checker lily	1B.1	Coastal bluff scrub, coastal prairie, coastal scrub, 15-150 m. Blooms February-May.	**None.** No suitable habitat present on or adjacent to the project site.
Fritillaria liliacea fragrant fritillary	1B.2	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland (often serpentinite), 3-410 m. Blooms February-April.	**None.** No suitable habitat present on or adjacent to the project site.
Grindelia hirsutula var. *maritima* San Francisco gumplant	3.2	Coastal bluff scrub, coastal scrub, valley and foothill grassland (sandy or serpentinite), 15-400 m. Blooms June-September.	**None.** No suitable habitat present on or adjacent to the project site.
Hesperevax sparsiflora var. *brevifolia* short-leaved evax	1B.2	Coastal bluff scrub (sandy), coastal dunes, coastal prairie, 0-215 m. Blooms March-June.	**None.** No suitable habitat present on or adjacent to the project site.
Horkelia cuneata subsp. *sericea* Kellogg's horkelia	1B.1	Closed-cone coniferous forest, chaparral, coastal dunes, old sand hills, coastal scrub (sandy or gravelly openings), 10-200 m. Blooms April-September.	**None.** No suitable habitat present on or adjacent to the project site.
Horkelia marinensis Point Reyes horkelia	1B.2	Coastal dunes, coastal prairie, coastal scrub (sandy), 5-350 m. Blooms May-September.	**None.** No suitable habitat present on or adjacent to the project site.
Leptosiphon croceus coast yellow linanthus	1B.1	Coastal bluff scrub, coastal prairie, 10-150 m. Blooms April-May.	**None.** No suitable habitat present on or adjacent to the project site.
Leptosiphon rosaceus rose linanthus	1B.1	Coastal bluff scrub, 0-100 m. Blooms April-July.	**None.** No suitable habitat present on or adjacent to the project site.
Limnanthes douglasii subsp. *sulphurea* Point Reyes meadowfoam	SE, 1B.2	Coastal prairie, meadows and seeps, marshes and swamps (freshwater), vernal pools, 1-140 m. Blooms March-May.	**None.** No suitable habitat present on or adjacent to the project site.
Lupinus arboreus var. *eximius* San Mateo tree lupine (=Davy's bush lupine)	3.2	Chaparral, coastal scrub, 90-550 m. Blooms April-July.	**None.** No suitable habitat present on or adjacent to the project site.
Malacothamnus aboriginum Indian Valley bush mallow	1B.2	Chaparral, cismontane woodland (rocky, granitic, often in burned areas), 150-1,700 m. Blooms April-October.	**None.** No suitable habitat present on or adjacent to the project site. No *Malacothamnus* observed.
Malacothamnus arcuatus arcuate bush mallow	1B.2	Chaparral, cismontane woodland, 15-355 m. Blooms April-September.	**None.** No suitable habitat present on or adjacent to the project site. No *Malacothamnus* observed.
Malacothamnus davidsonii	1B.2	Chaparral, cismontane woodland, coastal scrub,	**None.** No suitable habitat present on or adjacent to

Species	Status	Typical Habitat	Potential for Occurrence on Project Site
Davidson's bush-mallow		riparian woodland, 185-855 m. Blooms June-January.	the project site. No *Malacothamnus* observed.
Malacothamnus hallii Hall's bush mallow	1B.2	Chaparral, coastal scrub, 10-760 m. Blooms May-September.	**None.** No suitable habitat present on or adjacent to the project site. No *Malacothamnus* observed.
Microseris paludosa marsh microseris	1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland (mesic), 5-300 m. Blooms April-June.	**None.** No suitable habitat present on or adjacent to the project site.
Monolopia gracilens woodland woollythreads	1B.2	Broadleafed upland forest and chaparral openings, cismontane woodland, North Coast coniferous forest openings, valley and foothill grassland (serpentine), 100-1,200 m. Blooms March-July.	**None.** No suitable habitat present on or adjacent to the project site. Documented occurrence ~1.5-miles east.
Perideridia gairdneri subsp. *gairdneri* Gairdner's yampah	4.2	Broadleafed upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools, 0-365 m. Blooms June-October.	**None.** No suitable habitat present on or adjacent to the project site.
Plagiobothrys chorisianus var. *chorisianus* Choris' popcorn-flower	1B.2	Chaparral, coastal prairie, coastal scrub (mesic), 15-100 m. Blooms March-June.	**None.** No suitable habitat present on or adjacent to the project site. Documented occurrence ~2-miles west.
Polemonium carneum Oregon polemonium	2.2	Coastal prairie, coastal scrub, lower montane coniferous forest, 0-1,830 m. Blooms April-September.	**None.** No suitable habitat present on or adjacent to the project site.
Potentilla hickmanii Hickman's cinquefoil	FE, SE, 1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps (vernally mesic), marshes and swamps (freshwater), 10-135 m. Blooms April-August.	**None.** No suitable habitat present on or adjacent to the project site.
Silene verecunda subsp. *verecunda* San Francisco campion	1B.2	Coastal bluff scrub, chaparral, coastal prairie, coastal scrub, valley and foothill grassland (sandy), 30-645 m. Blooms March-June (sometimes into August).	**None.** No suitable habitat present on or adjacent to the project site.
Trifolium hydrophilum saline clover	1B.2	Marshes and swamps, valley and foothill grassland (mesic/alkaline), vernal pools, 0-300 m. Blooms April-June.	**None.** No suitable habitat present on or adjacent to the project site.
Triphysaria floribunda San Francisco owl's-clover	1B.2	Coastal prairie, coastal scrub, valley and foothill grassland (usually serpentinite), 10-160 m. Blooms April-June.	**None.** No suitable habitat present on or adjacent to the project site.
Triquetrella californica coastal triquetrella	1B.2	Coastal bluff scrub, coastal scrub, 10-100 m.	**None.** No suitable habitat present on or adjacent to the project site.

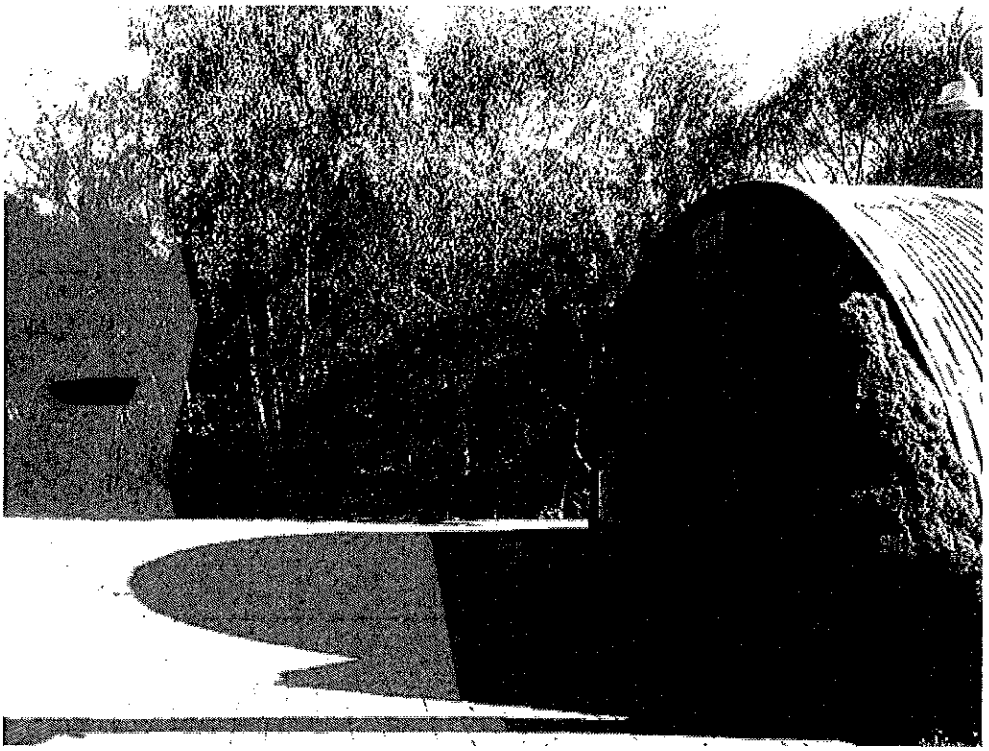
Species	Status	Typical Habitat	Potential for Occurrence on Project Site
WILDLIFE			
Invertebrates			
Danaus plexippus monarch butterfly	Winter roosts sensitive (CDFW)	Winter roost sites extend along the coast from northern Mendocino to Baja. Roosts in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	**Low (roost site).** No roost sites documented on the study area (CDFW 2015a), and no suitable roost sites observed on the project site or surrounding study area.
Euphydryas editha bayensis Bay checkerspot butterfly	FT	Restricted to native grasslands on outcrops of serpentine soil near SF Bay. *Plantago erecta* primary host plant, with *Orthocarpus densiflorus* and *O. purpurscens* secondary.	**None.** No suitable soil or host plants present on the project site or surrounding study area.
Fishes			
Eucyclogobius newberryi tidewater goby	FE, SSC	Inhabits brackish water habitats along the California coast from San Diego to the Smith River. Found in shallow lagoons and lower stream reaches with fairly still, but not stagnant, water and high oxygen levels.	**None.** No suitable aquatic habitat present on the project site or surrounding study area.
Oncorhynchus mykiss irideus steelhead – central California coast DPS	FT	From Russian River south to Soquel Creek and to, but not including, the Pajaro River. Also includes San Francisco and San Pablo Bay Basins.	**None.** No suitable aquatic habitat present on the project site or surrounding study area.
Amphibians			
Rana draytonii California red-legged frog	FT, SSC	Breeds in semi-permanent and perennial water sources often with dense, shrubby or emergent riparian vegetation including stock ponds and marshes; uses a variety of wetland habitats including streams during the summer months.	**Low.** Project site and adjacent areas lack suitable aquatic or upland habitat. Creek adjacent to project site is intermittent, partially armored, and lacks pools and appropriate vegetation cover in the channel. No ponds on or within ~2,000 feet of project site. Not located within Critical Habitat (USFWS 2015c) and no CNNDB records within two miles (CDFW 2015a).
Reptiles			
Emys marmorata western pond turtle	SSC	Inhabits permanent or nearly permanent bodies of water in many habitat types below 6000 ft. elevation. Typically nests in grassy, open habitat.	**Low.** Project site and adjacent areas lack suitable aquatic habitat. Creek adjacent to project site is intermittent, partially armored, lacks pools, and channel too narrow and canopy too dense for species. No ponds on or within ~2,000 feet of project site. No CNNDB records within two miles (CDFW 2015a).
Thamnophis sirtalis tetrataenia San Francisco garter snake	FE, SE, FP	Vicinity of freshwater marshes, ponds, and slow-moving streams in San Mateo and extreme northern Santa Cruz Counties. Prefers lentic habitat during the spring through fall that supports breeding a frog prey	**Low.** Project site and adjacent areas lack suitable aquatic habitat. Creek adjacent to project site is intermittent, partially armored, and lacks pools and appropriate vegetation cover in the channel. No

Species	Status	Typical Habitat	Potential for Occurrence on Project Site
		with nearby uplands that consist of a mosaic of grassland, scrub and woodland.	ponds on or within ~2,000 feet of project site. No CNNDB records within two miles (CDFW 2015a).
Birds			
Brachyramphus marmoratus marbled murrelet	FT, SE	Nests in coastal forests from Eureka to Oregon border and from Half Moon Bay to Santa Cruz. Nests in old growth redwood-dominated forests, often in Douglas-fir, up to six miles inland.	**None.** No suitable nesting habitat present on the project site or surrounding study area.
Buteo regalis (wintering) Ferruginous hawk	BCC	Winters in expansive open grasslands; forages primarily on ground squirrels.	**None.** No suitable habitat present on the project site. Could potentially forage in grasslands on surrounding study area.
Circus cyaneus (nesting) northern harrier	SSC	Nests on ground in grassy vegetation, usually in proximity to a marsh or other water body.	**None.** No suitable habitat present on the project site. Could potentially forage in grasslands on surrounding study area.
Elanus leucurus (nesting) white-tailed kite	FP	Open grassland, meadows, or marshes, for foraging, close to isolated, dense-topped trees for nesting and perching.	**Low.** Project site does not support foraging or nesting habitat. Could forage in Pasture and Non-Native Grassland habitats.
Falco peregrinus anatum American peregrine falcon	FP, BCC	Near wetlands, lakes, rivers, or other water. On cliff banks, dunes, mounds, and human-made structures. Nest consists of a scrape, depression, or ledge in an open site.	**None (nesting).** No nesting habitat present on the project site or surrounding study area.
Asio flammeus (nesting) short-eared owl	SSC	Nests in emergent wetland vegetation, tall grass, alfalfa fields.	**Low.** No nesting habitat present on or adjacent to the project site.
Selasphorus sasin Allen's hummingbird	BCC	Nests in narrow coastal belt in woodland and scrub habitats.	**Moderate.** Suitable nesting habitat present in Central Coast Riparian Scrub adjacent to the project site.
Picoides nuttallii Nuttall's woodpecker	BCC	Nests in oak woodland and along riparian corridors.	**Moderate.** Suitable nesting habitat present in Central Coast Riparian Scrub adjacent to the project site.
Contopus cooperi olive-sided flycatcher	SSC	Nests primarily in coniferous forests with open canopy; nests in Eucalyptus forest along coast.	**Low.** No nesting habitat on project site or surrounding study area.
Lanius ludovicianus (nesting) loggerhead shrike	BCC, SSC	Nests in isolated trees and shrubs; forages in open habitats.	**Low.** No nesting habitat present on project site. Uncommon nesting species along coast.
Baeolophus inornatus oak titmouse	BCC	Nests in oak, oak-pine and pinyon-juniper woodland.	**Low.** No nesting habitat on project site or surrounding study area.
Geothlypis trichas sinuosa saltmarsh common yellowthroat	BCC, SSC	Fresh and saltwater marshes. Requires thick, continuous cover down to water surface for foraging; nests in tall grasses, tule patches, and willows.	**Low.** Central Coast Riparian Scrub adjacent to project site subject to intense disturbance, but could potentially nest in other, less disturbed areas of Central Coast Riparian Scrub on study area, but this will not be impacted by project.

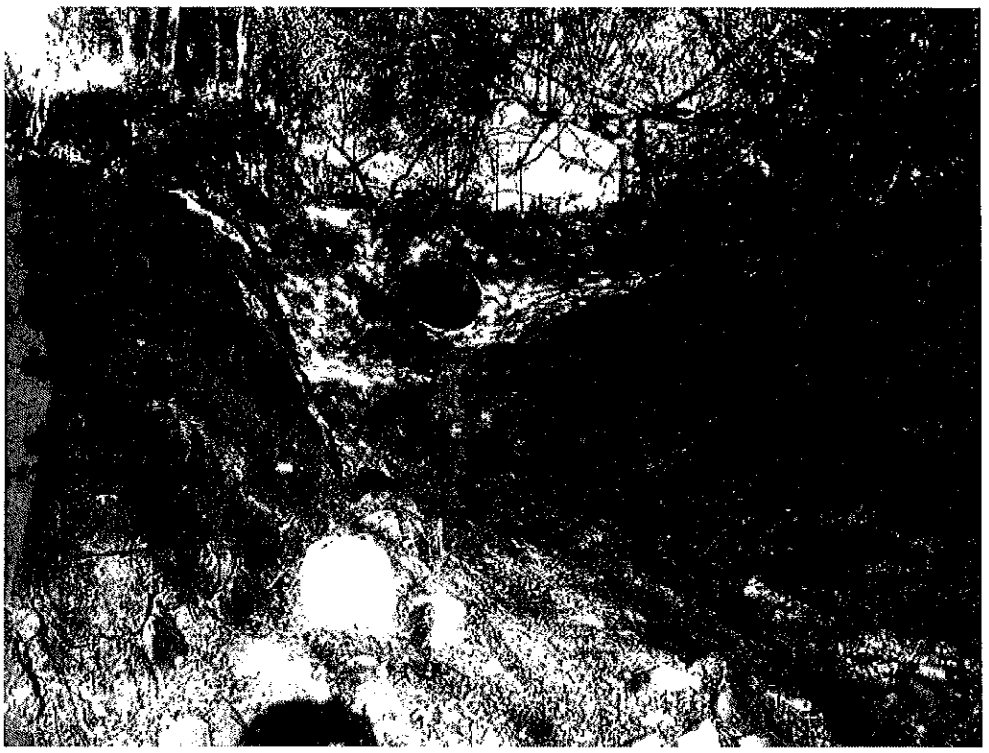
Species	Status	Typical Habitat	Potential for Occurrence on Project Site
Ammodramus savannarum grasshopper sparrow	SSC	Nests in short- to mid-height open grasslands.	**None.** No suitable habitat on or adjacent to project site. Could nest in Non-Native Grassland on surrounding study area, but this would not be impacted by project.
Passerculus sandwichensis alaudinus Bryant's savannah sparrow	SSC	Nests in tidally influenced habitats and moist grasslands.	**Low.** No suitable habitat present on the project site or surrounding study area.
Agelaius tricolor tricolored blackbird	BCC, SSC	Nests in freshwater marsh; forages in grasslands and croplands.	**Low.** No nesting habitat on study area; may forage in suitable habitat on the study area.
Riparia riparia bank swallow	ST	Colonial nester. Nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine textured/sandy soils near streams, rivers, lakes, or ocean to dig nesting hole.	**None.** No suitable nesting habitat present on the project site or study area.
Mammals			
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	SSC	Riparian, coastal scrub and forest habitats of moderate canopy and moderate to dense understory. Constructs houses of sticks and other material.	**Present (study area).** Six SFDW houses observed in Central Coast Riparian Scrub on the study area. More are expected in similar habitat with dense scrub understory.
Taxidea taxus American badger	CSC	Most abundant in grassland, scrub and drier, open forest. Preys on burrowing rodents; digs burrows for dens and during foraging bouts.	**Low.** No suitable habitat on the project site. Could occur on surrounding study area but would not be impacted by project.
Antrozous pallidus pallid bat	SSC, WBWG	Roosts in caves, trees and buildings; forages in variety of habitats. Very sensitive to disturbance of roosting sites.	**Low.** No suitable roosting habitat is present on the project site or adjacent areas due to intense human disturbance and lack of suitable structures. Garage is occupied and actively used. No CNDDB occurrences within seven miles (CDFW 2015a).
Corynorhinus townsendii Townsend's big-eared bat	SCT, WBWG	Roosts in caves, buildings, hollow redwoods; forage in many habitats. Roosts in the open, hanging from walls and ceilings. Extremely sensitive to human disturbance.	**Low.** No suitable roosting habitat is present on the project site or adjacent areas due to intense human disturbance and lack of suitable structures. Garage is occupied and actively used. No CNDDB occurrences within six miles (CDFW 2015a).
Myotis thysanodes fringed myotis	WBWG	Found in a wide variety of habitats, optimal are pinyon-juniper, valley and foothill hardwood and hardwood-conifer. Uses caves, mines, buildings, or crevices for maternity colonies and roosts.	**Low.** No suitable roosting habitat is present on the project site or adjacent areas due to intense human disturbance and lack of suitable structures. Garage is occupied and actively used. No CNDDB occurrences within ten miles (CDFW 2015a).
Key to Status:			
BCC	Federal Bird of Conservation Concern		

Species	Status	Typical Habitat	Potential for Occurrence on Project Site
FE	Federal Endangered		
FT	Federal Threatened		
SE	State Endangered		
ST	State Threatened		
SCT	State Candidate Threatened		
WBWG	Western Bat Working Group: High Priority Species		
SSC	California Department of Fish and Wildlife Species of Special Concern		
FP	California Department of Fish and Wildlife Fully Protected Species		
1B	CNPS Rare Plant Rank of plants rare, threatened, or endangered in California and elsewhere		
2	CNPS Rare Plant Rank of plants rare, threatened, or endangered in California but more common elsewhere		
3	CNPS Rare Plant Rank of plants for which more information is needed; a review list		
4	CNPS Rare Plant Rank of plants of limited distribution; a watch list		
.1/.2/.3	Seriously endangered in California/Fairly endangered in California/ Not very endangered in California		

Appendix B-1. Project site with garage proposed for removal (left). Creek and associated Central Coast Riparian Scrub are located to right of photo.



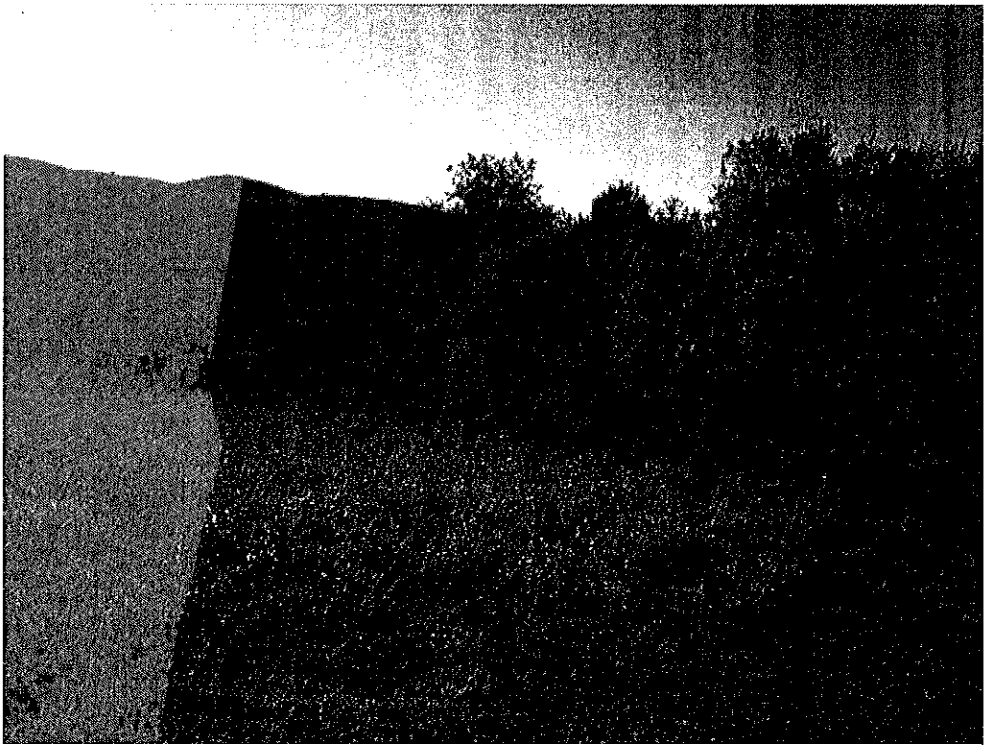
Appendix B-2. Project site, with garage proposed for removal and associated Developed/Landscaped habitat, with paper birch and creek in background.



Appendix B-3. Culvert outfall south of Purisima Creek Road, looking upstream (north).

Appendix B-4. Creek and Central Coast Riparian Scrub, looking downstream (south). Undisturbed vegetation on the eastern (left) creek bank supports SFDW houses. Disturbed areas to the west (right) near project site are disturbed by gravel paths and armoring and lack suitable ground cover.

Appendix B-5. San Francisco dusky-footed woodrat house in Central Coast Riparian Scrub on study area.



Appendix B-6. Agricultural land and Central Coast Riparian Scrub on study area.

APPENDIX C

RESUME OF PRINCIPAL INVESTIGATOR

COAST RANGE
BIOLOGICAL LLC

TOM MAHONY

Principal/Plant Ecologist/Wetland Scientist

EDUCATION

M.S. Natural Resources (thesis focus in Plant Ecology), Humboldt State University, 1999
B.A. Geography (Biology Minor), San Diego State University, 1994
Wetland Delineation Training Course, San Francisco State University, 2000

POSITIONS

Principal/Plant Ecologist, Coast Range Biological, LLC	2006-Present
Senior Biologist/Plant Ecologist, Albion Environmental, Inc.	2002-2006
Plant Ecologist, Wetlands Research Associates, Inc.	2000-2002
GIS Technician, Redwood National Park	1996-1999
GIS/GPS Teaching Associate, Humboldt State University	1997-1999
GIS Technician, U.S. Geological Survey	1995-1996
Resource Ecology Intern, Torrey Pines State Reserve	1994

Tom Mahony received his M.S. degree in Natural Resources with a thesis focus in Plant Ecology from Humboldt State University in 1999. He has spent 20 years working with California vegetation and habitats, specializing in biotic and habitat assessments for plant and wildlife species, wetland delineations, special-status plant surveys, vegetation classification/mapping, mitigation planning, and ecological restoration. He is a Certified Professional Wetland Scientist (PWS #2567) and holds a Plant Voucher Collecting Permit (No. 2081(a)-15-056-V) from the California Department of Fish and Wildlife.

Mr. Mahony is trained in wetland delineation procedures required under Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act, and the California Coastal Act, and has conducted wetland delineations throughout California for both private and public-sector clients. He has written wetland delineation reports and associated permit applications, including those for Corps of Engineers Nationwide Permits, Regional Water Quality Control Board Water Quality Certifications, and California Department of Fish and Wildlife Streambed Alteration Agreements. In addition, Mr. Mahony has expertise in wetland, riparian, and other Environmentally Sensitive Habitat Area delineations, biotic assessments, and buffer zone analyses required by the California Coastal Act. He has advanced training and extensive field experience identifying and mapping hydric soils.

Mr. Mahony has conducted numerous special-status plant surveys and botanical assessments throughout California utilizing methodologies approved by the California Native Plant Society, California Department of Fish and Wildlife, and U.S. Fish and Wildlife Service. He has managed mitigation monitoring projects in a wide variety of habitats. He has conducted numerous habitat assessments for special-status wildlife species, including California red-legged frog (*Rana draytonii*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), and a variety of other amphibians, reptiles, mammals, and avian species.

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PUBLICATIONS

- Mahony, T.M. 1999. Old-growth forest associations in the northern range of redwood. M.S. thesis, Humboldt State University, Arcata, California.

- Mahony, T.M. and J.D. Stuart. 1999. Classification and description of old-growth redwood forests in northwestern California and southwestern Oregon. Proceedings of the Society of American Foresters 1999 National Convention. Portland, Oregon. 577 pp.

- Mahony T.M. and J.D. Stuart. 2000. Old-growth forest associations in the northern range of coastal redwood. Madroño 47(1):5360.

- Mahony, T.M. and J.D. Stuart. 2007. Status of vegetation classification in redwood ecosystems. In: Standiford, Richard B.; Giusti, Gregory A.; Valachovic, Yana; Zielinski, William J.; Furniss, Michael J., technical editors. 2007. Proceedings of the redwood region forest science symposium: What does the future hold? Gen. Tech. Rep. PSW-GTR-194. Albany, CA: Pacific Southwest Research Station, Forest Service, U.S. Department of Agriculture; p. 207-214.

PROFESSIONAL AFFILIATIONS

- Society of Wetland Scientists

- California Botanical Society