



**AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING**

WEDNESDAY, JUNE 27, 2018

4:00 PM

**Half Moon Bay City Hall
501 Main Street
Half Moon Bay, California 94019**

Community Development Director: Jill Ekas

This agenda contains a brief description of each item to be considered. Those wishing to address the Community Development Director on any matter not listed on the Agenda, but within the jurisdiction of the Community Development to resolve, may come forward during the Public Comment portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

Please Note: Please Provide a Copy of Prepared Presentations to the Planning Division.

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

I. CALL TO ORDER

II. PUBLIC COMMENT

III. PUBLIC HEARING ITEMS

ITEM 1:

| | |
|--------------------------------------|---|
| Project: | Construction of an outdoor amphitheater, garden education areas, new fencing, and other associated landscape improvements at the existing Sea Crest |
| File Number | PDP-17-074 |
| Requested Permits/Approvals | Coastal Development Permit & Architectural Review |
| Site Location | 901 Arnold Way |
| Applicant/Property Owner | Tom Conroy/ Sea Crest School |
| Project Planner | Brittney Cozzolino bcozzolino@hmbcity.com (650) 750-2014 |
| Zoning District | R-r-3 Multi-Family Residential |
| LCP Land Use Plan Designation | Residential High Density |

ITEM 2:

| | |
|--------------------------------------|--|
| Project: | Construction of a new 1,395 square-foot single-family residence on a 2,500 square foot |
| File Number | PDP-17-085 |
| Requested Permits/Approvals | Coastal Development Permit & Architectural Review |
| Site Location | 417 Chesterfield Ave |
| Applicant/Property Owner | Greg Ward / Marcos & Esther Hernandez |
| Project Planner | Brittney Cozzolino bcozzolino@hmbcity.com (650) 750-2014 |
| Zoning District | R-1 B-2 Single Family Residential |
| LCP Land Use Plan Designation | Residential Medium Density |

ITEM 3:

| | |
|--------------------------------------|---|
| Project: | Construction of a new approximately 3,660 square-foot single-family residence, to be used as a residential care facility, with an attached accessory dwelling unit. |
| File Number | PDP-18-007 |
| Requested Permits/Approvals | Coastal Development Permit & Architectural Review |
| Site Location | 636 Metzgar Street |
| Applicant/Property Owner | Theodore Gladstone |
| Project Planner | Douglas Garrison; (650) 712-5836; dgarrison@hmbcity.com |
| Zoning District | R-2 Two Family Residential |
| LCP Land Use Plan Designation | Medium Density Residential |

IV. ADJOURNMENT

**COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF HALF MOON BAY
STAFF REPORT**

For meeting of: June 27, 2018

TO: Jill Ekas, Community Development Director

FROM: Brittney Cozzolino, Assistant Planner

TITLE: Coastal Development Permit and Architectural Review File No. PDP-17-074 for 901 Arnold Way

RECOMMENDATION

Approve PDP-17-074, an application for a Coastal Development Permit and Architectural Review to allow the construction of an outdoor amphitheater, garden education areas, new fencing, and other associated landscape improvements at the existing Sea Crest grade school, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

PROJECT BACKGROUND

| Summary of Project | |
|--|--|
| File Number | PDP-17-074 |
| Requested Permits/Approvals | Coastal Development Permit Architectural Review |
| Site Location | 901 Arnold Way/ APN 056-210-280 |
| Applicant/Property Owner | Tom Conroy/Sea Crest School |
| Project Planner | Brittney Cozzolino; (650) 750-2014; bcozzolino@hmbcity.com |
| Zoning District | R-3 Multi-Family Residential |
| LCP Land Use Plan Designation | Residential High Density |
| Water Service | Existing 5/8" Phase 1 Crystal Springs water connection; dedicated irrigation meter required for the proposed landscaping. |
| Sewer Service (Sewer Authority Mid-Coast) | Assessed for 10 benefit units |
| Street Improvements | Existing street improvements; no impact through this project |
| Environmental Determination | Categorically Exempt pursuant to California Code of Regulations, Section 15303(e) – construction of small structures, and Section 15304(b) – minor alterations of land |
| Heritage Trees | Existing Monterey pine hedge and Cypress trees to remain Tree protection plan required |

| | | | |
|------------------------|--|-----------|--|
| Story Poles | Not Required | No | Located in a Visual Resource Area? |
| | | No | Variance or Exception required? |
| | | No | Located in a largely undeveloped area? |
| Right of Appeal | Any aggrieved person may appeal the Director’s decision to the Planning Commission within ten (10) working days of the decision. | | |
| | The project is located within the Coastal Commission Appeals Jurisdiction; therefore, final City action may be appealed to the Coastal Commission. | | |



Figure 1. Site Location



Figure 2. Site Photo

Permit History

Sea Crest School was approved for a Coastal Development Permit, Use Permit, and Site and Design Permit in 1999 to move from Monte Vista Lane to their current location on Arnold Way. The project was proposed in two phases: first to build the main administrative building, first 12 classrooms, parking facilities, schoolyard, and associated infrastructure (PDP-12-99); and second to build a gymnasium (PDP-65-00). Under the approved Use Permit, an additional Site and Design and Coastal Development Permit allowed construction of a six-classroom addition in 2003 (PDP-98-02). A temporary two-classroom modular unit was approved under a temporary use permit in 2011 (PDP-26-11).

Site and Surrounding Properties

The project site is located on the north side of Arnold Way between S. Colonel Way and Arroyo Leon Creek in an existing residential neighborhood. The site is currently developed with a private school that serves Kindergarten through 8th grade. The site is zoned R-3 Multi-Family Residential, a zoning designation that allows private schools with an approved use permit. Land use and zoning for properties surrounding the subject site are as follows:

| | | |
|-------|--|------------------------------|
| North | Bloom Lane Senior Housing | R-3 Multi-Family Residential |
| South | Colonel Way Condos | R-3 Multi-Family Residential |
| East | One-story Single-Family Residence; Arroyo Leon Creek and City limits | R-3 Multi-Family Residential |
| West | Half Moon Village Condos | R-3 Multi-Family Residential |

Project Description

The project consists of the construction of an outdoor amphitheater, garden education areas, new fencing, and other associated landscape improvements. The proposed landscape improvements are intended to enhance the school yard and provide additional recreational and educational opportunities for the students. The proposed amphitheater will serve as an outdoor classroom and gathering area, and the garden education areas will provide opportunities for informal seating, quiet reflection, and native plant education. The existing open wire fence is proposed to be removed and replaced at the top of the bank of the adjacent Arroyo Leon creek, and will be modified to incorporate an opening along the bottom to allow wildlife-friendly passage. Other project components include modifications to the basketball court, a new 17,000 square-foot turf field, a new walkway and ADA-accessible concrete ramp to access the schoolyard, and a relocated play structure on new safety bark. All improvements will occur within the interior of the schoolyard and will not increase the intensity of use of the school or impact the surrounding development.

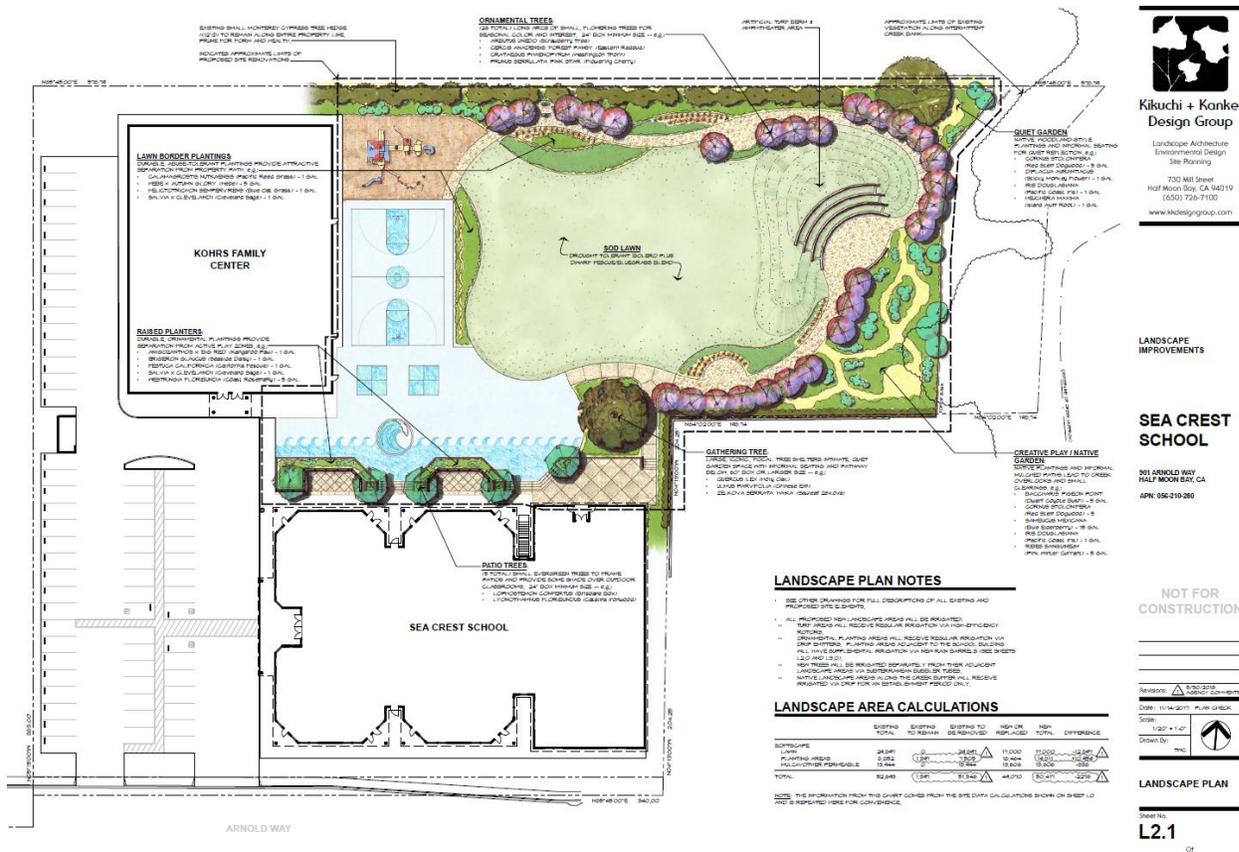


Figure 3. Proposed Landscape Plan

ANALYSIS

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, conformance with the Zoning Code/LCP Implementation Plan,¹ and conformance with the California Environmental Quality Act.

Conformance with the General Plan/Local Coastal Program Land Use Plan

The proposed landscape improvements at the existing private school are consistent with the Residential High Density General Plan/Local Coastal Land Use Plan designation. The Land Use Plan requires establishment of buffer zones from riparian corridors, as implemented in the City's Zoning Code and discussed further below.

Conformance with the Zoning Code

As this project proposes development within 100 feet of a riparian corridor (Arroyo Leon), a Coastal Development Permit is required (Municipal Code Section 18.20.025(A)). In addition, as the project consists of site improvements to an existing nonresidential structure requiring a use permit, Architectural Review of the project is also required (Municipal Code Section 14.37.020(B)).

Table 1 identifies key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site.

Table 1. Key Zoning Code/LCP Implementation Plan Topics

| Topic | Applicability/Explanation | |
|--|----------------------------------|--|
| Environmentally Sensitive Habitat Area | Yes | Located adjacent to an Environmentally Sensitive Habitat Area. |
| Visual Resource Area | No | Not located in a Visual Resource Area. |
| Public Access | No | Project will have no effect on coastal access. |
| Archaeologically Resource Area | No | Not in area of mapped or known resources. |
| Historic Resources | No | No historic resources exist on the site. |

As indicated in the table, the primary concern is the proposed development's proximity to the adjacent Arroyo Leon Creek. A Biological Resource Evaluation (BRE) was prepared for this project as development is proposed within 100 feet of the riparian corridor.

The BRE determined that Arroyo Leon is a perennial stream, which requires a 50-foot buffer zone extending from the limit of riparian vegetation per the Municipal Code. Although this determination is contrary to the intermittent stream designation given to Arroyo Leon on the

¹ The Zoning Code is the LCP Implementation Plan.

City's adopted Habitat Areas & Water Resources Overlay Map, the analysis provided by the BRE is the most up-to-date, site-specific study available and recommends a more resource-conservative approach than the 30-foot buffer required for intermittent streams would provide.

The original application included a portion of the proposed amphitheater within the riparian buffer zone as it was designed to meet a 30-foot buffer requirement. The plans have since been revised to pull the structural portions of the amphitheater out of the 50-foot buffer per the determination that Arroyo Leon is a perennial stream and such structures are not allowed uses within the buffer zone. However, a portion of the amphitheater berm is proposed within the 50-foot buffer and would require grading and altering of natural landforms. As the Coastal Resource Conservation Standards requires development within riparian buffer zones to conform to natural topography and minimize erosion potential (Municipal Code Section 18.38.075(G)(2)), conditions of approval require revised plans that completely relocate the amphitheater feature, including all structural components and berm area, out of the 50-foot buffer zone.

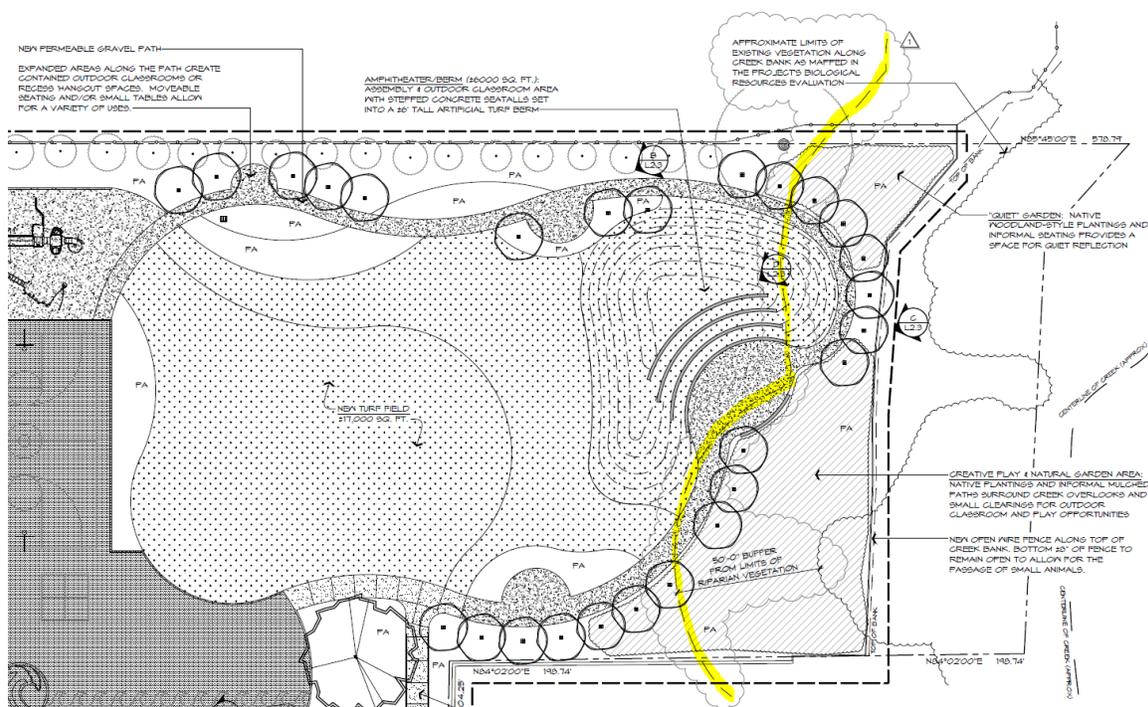


Figure 4. Site Plan Showing 50-ft. Buffer from Limit of Riparian Vegetation

Improvements proposed within the 50-foot buffer zone includes gravel pathways, two “natural garden” areas with informal seating, and a new open wire fence along the top of the bank. The fencing will incorporate a wildlife-friendly opening at the footing to allow for wildlife passage, while providing the necessary security for the students and preservation of the sensitive habitat area. As proposed, the fencing will be located along the top of the bank; however, there is a small area of riparian vegetation that extends beyond the top bank.

Thus, conditions of approval include a requirement to revise the location of the fencing such that it is located at the top of bank or limit of riparian vegetation, whichever is greater. All improvements proposed within the buffer zone can therefore be considered low-impact educational uses that will not impact sensitive resources and are permitted uses within the riparian buffer zone per the Zoning Code.

The BRE determined that the proposed improvements would impact an area of annual brome grass within the buffer zone, which is not a protected habitat type, and would have no adverse impact on the adjacent riparian vegetation. The proposed improvements meet the City's coastal resource conservation development standards by utilizing native and non-invasive plant species, implementing erosion and runoff controls and construction best management practices, and protecting the extent of the riparian vegetation.

The BRE also determined that, although none were observed during the study, there is potential for several protected wildlife species to occur within the project area due to the habitat type and documented sightings within three miles. These species include the San Francisco Garter Snake (federally endangered and state threatened), the California Red Legged Frog (federally threatened and state species of special concern), and nesting birds and roosting bats (protected by the California Department of Fish and Wildlife Code 3503). The BRE thus recommends pre-construction surveys as a preventative measure to ensure any impacts to these species are avoided, which are included herein as a Condition of Approval. With the proposed best management practices and pre-construction surveys, there will be no adverse impacts to the adjacent sensitive habitat area.

Architectural Design Compatibility

The proposed development conforms to the applicable design approval criteria required by Sections 14.37.035 and 18.20.070(F) of the Municipal Code. The project includes harmoniously designed landscaping that supports the main functions of the site and is appropriate to the setting and the surrounding neighborhood. The design concept creates a desirable and functional environment and includes plants materials that are suitable and capable of being properly maintained.

Although the subject property contains a nonresidential use, the project also conforms to the applicable sections of the Single-Family Residential Design Guidelines. Per Chapter 4 of the Guidelines, the project incorporates a cohesive aesthetic and clustered landscaping to create a natural appearance. The proposed plant list contains native and drought-tolerant vegetation that is compatible with the adjacent sensitive habitat area, and runoff will be directed from hardscaping to vegetated areas.

Environmental Review

The project is Categorically Exempt pursuant to California Code of Regulations Section Sections 15303(e) and 15304(b) in that the project consists of the construction of small structures and minor alterations of land. The project proposes to incorporate erosion and runoff controls and construction best management practices, will direct runoff into

vegetated areas, and will provide wildlife-friendly passage at the foot of the proposed fencing. As mentioned above, the project is also conditioned herein to conduct pre-construction surveys to ensure any impacts to sensitive species are avoided, as recommended by the BRE. Thus, there will be no significant effect on the adjacent riparian corridor, nor any anticipated unusual circumstances that may cause a significant effect.

Conclusion

Based on the above analysis, staff concludes that the proposed residence is consistent with the General Plan/Local Coastal Land Use Plan and the Zoning Code/LCP Implementation Plan; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans (Revised May 30, 2018)
3. Biological Resource Evaluation (Final March 16, 2018)

COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-18-____
RESOLUTION FOR APPROVAL
PDP-17-074

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF AN OUTDOOR AMPHITHEATER, GARDEN EDUCATION AREAS, NEW FENCING, AND OTHER ASSOCIATED LANDSCAPE IMPROVEMENTS AT 901 ARNOLD WAY IN THE R-3 RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 056-210-280)

WHEREAS, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of an outdoor amphitheater, garden education areas, new fencing, and other associated landscape improvements at the existing Sea Crest grade school at 901 Arnold Way in the R-3 Residential Zoning District and the Residential Medium Density General Plan designation (APN 056-210-280); and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed public hearing on June 27, 2018, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit for the construction of a new landscape improvements and fencing is exempt from CEQA pursuant to California Code of Regulations Sections 15303(e) and 15304(b), which exempt the construction of small structures and minor alterations of land; and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-17-074.

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held June 27, 2018.

APPROVED:

Jill Ekas, Community Development Director

EXHIBIT A
FINDINGS AND EVIDENCE
Community Development Director Resolution CDR-18-_____
PDP-17-074

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The project consists of the construction of landscape improvements to an existing grade school in an existing neighborhood where public services and infrastructure are currently available. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City’s Land Use Plan (LUP).

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The subject site is adjacent to Arroyo Leon, a mapped riparian corridor. The project has been sited and designed to prevent impacts to the adjacent habitat area by proposing only low-impact educational uses and native landscaping improvements in the 50-foot buffer zone and incorporating construction best management practices. A biological resource evaluation (BRE) was conducted for this project and determined that there are no adverse impacts anticipated to the riparian vegetation from this project. The BRE recommends pre-construction surveys to ensure that any impacts to sensitive species within the riparian corridor are avoided, which are included herein as a Condition of Approval. Conditions of approval also include requirements to avoid grading within the buffer zone by retreating the amphitheater feature, and revising the proposed fence location such that it is entirely protective of the extent of riparian vegetation.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The subject site is not located within 200 yards of State Highway 1 and will not impact any scenic resources.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed residence has been subject to design review by the Community Development Director.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

Compliance: The proposed development will occur within the interior of an existing grade school, which is not located along a primary access route from Highway 1 and will not affect coastal access.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The proposed landscape improvements are not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The proposed site is developed with a nonresidential use and is thus not subject to the City's annual population limitation system.

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed development conforms to the requirements of the R-3 Residential Zoning District, which allows private schools with an approved use permit. The proposed landscaping improvements meet the requirements of the R-3 Zoning District and other relevant provisions of the Zoning Code.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The site is located in an existing developed neighborhood where utilities and services are generally available. As the proposed project includes over 5,000 square feet of irrigated landscaping, the Coastside County Water District requires a dedicated irrigation meter.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The proposed development is not located between the sea and the first public road parallel to the sea and will not impact coastal access.

6. **Design Review Criteria** – *The community development director, planning commission, or city council has reviewed and considered each specific case and any and all of the following criteria in determining that the architectural and site design standards identified in Municipal Code Sections 14.37.035 and 18.20.070 (F) have been satisfactorily addressed.*

Evidence: The Community Development Director has reviewed the design of the proposed project and has determined that the design review criteria of Municipal Code Sections 14.37.035 and 18.20.070(F) have been satisfactorily addressed. The proposed landscaping design (including softscaping and hardscaping) conform to all requirements of the Zoning Code.

Architectural Site and Design Review – Findings

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

Evidence: The Director has reviewed the design of proposed project and concluded that the proposal is in compliance with the City's architectural and site design standards and is compatible with surrounding development. The project proposes landscaping improvements within the interior of an existing grade school that will only be visible to the school's immediate neighbors to the north and south. The proposed project will also significantly improve the recreational and educational value of the schoolyard for the school's students.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

Evidence: The project consists of landscape improvements that conform to the requirements of the Zoning Code, are consistent with the applicable Single-Family Residential Design Guidelines, and are compatible with the scale and character of development in the surrounding area. The proposed development will contribute to the economic value of the land and the surrounding area and will not have any impact on the area's frontage improvements, parking supply, or living or working conditions.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: Although the subject property contains a nonresidential use, the project conforms to the applicable sections of the Single-Family Residential Design Guidelines. Per Chapter 4 of the Guidelines, the project incorporates a cohesive aesthetic and clustered landscaping to create a natural appearance. The proposed plant list contains native, non-invasive and drought-tolerant vegetation that is compatible with the adjacent sensitive habitat area, and runoff will be directed from hardscaping to vegetated areas.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorically Exempt pursuant to California Code of Regulations Sections 15303(e) and 15304(b) in that the project consists of the construction of small structures and minor alterations of land. The project proposes to incorporate construction best management practices, will direct runoff into vegetated areas, and will provide wildlife-friendly passage at the foot of the proposed fencing. With the proposed best management practices and the pre-construction surveys recommended by the project's Biological Resource Evaluation and included in the Conditions of Approval herein, there will be no significant effect on the adjacent riparian corridor nor any anticipated unusual circumstances that may cause a significant effect.

EXHIBIT B
CONDITIONS OF APPROVAL
Community Development Director Resolution CDR-18-____
PDP-17-074

A. The following Conditions shall apply to the subject site to the satisfaction of the Community Development Director:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled “Sea Crest School Landscape Improvements” with a City date stamp of May 30, 2018, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. PRIOR CONDITIONS REMAIN IN EFFECT. The approval of this Coastal Development Permit and Architectural Review to allow landscape improvements at Sea Crest School does not waive or alter any of the Conditions of Approval adopted by the Planning Commission for PDP-012-99, PDP-065-00, and PDP-098-02.
4. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
5. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
6. FRONTAGE MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any frontage improvements in a safe and non-dangerous condition. Maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in

the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)

7. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

B. The following Conditions shall be fulfilled to the satisfaction of the Community Development Director prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
 - a) Relocation of the entire amphitheater feature, including all structural components and berm areas, out of the 50-foot riparian buffer zone.
 - b) Revision of the fence location such that it will be placed at the top of bank or edge of riparian vegetation, whichever is greater.
3. CONSTRUCTION PLANS. File Number PDP-17-074 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout. (Planning)
4. WATER CONSERVATION IN LANDSCAPING. If the project includes 500 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)
5. PROJECT BIOLOGIST. Prior to issuance of building permits, the applicant shall submit to the Director the name, company affiliation, and contact information of the project biologist who will oversee the construction. The project biologist shall be selected from the City's List

of Pre-approved Biological Consultants to the satisfaction of the Community Development Director. The applicant shall notify the Community Development Director in writing within 24 hours of any change in the project biologist. (Planning)

6. SURVEY REQUIRED. A detailed topographic/site boundary survey prepared by a certified licensed surveyor shall be submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. (Building)
7. CONSTRUCTION PLANS. Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards. (Engineering)
8. ACCESSIBILITY REQUIREMENTS. The proposed project shall comply with State of California and federal (ADA) accessibility standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B).
9. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Based on the listed volume of grading of 110 cubic yards, a grading permit will be required in advance of issuance of a building permit. Materials, Equipment, and Vehicles include, but are not limited to:
 - a. All masonry, wood, and steel construction materials;
 - b. All construction-related equipment and storage containers; and
 - c. All construction-related vehicles, including temporary trailers. (Engineering)
10. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the “construction best management practices” plan sheet. (Engineering)
11. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design

details and supporting calculations for storm water detention on-site for the additional runoff from a ten-year frequency storm of two-hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)

12. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:

- a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
- b. Direct roof runoff into vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
- d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal.

C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased

Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)

2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
3. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
 - a. The construction trailer shall be used as a temporary construction office only.
 - b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
 - c. No overnight inhabitation of the construction trailer is permitted.
 - d. No construction trailers are permitted on site prior to building permit issuance.
 - e. The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)
4. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
 - a. All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
 - b. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
 - c. Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
 - d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
 - e. Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
 - f. Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.

- g. Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
 - h. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
 - i. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - j. Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
5. TREE PROTECTION REQUIREMENTS. The following tree protection measures shall be implemented during construction:
- a. Prior to commencement of construction, construction fencing shall be placed around the drip line of all trees proposed for preservation.
 - b. No grading or other construction shall occur within the drip line of any tree proposed for preservation except in conformance with a Tree Protection Plan approved by the Community Development Director.
 - c. No vehicle, equipment or materials shall be parked or stored within the drip line of any tree proposed for preservation. (Planning/Building)
6. PRE-CONSTRUCTION SURVEYS.
- a. Immediately prior to any ground disturbance or vegetation removal, a pre-construction survey for the presence of the San Francisco Garter Snake or the California Red-Legged Frog shall be conducted by a qualified biologist.
 - i. If the survey observes any San Francisco Garter Snakes or California Red-Legged Frogs, the work start shall be postponed, and the on-site biologist shall immediately consult with USFW and CDFW. All recommendations by USFW and CDFW shall be adhered to.
 - ii. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the Community Development Director.
 - b. If project construction is conducted within the nesting bird season (February 1 – August 31), a pre-construction survey for nesting birds and roosting bats shall be conducted within the project area (i.e. within the project footprint and a 200-foot buffer around the project site) by a qualified biologist within one week prior to any ground disturbance or vegetation removal.

- iii. If the survey identifies any active nests, an exclusion buffer shall be established for protection of the nest and young. The on-site biologist shall determine the buffer distance, setting a minimum of no less than 500 ft. for raptors and 300 ft. for all other bird species, and the buffer shall be maintained until all young have fledged as determined by the biologist.
 - iv. If the survey identifies any active bat or monarch roosts, the on-site biologists shall immediately consult with CDFW.
 - v. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the Community Development Director.
7. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
 8. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2016 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
 9. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
 10. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
 11. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
 12. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)

D. Validity and Expiration of Permits

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related

actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

(Signature)

(Date)



SEA CREST SCHOOL

901 ARNOLD WAY, HALF MOON BAY, CA

LANDSCAPE IMPROVEMENTS



NOTE: THIS PLAN IS ILLUSTRATIVE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

LOCATION MAP



PROJECT DIRECTORY

PROPERTY OWNER: SEA CREST SCHOOL
 PROJECT LOCATION: 901 ARNOLD WAY, HALF MOON BAY, CA 94019 (650) 726-8265
 LANDSCAPE ARCHITECT: KIKUCHI + KANKEL DESIGN GROUP, 730 MILL STREET, HALF MOON BAY, CA 94019 (650) 726-7100

SHEET INDEX

- 0 - COVER SHEET, MAPS, PROJECT DATA & NOTES
- 1.0 - EXISTING CONDITIONS PLAN
- 1.1 - EROSION CONTROL DETAILS
- 1.2 - EXISTING CONDITIONS IMAGES
- 2.0 - SITE PLAN
- 2.1 - LANDSCAPE PLAN
- 2.2 - CONCEPT IMAGES
- 2.3 - CONCEPT IMAGES
- 3.0 - CONCEPTUAL GRADING PLAN

GENERAL NOTES

PROJECT DESCRIPTION: PROPOSED SCOPE OF WORK INVOLVES LANDSCAPE IMPROVEMENTS TO THE INTERIOR PLAY AND ASSEMBLY AREAS OF THE SCHOOLYARD. NEW PAVED TERRACES WILL EXPAND THE LEVEL AREA ADJACENT TO THE SCHOOL BUILDING AND WILL SERVE DUAL FUNCTIONS AS OUTDOOR CLASSROOMS AND/OR LUNCH AREAS. NEW TERRACES WILL BE SEPARATED FROM EACH OTHER BY BROAD STEPS THAT LEAD TO THE EXISTING ASPHALT PLAY YARD. RAISED PLANTERS AND SMALL TREES WILL PROVIDE SEPARATION FROM THE NEW TERRACES AND PLAY AREAS.

THE EXISTING ASPHALT PLAY YARD WILL UNDERGO A MINOR REORGANIZATION, WITH THE EXISTING BASKETBALL COURT MOVED ADJACENT TO THE EXISTING GYM, AND ADDITIONAL PLANTING AREAS ADDED IN ITS PLACE. THE EXISTING TURF FIELD WILL BE REPLACED AND REDUCED IN SIZE, AND WILL UNDERGO A SIGNIFICANT RESHAPING.

THE EXISTING PLAY STRUCTURES WILL ALSO BE MOVED ADJACENT TO THE GYM, JUST NORTH OF THE RELOCATED BASKETBALL COURT. IN ITS PLACE A SMALL AMPHITHEATER WILL BE INSTALLED, WITH CONCRETE BENCH SEATING STEPPING BACK INTO AN ARTIFICIAL TURF BERM, TO PROVIDE ASSEMBLY AND ADDITIONAL OUTDOOR LEARNING ENVIRONMENTS.

A NEW GRAVEL PATH WILL SURROUND THE NEW LAWN AND AMPHITHEATER, IMPROVING SITE CIRCULATION AND UNIVERSAL ACCESS. NEW PLANTING AREAS AND NEW IRRIGATION WILL BE INSTALLED THROUGHOUT THE SCOPE OF WORK AREA.

NO CHANGES TO EXISTING SITE STRUCTURES ARE PROPOSED. NO CHANGES TO VEHICULAR CIRCULATION, PARKING, PEDESTRIAN ACCESS, OR THE ARNOLD WAY FRONTAGE ARE PROPOSED. NO CHANGES TO THE INTENSITY OF SITE USE OR SCHOOL ENROLLMENT ARE PROPOSED.

ADDITIONAL NOTES:

HOURS OF CONSTRUCTION: THE HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY; WITH SPECIAL REQUEST, 8:00 A.M. TO 6:00 P.M. SATURDAY. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE FITTED WITH MUFFLERS THAT ARE IN GOOD CONDITION.

SPILL CLEANUP: ANY TOXIC MATERIAL SPILL WITHIN THE CONSTRUCTION AREA SHALL BE PROPERLY CLEANED, REMOVED AND DISPOSED OF PER CITY STANDARDS.

DISCOVERY OF ARCHAEOLOGICAL RESOURCES: IF HISTORIC OR ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING GRADING ACTIVITIES, ALL WORK SHALL IMMEDIATELY STOP AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY TO RETAIN A QUALIFIED ARCHAEOLOGIST. AT THE CITY'S EXPENSE, THE QUALIFIED ARCHAEOLOGIST WILL PERFORM AN ARCHAEOLOGICAL SURVEY AND DEVELOP MITIGATION MEASURES TO PROTECT ARCHAEOLOGICAL MATERIALS.

ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES & ORDINANCES. ALL REQUIRED PERMITS AND NOTIFICATIONS FOR CONSTRUCTION SHALL BE OBTAINED FROM THE CITY OF HALF MOON BAY PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK SHALL BE INSPECTED BY RESPECTIVE AGENCIES AS REQUIRED BY CONSTRUCTION PERMITS.

SEE GENERAL REQUIREMENTS, GENERAL CONDITIONS & SPECIFICATIONS FOR OTHER REQUIREMENTS.

SITE DATA

APN: 056-210-280
 ZONING: R-3 (MULTIPLE FAMILY RESIDENTIAL)
 LAND-USE DESIGNATION: RESIDENTIAL - MEDIUM DENSITY
 GROSS LOT AREA: 164,344 SQ. FT. (3.71ac)
 STRUCTURES: 41,417 SQ. FT. (25.2%)
 HARDSCAPE: 50,911 SQ. FT. (31.0%)
 SOFTSCAPE: 12,016 SQ. FT.* (43.8%)

* SOFTSCAPE AREAS INCLUDE PLANTING AREAS AND OTHER UNMAINTAINED, PERMEABLE AREAS (MULCH, GRAVEL, CREEK, ETC.)

SCOPE OF WORK AREA: 68,552 SQ. FT. (SEE CALCS AT RIGHT)

SCOPE OF WORK AREA CALCULATIONS

| | EXISTING TOTAL | EXISTING TO REMAIN | EXISTING TO BE REMOVED | NEW OR REPLACED | NEW TOTAL | DIFFERENCE |
|----------------------------|----------------|--------------------|------------------------|-----------------|---------------|---------------|
| HARDSCAPE | | | | | | |
| ASHPALT | 13,389 | 8,406 | 4,983 | 4,795 | 13,201 | -188 |
| CONCRETE | 2,266 | 0 | 2,266 | 4,934 | 4,934 | +2,668 |
| STRUCTURES (SHEDS) | 204 | 0 | 204 | 0 | 0 | -204 |
| HARDSCAPE TOTAL | 15,859 | 8,406 | 7,453 | 9,729 | 18,135 | +2,276 |
| SOFTSCAPE | | | | | | |
| LAWN | 29,897 | 0 | 29,897 | 17,000 | 17,000 | -12,897 |
| PLANTING AREAS | 8,852 | 1,397 | 7,505 | 18,464 | 19,811 | +10,959 |
| MULCH/OTHER PERMEABLE | 13,944 | 0 | 13,944 | 13,606 | 13,606 | -338 |
| SOFTSCAPE TOTAL | 52,693 | 1,397 | 51,346 | 49,070 | 50,417 | -2,276 |
| SCOPE OF WORK TOTAL | 68,552 | | | | | |

CUT/FILL CALCULATIONS

ESTIMATED MATERIAL REQUIRED:

AMPHITHEATER/BERM: 500 YARDS FILL (DRAIN ROCK ONLY -- NO SOIL MATERIAL)

TERRACES: 104 YARDS FILL (BASE MATERIAL BELOW PAVING)
 50 YARDS SOIL (RAISED PLANTERS)

ALL OTHER SITE IMPROVEMENTS ARE TO APPROXIMATELY MATCH EXISTING GRADES.



**Kikuchi + Kankel
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Revisions: 5/30/2018 AGENCY COMMENTS

Date: 11/14/2017 PLAN CHECK

Sheet No.

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LANDSCAPE IMPROVEMENTS

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APN: 056-210-280

NOT FOR
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Revisions: 5/30/2018 AGENCY COMMENTS

Date: 11/14/2017 PLAN CHECK

Scale: 1/2" = 1'-0"

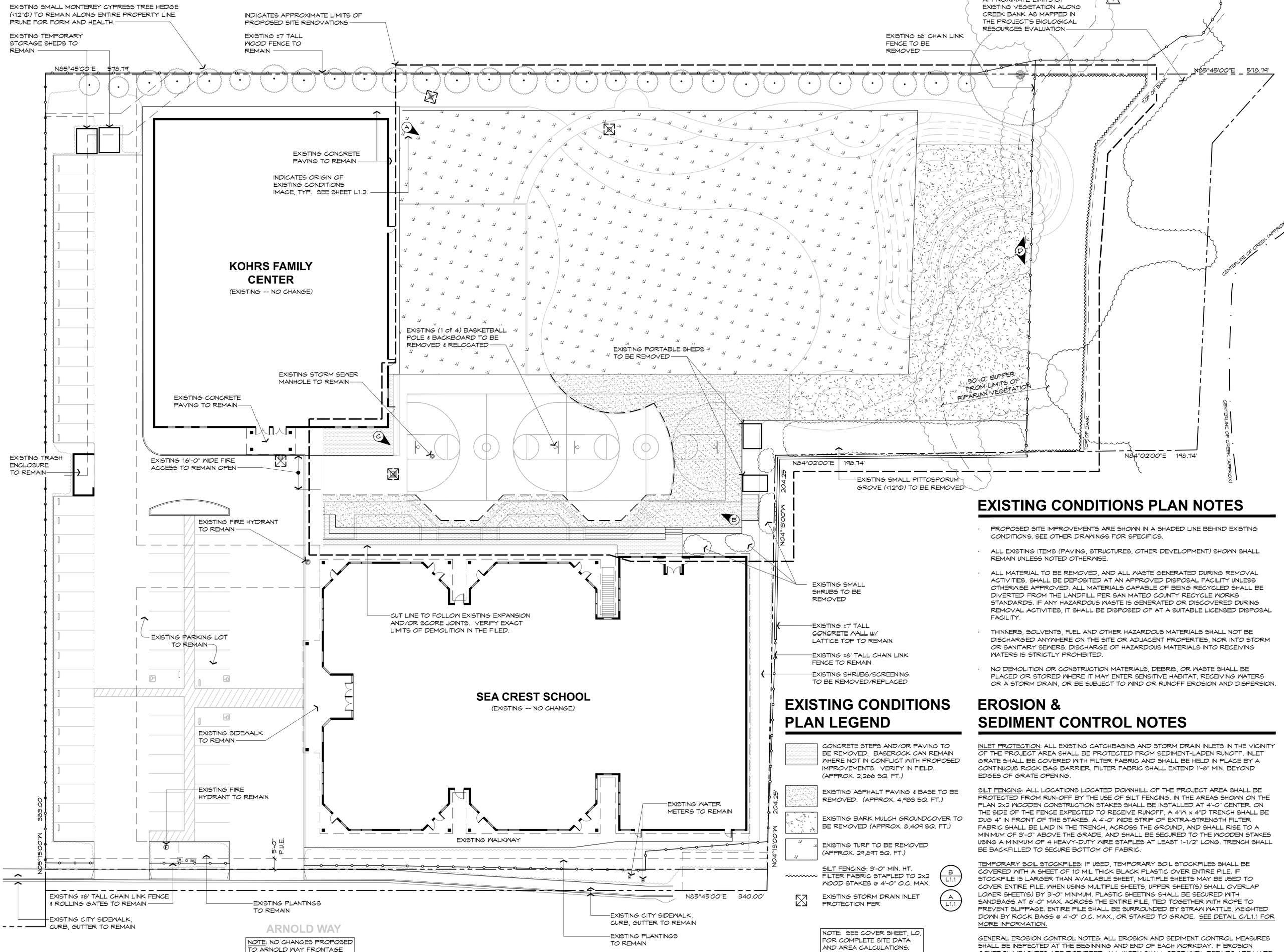
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EXISTING CONDITIONS PLAN

Sheet No.

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Of



EXISTING CONDITIONS PLAN NOTES

- PROPOSED SITE IMPROVEMENTS ARE SHOWN IN A SHADED LINE BEHIND EXISTING CONDITIONS. SEE OTHER DRAWINGS FOR SPECIFICS.
- ALL EXISTING ITEMS (PAVING, STRUCTURES, OTHER DEVELOPMENT) SHOWN SHALL REMAIN UNLESS NOTED OTHERWISE.
- ALL MATERIAL TO BE REMOVED, AND ALL WASTE GENERATED DURING REMOVAL ACTIVITIES, SHALL BE DEPOSITED AT AN APPROVED DISPOSAL FACILITY UNLESS OTHERWISE APPROVED. ALL MATERIALS CAPABLE OF BEING RECYCLED SHALL BE DIVERTED FROM THE LANDFILL PER SAN MATEO COUNTY RECYCLE WORKS STANDARDS. IF ANY HAZARDOUS WASTE IS GENERATED OR DISCOVERED DURING REMOVAL ACTIVITIES, IT SHALL BE DISPOSED OF AT A SUITABLE LICENSED DISPOSAL FACILITY.
- THINNERS, SOLVENTS, FUEL AND OTHER HAZARDOUS MATERIALS SHALL NOT BE DISCHARGED ANYWHERE ON THE SITE OR ADJACENT PROPERTIES, NOR INTO STORM OR SANITARY SEWERS. DISCHARGE OF HAZARDOUS MATERIALS INTO RECEIVING WATERS IS STRICTLY PROHIBITED.
- NO DEMOLITION OR CONSTRUCTION MATERIALS, DEBRIS, OR WASTE SHALL BE PLACED OR STORED WHERE IT MAY ENTER SENSITIVE HABITAT, RECEIVING WATERS OR A STORM DRAIN, OR BE SUBJECT TO WIND OR RUNOFF EROSION AND DISPERSION.

EROSION & SEDIMENT CONTROL NOTES

INLET PROTECTION: ALL EXISTING CATCHBASINS AND STORM DRAIN INLETS IN THE VICINITY OF THE PROJECT AREA SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF. INLET GRATE SHALL BE COVERED WITH FILTER FABRIC AND SHALL BE HELD IN PLACE BY A CONTINUOUS ROCK BAG BARRIER. FILTER FABRIC SHALL EXTEND 1'-6" MIN. BEYOND EDGES OF GRATE OPENING.

SILT FENCING: ALL LOCATIONS LOCATED DOWNHILL OF THE PROJECT AREA SHALL BE PROTECTED FROM RUN-OFF BY THE USE OF SILT FENCING. IN THE AREAS SHOWN ON THE PLAN 2x2 WOODEN CONSTRUCTION STAKES SHALL BE INSTALLED AT 4'-0" CENTER. ON THE SIDE OF THE FENCE EXPECTED TO RECEIVE RUNOFF, A 4" x 4" TRENCH SHALL BE DUG 4" IN FRONT OF THE STAKES. A 4'-0" WIDE STRIP OF EXTRA-STRENGTH FILTER FABRIC SHALL BE LAID IN THE TRENCH, ACROSS THE GROUND, AND SHALL RISE TO A MINIMUM OF 3'-0" ABOVE THE GRADE, AND SHALL BE SECURED TO THE WOODEN STAKES USING A MINIMUM OF 4 HEAVY-DUTY WIRE STAPLES AT LEAST 1-1/2' LONG. TRENCH SHALL BE BACKFILLED TO SECURE BOTTOM OF FABRIC.

TEMPORARY SOIL STOCKPILES: IF USED, TEMPORARY SOIL STOCKPILES SHALL BE COVERED WITH A SHEET OF 10 MIL THICK BLACK PLASTIC OVER ENTIRE PILE. IF STOCKPILE IS LARGER THAN AVAILABLE SHEET, MULTIPLE SHEETS MAY BE USED TO COVER ENTIRE PILE. WHEN USING MULTIPLE SHEETS, UPPER SHEET(S) SHALL OVERLAP LOWER SHEET(S) BY 3'-0" MINIMUM. PLASTIC SHEETING SHALL BE SECURED WITH SANDBAGS AT 6'-0" MAX. ACROSS THE ENTIRE PILE, TIED TOGETHER WITH ROPE TO PREVENT SLIPPAGE. ENTIRE PILE SHALL BE SURROUNDED BY STRAW WATTLE, WEIGHTED DOWN BY ROCK BAGS @ 4'-0" O.C. MAX., OR STAKED TO GRADE. SEE DETAIL C/L1.1 FOR MORE INFORMATION.

GENERAL EROSION CONTROL NOTES: ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT THE BEGINNING AND END OF EACH WORKDAY. IF EROSION CONTROL MEASURES ARE DISTURBED, ALL WORK SHALL STOP UNTIL REPAIRS ARE MADE.

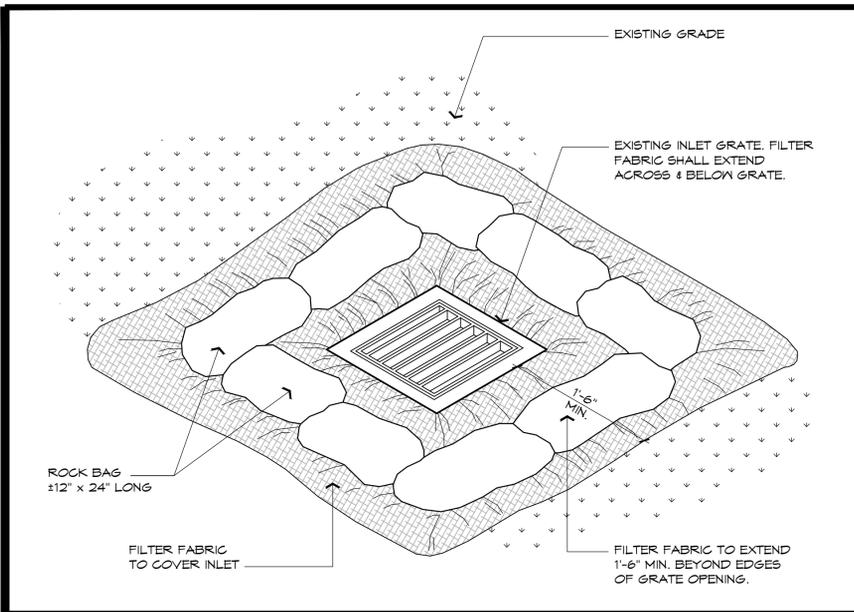
EXISTING CONDITIONS PLAN LEGEND

- CONCRETE STEPS AND/OR PAVING TO BE REMOVED. BASE ROCK CAN REMAIN WHERE NOT IN CONFLICT WITH PROPOSED IMPROVEMENTS. VERIFY EXACT LIMITS OF DEMOLITION IN THE FIELD. (APPROX. 2,266 SQ. FT.)
- EXISTING ASPHALT PAVING & BASE TO BE REMOVED. (APPROX. 4,933 SQ. FT.)
- EXISTING BARK MULCH GROUND COVER TO BE REMOVED (APPROX. 8,404 SQ. FT.)
- EXISTING TURF TO BE REMOVED (APPROX. 29,847 SQ. FT.)
- SILT FENCING: 3'-0" MIN. HT. FILTER FABRIC STAPLED TO 2x2 WOOD STAKES @ 4'-0" O.C. MAX.
- EXISTING STORM DRAIN INLET PROTECTION PER

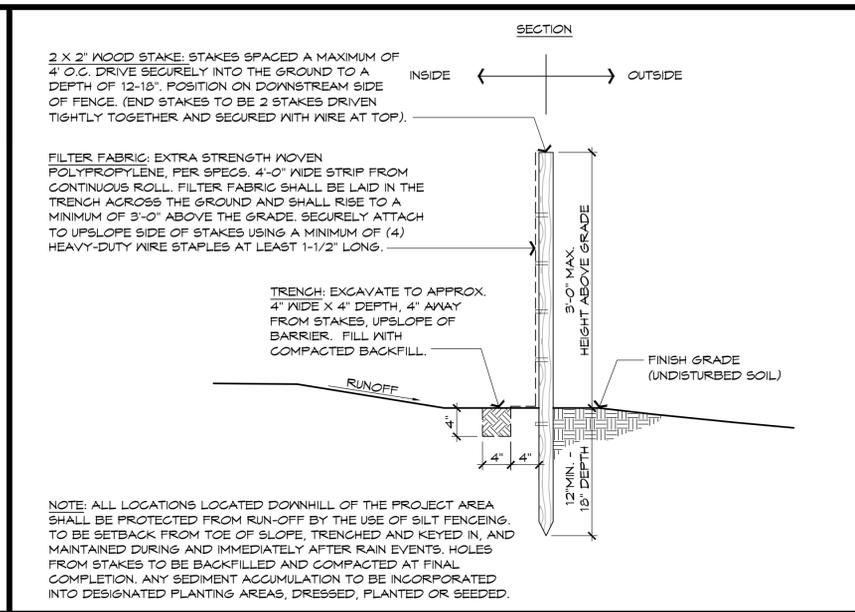
NOTE: SEE COVER SHEET, LO, FOR COMPLETE SITE DATA AND AREA CALCULATIONS.

RE-USE, REPRODUCTION OR PUBLICATION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF KIKUCHI + KANKEL DESIGN GROUP.

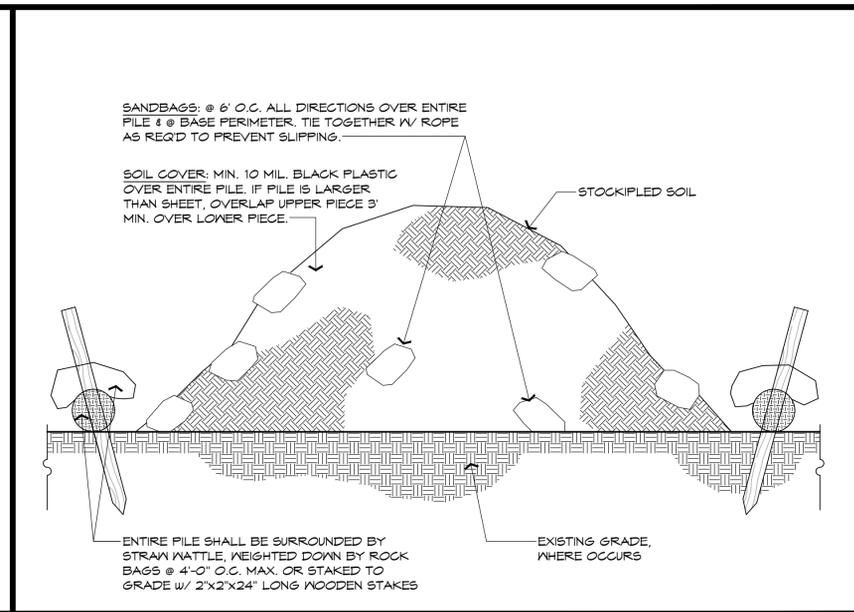
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(A) EXISTING STORM DRAIN INLET PROTECTION DETAIL NO SCALE



(B) SILT FENCE SECTION SCALE: 1" = 1'-0"



(C) SOIL STOCKPILE DETAIL SCALE: 1" = 1'-0"



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CONSTRUCTION

Revisions:

| | | |
|-----------|------------|------------|
| Date: | 11/14/2017 | PLAN CHECK |
| Scale: | AS NOTED | |
| Drawn By: | TMC | |

**EROSION &
SEDIMENT CONTROL
DETAILS**

Sheet No.

L1.1

Of



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LANDSCAPE IMPROVEMENTS

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Revisions:

Date: 11/14/2017 PLAN CHECK

Scale:
NO SCALE

Drawn By:
TMC

EXISTING CONDITIONS IMAGES

Sheet No.

L1.2

Of



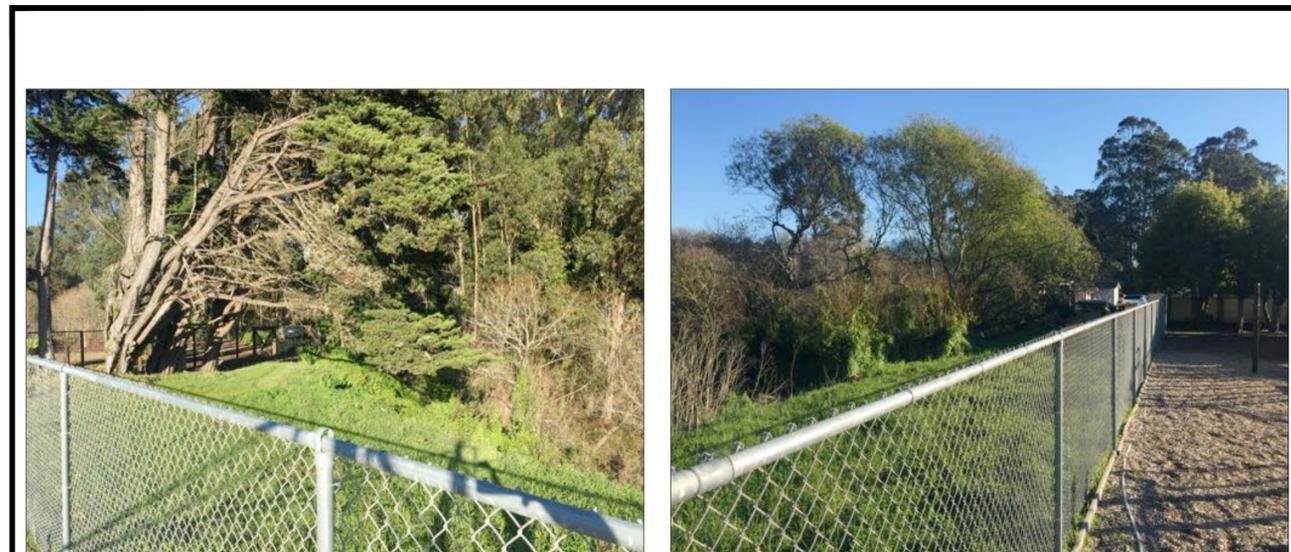
(A) VIEW OF SCHOOLYARD FROM NORTHEAST CORNER OF GYM



(B) VIEW OF SCHOOLYARD FROM NORTHEAST CORNER OF SCHOOL BUILDING



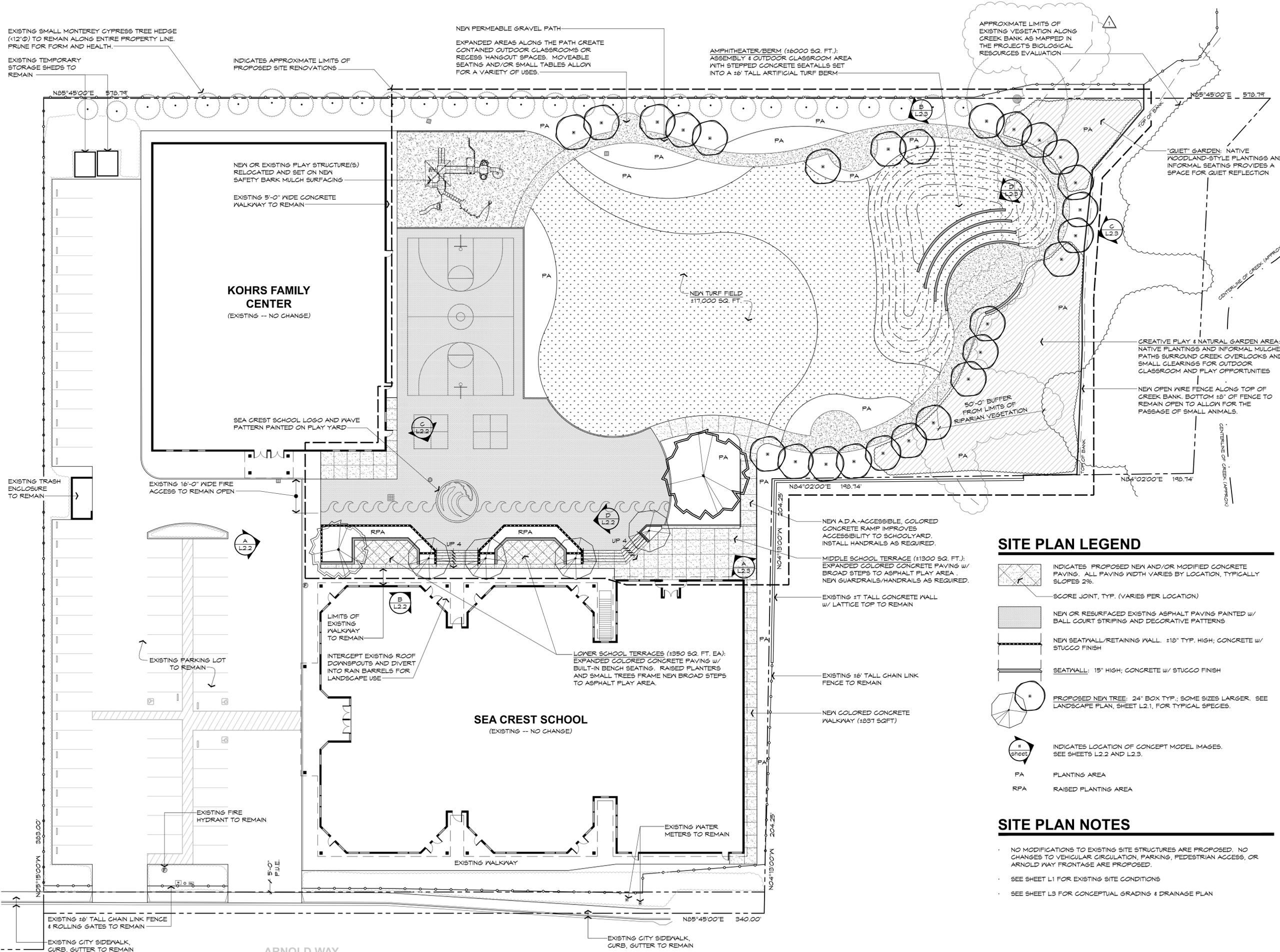
(C) VIEW OF SCHOOLYARD/BUILDING FROM SOUTHEAST CORNER OF GYM



(D) VIEW OF CREEK AREA FROM CENTER OF EXISTING PLAY AREA

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SITE PLAN LEGEND

- INDICATES PROPOSED NEW AND/OR MODIFIED CONCRETE PAVING. ALL PAVING WIDTH VARIES BY LOCATION, TYPICALLY SLOPES 2%.
- SCORE JOINT, TYP. (VARIES PER LOCATION)
- NEW OR RESURFACED EXISTING ASPHALT PAVING PAINTED W/ BALL COURT STRIPING AND DECORATIVE PATTERNS
- NEW SEATWALL/RETAINING WALL. ±18" TYP. HIGH; CONCRETE W/ STUCCO FINISH
- SEATWALL: 15" HIGH; CONCRETE W/ STUCCO FINISH
- PROPOSED NEW TREE: 24" BOX TYP.; SOME SIZES LARGER. SEE LANDSCAPE PLAN, SHEET L2.1, FOR TYPICAL SPECIES.
- INDICATES LOCATION OF CONCEPT MODEL IMAGES. SEE SHEETS L2.2 AND L2.3.
- PA PLANTING AREA
- RPA RAISED PLANTING AREA

SITE PLAN NOTES

- NO MODIFICATIONS TO EXISTING SITE STRUCTURES ARE PROPOSED. NO CHANGES TO VEHICULAR CIRCULATION, PARKING, PEDESTRIAN ACCESS, OR ARNOLD WAY FRONTAGE ARE PROPOSED.
- SEE SHEET L1 FOR EXISTING SITE CONDITIONS
- SEE SHEET L3 FOR CONCEPTUAL GRADING & DRAINAGE PLAN



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Environmental Design
Site Planning
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(650) 726-7100
www.kkdesigngroup.com

LANDSCAPE IMPROVEMENTS

SEA CREST SCHOOL

901 ARNOLD WAY
HALF MOON BAY, CA
APN: 056-210-280

NOT FOR CONSTRUCTION

Revisions: 5/30/2018 AGENCY COMMENTS

Date: 11/14/2017 PLAN CHECK

Scale: 1/20" = 1'-0"

Drawn By: TMC

SITE PLAN

Sheet No.
L2
Of



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**LANDSCAPE
IMPROVEMENTS**

**SEA CREST
SCHOOL**

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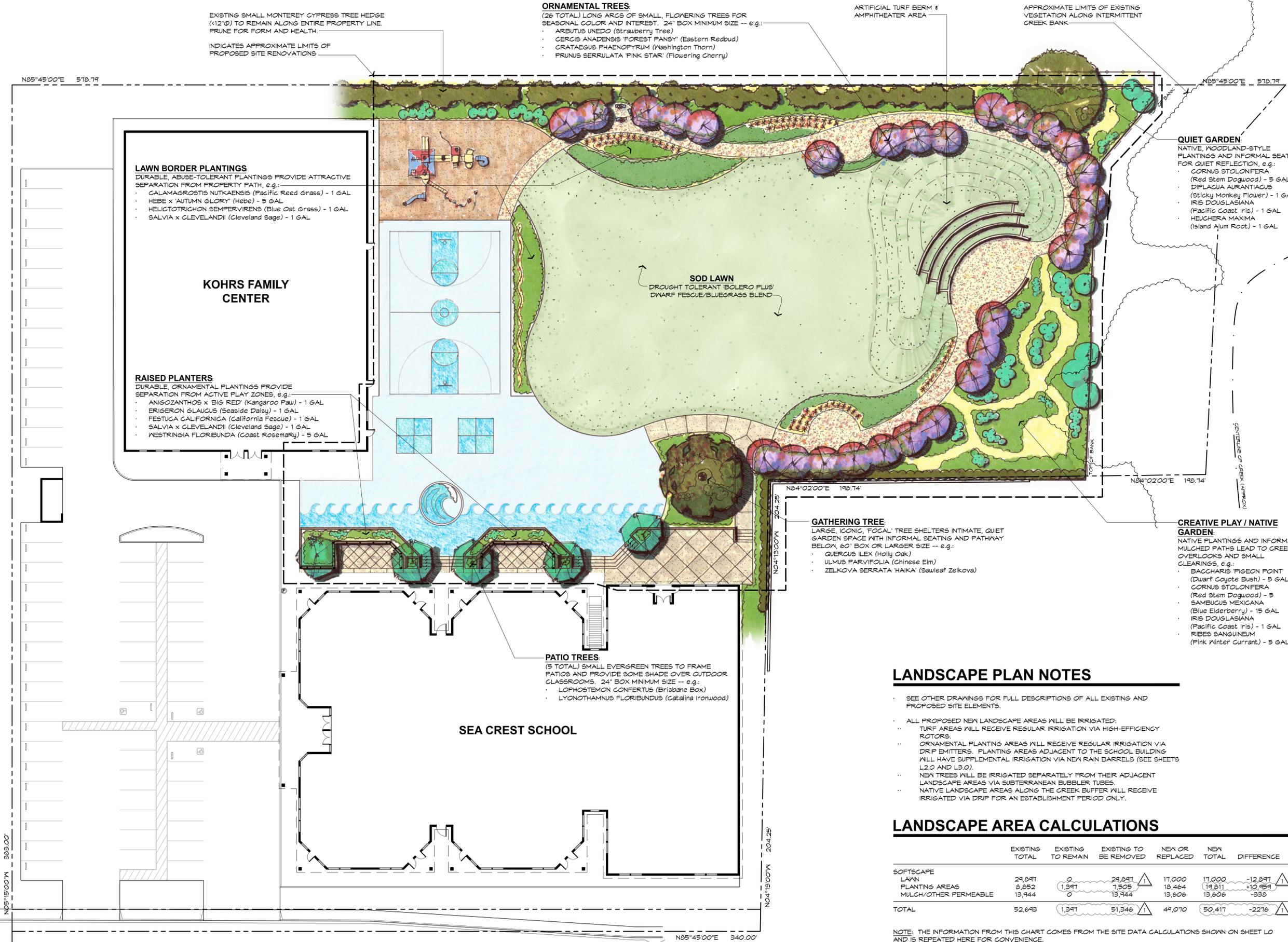
LANDSCAPE PLAN

Sheet No.

L2.1

Of

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LANDSCAPE PLAN NOTES

- SEE OTHER DRAWINGS FOR FULL DESCRIPTIONS OF ALL EXISTING AND PROPOSED SITE ELEMENTS.
- ALL PROPOSED NEW LANDSCAPE AREAS WILL BE IRRIGATED:
 - TURF AREAS WILL RECEIVE REGULAR IRRIGATION VIA HIGH-EFFICIENCY ROTORS.
 - ORNAMENTAL PLANTING AREAS WILL RECEIVE REGULAR IRRIGATION VIA DRIP EMITTERS. PLANTING AREAS ADJACENT TO THE SCHOOL BUILDING WILL HAVE SUPPLEMENTAL IRRIGATION VIA NEW RAIN BARRELS (SEE SHEETS L2.0 AND L3.0).
 - NEW TREES WILL BE IRRIGATED SEPARATELY FROM THEIR ADJACENT LANDSCAPE AREAS VIA SUBTERRANEAN BUBBLER TUBES.
 - NATIVE LANDSCAPE AREAS ALONG THE CREEK BUFFER WILL RECEIVE IRRIGATED VIA DRIP FOR AN ESTABLISHMENT PERIOD ONLY.

LANDSCAPE AREA CALCULATIONS

| | EXISTING TOTAL | EXISTING TO REMAIN | EXISTING TO BE REMOVED | NEW OR REPLACED | NEW TOTAL | DIFFERENCE |
|-----------------------|----------------|--------------------|------------------------|-----------------|---------------|--------------|
| SOFTSCAPE | | | | | | |
| LAWN | 29,897 | 0 | 29,897 | 17,000 | 17,000 | -12,897 |
| PLANTING AREAS | 8,852 | 1,397 | 7,505 | 18,464 | 19,811 | +10,959 |
| MULCH/OTHER PERMEABLE | 13,944 | 0 | 13,944 | 13,606 | 13,606 | -338 |
| TOTAL | 52,693 | 1,397 | 51,346 | 49,070 | 50,417 | -2276 |

NOTE: THE INFORMATION FROM THIS CHART COMES FROM THE SITE DATA CALCULATIONS SHOWN ON SHEET L0 AND IS REPEATED HERE FOR CONVENIENCE.



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**LANDSCAPE
IMPROVEMENTS**

SEA CREST SCHOOL

901 ARNOLD WAY
HALF MOON BAY, CA

APN: 056-210-280

**NOT FOR
CONSTRUCTION**

Revisions:

Date: 11/14/2017 PLAN CHECK

Scale:
NO SCALE

Drawn By:
TMC

**CONCEPT IMAGES
(3D MODEL)**

Sheet No.

L2.2

Of



(A) VIEW FROM THE PARKING LOT



(B) VIEW OF THE YARD FROM LOWER SCHOOL TERRACES



(C) VIEW OF THE NEW LOWER SCHOOL TERRACES FROM THE PLAY YARD



(D) ALTERNATE VIEW OF THE NEW LOWER SCHOOL TERRACES

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**LANDSCAPE
IMPROVEMENTS**

SEA CREST SCHOOL

901 ARNOLD WAY
HALF MOON BAY, CA

APN: 056-210-280

**NOT FOR
CONSTRUCTION**

Revisions:

Date: 11/14/2017 PLAN CHECK

Scale:
NO SCALE

Drawn By:
TMC

**CONCEPT IMAGES
(3D MODEL)**

Sheet No.

L2.3

Of



(A) VIEW FROM THE NEW MIDDLE SCHOOL TERRACE



(B) VIEW OF A NEW OUTDOOR CLASSROOM ALONG THE PROPERTY PATH



(C) VIEW OF THE NEW BERMED AMPHITHEATER



(D) ALTERNATE VIEW OF THE NEW BERMED AMPHITHEATER

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LANDSCAPE IMPROVEMENTS

SEA CREST SCHOOL

901 ARNOLD WAY
HALF MOON BAY, CA

APN: 056-210-280

NOT FOR
CONSTRUCTION

Revisions: 5/30/2018 AGENCY COMMENTS

Date: 11/14/2017 PLAN CHECK

Scale: 1/20" = 1'-0"

Drawn By: TAC



CONCEPTUAL GRADING PLAN

Sheet No.

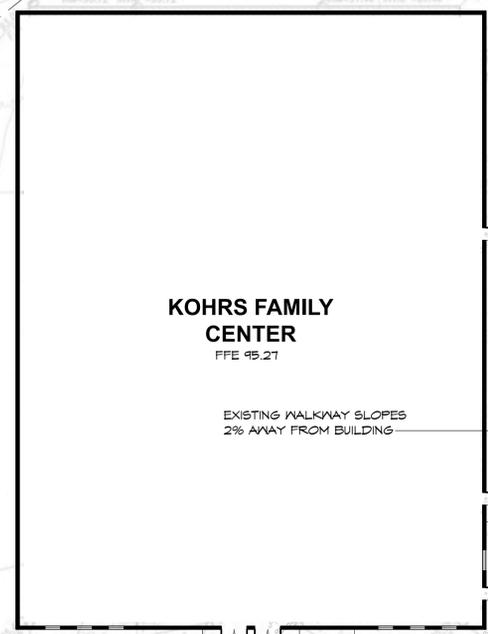
L3

Of

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NO GRADING IS TO OCCUR
WITHIN THE DRIP LINE OF THE
EXISTING CYPRESS TREES

APPROXIMATE LIMITS OF
EXISTING VEGETATION ALONG
CREEK BANK AS MAPPED IN
THE PROJECT'S BIOLOGICAL
RESOURCES EVALUATION



**KOHR'S FAMILY
CENTER**
FFE 95.27

EXISTING WALKWAY SLOPES
2% AWAY FROM BUILDING

EXISTING WALKWAY SLOPES 12% AWAY
FROM BUILDING, TYP.

SEA CREST SCHOOL
FFE 98.00

INTERCEPT ROOF DOWNSPOUTS
IN THESE AREAS AND DIVERT
TO RAIN BARRELS FOR
LANDSCAPE USE

Curb & Sidewalk
(See Sht. C-1)
City Std. Curb Ramp
(Caltrans Cape 5)

ABBREVIATION KEY

- FFE FINISHED FLOOR ELEV.
- FS FINISHED SURFACE ELEV.
- FG FINISHED GRADE ELEV.
- RE/E RIM/INVERT ELEV.
- CTE CONFORM TO EXISTING ELEV.

CONCEPTUAL GRADING NOTES

- THIS IS A CONCEPTUAL GRADING PLAN, SUBMITTED TO ILLUSTRATE THE GENERAL INTENT OF POST-IMPROVEMENTS CONSTRUCTION STORMWATER FLOWS. COMPLETE GRADING AND DRAINAGE PLAN, INCLUDING PIPE SIZING AND ADDITIONAL SPOT GRADES, WILL BE INCLUDED FOR REVIEW AS PART OF THE BUILDING PERMIT SUBMITTAL.
- DRAINAGE INTENT: IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. THE PROPOSED IMPROVEMENTS WILL LARGELY MAINTAIN THE EXISTING DRAINAGE PATTERNS ON SITE, WITH MOST OF THE STORMWATER RUNOFF COLLECTED BY AN EXISTING CATCH BASIN AT THE NORTH END OF THE EXISTING FIELD. MOST STORMWATER WILL CONTINUE TO FLOW FROM PAVED SURFACES AND PERCOLATE INTO THE PLANTED AREAS.
- IN ORDER TO ENSURE THAT NO ADDITIONAL STORMWATER FLOWS OVER THE BANK AND INTO THE CREEK, SWALES AND TWO NEW CATCH BASINS SHALL BE INSTALLED TO COLLECT ANY POTENTIAL RUNOFF COMING FROM THE NEW BERMED AMPHITHEATER. IT SHOULD BE NOTED THAT THE SUBGRADE AND ARTIFICIAL TURF SURFACE OF THE AMPHITHEATER WILL BE DESIGNED WITH AN INFILTRATION RATE GREATER THAN 30"/HOUR, SO NO SIGNIFICANT SURFACE RUNOFF IS EXPECTED.
- ALL NEW PLANTING AREAS (EXCEPT UNDER EXISTING TREE CANOPIES) SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" OF SOIL PER SPECS. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH PER SPECS.
- THE SUBGRADE BELOW ALL PAVED AREAS (EXCEPT UNDER EXISTING TREE CANOPIES) SHALL BE BASEROCK COMPACTED TO 95% DEPTH PER PLAN. SEE DETAILS FOR PAVING AND SUBGRADE COMPACTION BENEATH EXISTING TREES.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- NO TRENCHES FOR ANY PURPOSE SHALL BE DUG WITHIN 15 FEET OF EXISTING TREE TRUNKS. TRENCHES BEYOND 15 FEET AND WITHIN DRIP LINES OF EXISTING VEGETATION AND TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1" DIAMETER SHALL BE CUT. ALL CUT ROOTS BETWEEN 1/2" AND 1" DIAMETER SHALL BE CLEANLY CUT AND DRESSED.
- ALL DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE PER SPECS, SLOPED AT 1% MINIMUM UNLESS OTHERWISE NOTED ON PLAN.
- NO WORK IS PROPOSED ON THE EXISTING RAINWATER LEADERS.
- TOPOGRAPHIC INFORMATION USED IN THE PREPARATION OF THIS PLAN IS BASED ON THREE SOURCES:
 - ... INFORMATION ORIGINALLY SUBMITTED AS PART OF THE ORIGINAL BUILDING PLANS BY MICHAEL D. ASHLEY, R.C.E., DATED 9/27/99.
 - ... SURVEY DATA OBTAINED FROM THE ADJACENT 'HALF MOON VILLAGE' PROJECT BUILT IN 2012.
 - ... SPOT ELEVATION DATA BY RECORDED BY KIKUCHI + KANKEL DESIGN GROUP IN OCTOBER 2017.
- NO SIGNIFICANT DISCREPANCIES EXIST BETWEEN ANY OF THESE THREE SOURCES.
- SEE EXISTING CONDITIONS PLAN, SHEET L1, FOR EROSION AND SEDIMENT CONTROL NOTES.

CONCEPTUAL GRADING LEGEND

- FS 100.00 PROPOSED SPOT ELEVATION (SEE ABBREVIATION KEY)
- (FS 99.00) EXISTING SPOT ELEVATION (SEE ABBREVIATION KEY)
- SOLID PIPE: PVC DR 35, SIZE T.B.D.; MIN SLOPE 1%
- CATCH BASIN: CHRISTY B24 OR EQUAL. ALL NEW DRAINS SHALL BE MARKED "NO DUMPING! FLOWS TO CREEK" OR APPROVED EQUAL.
- EXISTING DRAIN PIPE (PER ORIGINAL CIVIL DINGS)
- EXISTING DRAINAGE STRUCTURES (SIZE/TYPE VARY)
- 2.0% INDICATES DEGREE AND DIRECTION OF SLOPE ACROSS PAVED SURFACES
- INDICATES DIRECTION OF SLOPE CROSS PLANTED SURFACES
- SWALE CENTERLINE AND DIRECTION OF SWALE
- INDICATES CONFORMING ELEVATIONS
- EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR TO BE CHANGED

ARNOLD WAY

BIOLOGICAL RESOURCE ASSESSMENT

**SEA CREST SCHOOL
901 ARNOLD WAY, HALF MOON BAY
SAN MATEO COUNTY, CALIFORNIA**

PREPARED FOR:

Scott Phillips, Associate Planner
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

PREPARED BY:

Coast Ridge Ecology
1410 31st Avenue
San Francisco, CA 94122



March 16, 2018

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I. SUMMARY

This report provides a biological resource assessment for a 3.77 acre property located at 901 Arnold Way in Half Moon Bay, California. The property is developed with an Elementary / Junior High School (Sea Crest School). The surrounding area is primarily developed with multifamily homes. The property is bounded by Arnold Way on the south, Main Street on the west, Bloom Lane and developed residential homes on the north, and Arroyo Leon creek corridor and open space on the east. The property is a flat, developed parcel of land that includes school buildings, the Kohrs Family Center, parking lot, recreational field, play structures and blacktop play area. Approximately 25 feet beyond the eastern fence line, the slope drops steeply down to Arroyo Leon.

The proposed project consists of landscape improvements and relocation of structures. Specifically, the existing recreational field, play structures and blacktop play area are to be relocated and redesigned, and an amphitheater, pathways and outdoor classroom areas are to be added. The existing cyclone fence on the east end of the property would be removed and native landscaping would extend twenty-five feet east to the top edge of the slope above Arroyo Leon. Open wire fencing would be installed at the top of bank of Arroyo Leon. Plant species to be used on site, including within the 50-foot riparian buffer zone of Arroyo Leon, include both ornamental and native plant species. Ornamental species include strawberry tree (*Arbutus unedo*), eastern redbud (*Cercis canadensis* 'Forest Pansy'), Washington thorn (*Crataegus phaenopyrum*), and flowering cherry (*Prunus serrulata* 'Pink Star'); and native species include red stem dogwood (*Cornus stolonifera*), sticky monkey flower (*Diplacus aurantiacus*), Pacific coast iris (*Iris douglasiana*), and island alum root (*Heuchera maxima*).

The property, as well as a 200-foot buffer surrounding the property, was surveyed for biological resources on February 13, 2018 by Coast Ridge Ecology biologists Suk-Ann Yee and Jennifer Radtkey. A second biological survey was conducted by Suk-Ann Yee on March 5, 2018. The California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDDB) was consulted for known occurrences of sensitive plant, animal, and natural plant communities of concern found within the Half Moon Bay and five surrounding 7.5' USGS topographic quadrangles (CNDDDB, 2018).

The majority of the property is developed/urban land and is unvegetated. Along the north and south fence lines ornamental vegetation including shrubs and small cypress trees are present, and within the northeast corner of the site is the recreation field consisting of turf grass. Trees on site consist of Monterey cypress (*Hesperocyparis macrocarpa*) and Pittosporum (*Pittosporum sp.*) tree/shrubs. There are two plant communities on the property, both of which are located along the narrow (25-foot wide) eastern edge of the property adjacent to Arroyo Leon: Annual Brome Grassland (Semi-Natural Herbaceous Stand) and Arroyo Willow Thicket (Shrubland Alliance) as described in Sawyer, et al. (2009).

Neither of these plant communities is considered rare in California. The Annual brome grassland would be considered an upland plant community, and the Arroyo willow Thicket, may or may not qualify as US Army Corps jurisdictional wetlands and a jurisdictional

determination would be required to determine this. Arroyo willow (*Salix lasiolepis*) is a riparian indicator species per the City of Half Moon Bay Municipal Code Section 18.38.02 (City of Half Moon Bay, 2017).

The property does not provide suitable habitat for most wildlife species in the region due to the fact that most of the site is developed with impervious surfaces. The ornamental vegetation on the property provides some potential nesting habitat for common songbirds. The grassland and arroyo willow thicket to the east of the property provides potential nesting habitat for grassland and riparian songbirds as well as habitat for various mammals including brush rabbit (*Sylvilagus bachmanii*) mule deer (*Odocoileus hemionus*) and California meadow vole (*Microtus californica*). Trees on site provide some potential roosting habitat for bats, but no maternity roosts are expected due to the lack of tree cavities to support bat maternity colonies.

Six special status wildlife species with potential to occur on the site include: the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), California species of special concern; salt marsh common yellowthroat (*Geothlypis trichas sinuosa*), California species of special concern; San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), (a federal and state endangered species and state fully-protected species); California red-legged frog (*Rana draytonii*), a federal threatened species and California species of special concern; steelhead, Central California Coast ESU (*Oncorhynchus mykiss*), a federally threatened species and California species of special concern; and Monarch butterfly (*Danaus plexippus*), a locally unique species. The following conclusions for each of these species potential to occur on site are provided below.

San Francisco dusky-footed woodrat

No middens were observed within the property. Woodrat middens are likely present within the dense vegetation along the banks of Arroyo Leon; however the project would not impact areas within the riparian vegetation. No impacts to this species are expected.

Salt marsh common yellowthroat:

There is a low potential for salt marsh common yellowthroat to nest within the study area, however this species has moderate potential for being detected foraging and potentially nesting in the arroyo willow thicket.

Nesting birds, including raptors:

There is moderate potential for nesting passerines to occur within the project area, and low potential for raptors to nest within the study area.

San Francisco garter snake:

The site does not provide optimal breeding habitat for San Francisco garter snake (open grasslands near aquatic habitats) however this species could be detected when moving between nearby wetland and upland habitats.

California red-legged frog:

There is no aquatic breeding habitat for California red-legged frog on site, though the species could occur on site when moving between nearby wetland habitats.

Steelhead:

Steelhead are present in Pilarcitos Creek watershed, and may utilize Arroyo Leon as spawning/ rearing habitat. The project would not impact the bed and/or banks of Arroyo Leon, and no impacts to steelhead are expected.

Monarch butterfly:

The monarch butterfly is unlikely to be found roosting within the study area as there are no wind protected groves of large eucalyptus, Monterey pine, or Monterey cypress trees present, although small and mid-sized individual cypress and eucalyptus do exist on the property and on the opposite hillside east of Arroyo Leon. The study area does not provide suitable habitat to support a roosting site for Monarch butterflies. No impacts to this species are expected.

Special Status Plants:

Based on habitat types present on site and the biological surveys conducted on site, no special status plant species are expected to occur within the study area.

II. PROJECT LOCATION AND STUDY AREA

The property is 3.77-acres in size and is located at 901 Arnold Way in Half Moon Bay, California ([Figure 1](#)). The property is developed with an Elementary / junior high School (Sea Crest School). The property also includes a naturally vegetated area east of the existing school footprint and ends at the center of the Arroyo Leon creek channel, approximately 85 feet east of the current school yard eastern fence line. With the exception of the eastern side of the subject property, the surrounding area is primarily developed multifamily homes. The property is bounded by Arnold Way and residential homes and agricultural fields to the south, Main Street and residential homes on the west, Bloom Lane and residential homes on the north, and Arroyo Leon creek corridor and open space to the east. The property is a flat, developed parcel of land that includes school buildings, the Kohrs Family Center, parking lot, recreational field, play structures and blacktop play area. Approximately 25 feet beyond the eastern fence line, the slope drops steeply down to Arroyo Leon. The study area (i.e. the area analyzed in this report) includes the area within the school boundaries, and east into the Arroyo Leon Creek Channel, or approximately 90 feet east of the current eastern fences location.

III. PROJECT DESCRIPTION

The proposed project consists of landscape improvements and relocation of structures. Specifically, the existing recreational field, play structures and blacktop play area are to be relocated and redesigned, and an amphitheater, pathways and outdoor classroom areas are to be added. The existing cyclone fence on the east end of the property would be removed and native landscaping would extend twenty-five feet east to the top edge of the slope above Arroyo Leon. Open wire fencing would be installed at the top of bank of Arroyo Leon. Plant

species to be used on site, including within the 50-foot riparian buffer zone of Arroyo Leon, include both ornamental and native plant species. Ornamental species include strawberry tree (*Arbutus unedo*), eastern redbud (*Cercis canadensis* 'Forest Pansy'), Washington thorn (*Crataegus phaenopyrum*), and flowering cherry (*Prunus serrulata* 'Pink Star'); and native species include red stem dogwood (*Cornus stolonifera*), sticky monkey flower (*Diplacus aurantiacus*), Pacific coast iris (*Iris douglasiana*), and island alum root (*Heuchera maxima*).

IV. METHODS

Coast Ridge Ecology biologists Suk-Ann Yee and Jennifer Radtkey surveyed the site and the surrounding areas for biological resources on February 13, 2018 between 7:00 am and 9:00 am. A brief second visit was conducted to identify specific plant species on site by S. Yee on March 5, 2018. Weather at the time of the survey was clear and cool in the morning (mid 40's F). All plant and animal species observed were documented and plant communities and habitats were assessed for their potential to support special status species.

The California Department of Fish and Wildlife (CDFW) Natural Diversity Database (CNDDDB) was consulted for known occurrences of sensitive plant, animal, and natural plant communities of concern found within the Half Moon Bay and five surrounding 7.5' USGS topographic quadrangles (CNDDDB, 2018). Data from CNDDDB, California Native Plant Society (CNPS) On-Line Inventory of Rare, Threatened, and Endangered Plants of California (CNPS, 2018), knowledge of regional biota, and observations made during the field survey, were used to evaluate on-site habitat suitability for special status plant and wildlife species within the study area. In addition other relevant literature and databases were reviewed including the Sea Crest School Landscape Improvements Plan (Kikuchi and Kankel Design Group, 2017) and recent Biological Resource Assessments prepared for nearby properties in the area, such as the BRA for 403 San Benito Street (CRB, 2017).

V. EXISTING SETTING

The school property includes the school building, the Kohrs Family Center building, a parking lot, a blacktop play area, a recreation field (turf/lawn), a play structure and landscaped vegetation ([Figure 2](#)). The surrounding area is primarily developed single family residential homes. The property is bounded by Arnold Way on the south, Main Street on the west, Bloom Lane and developed residential homes on the north, and Arroyo Leon creek corridor and open space on the east. The property is a flat, developed parcel of land and approximately 25 feet beyond the eastern fence line of the school, the slope drops steeply for approximately 60 feet down to Arroyo Leon creek channel. Elevation of the property is approximately 60 feet above mean sea level.

Soils

There is one known soil type present on the property, Gullied land (NRCS, 2018). Gullied land is a soil type of variable thickness (0 to 60 inches) that arises from alluvial deposition. This soil type is found at the top edge of the slope and continues down to Arroyo Leon. The

remainder of the site is urban developed land. There are no serpentine or sandy soils present on the property.

Hydrology

The site is virtually flat and it is designed such that water drains to Arnold Way and to several on-site drains. The eastern portion of the study area outside of the existing school footprint drains into Arroyo Leon, a perennial stream. East of the existing school fence line, the property is flat for approximately 25 feet before dropping approximately 60 feet to the creek bed.

Arroyo Leon is mapped as a perennial stream by the United States Geological Survey (USGS 2015). At the time of the site visit in mid-February, the stream had a steady water flow with water depths of approximately six to 12 inches. Arroyo Leon flows north and intersects with an intermittent stream before flowing into Pilarcitos Creek 3000 feet downstream. Pilarcitos Creek flows northwest into the Pacific Ocean which lies one mile to the west of the site.

Within the surrounding area, there are two agricultural ponds within a half mile radius of the site. The closest pond is located approximately 750 feet east of the property, and the other is located 2500 feet to the southwest. Several other ponds are located within a one mile radius of the site.

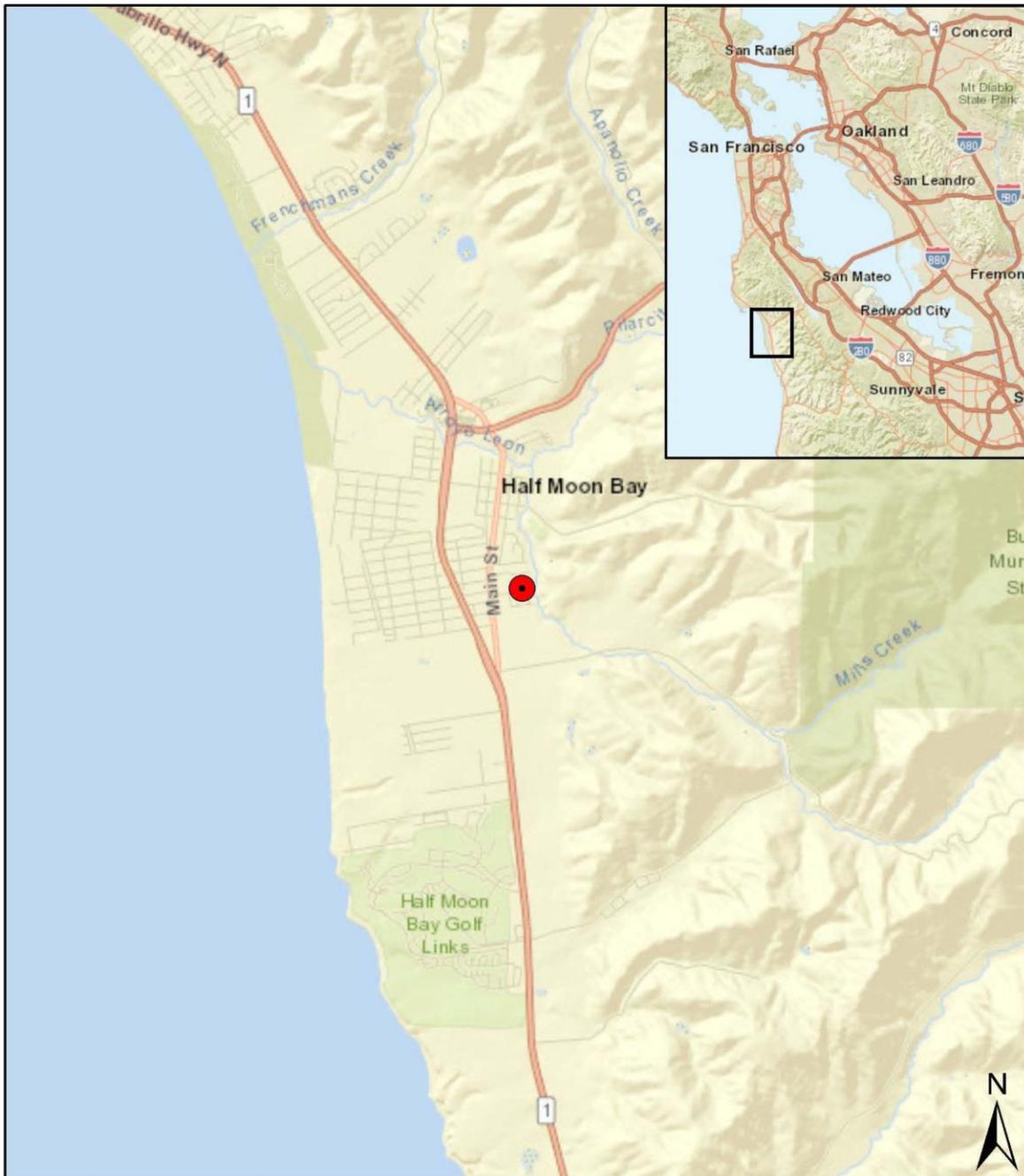


Figure 1: Project Location Map

Sea Crest School
901 Arnold Way, Half Moon Bay, CA

0 0.475 0.95 1.9 2.85 Miles

 Project Location

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

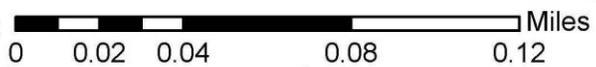




Figure 2: Project Area Habitat Map

Sea Crest School
 901 Arnold Way, Half Moon Bay, CA

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| Legend | |
|--------|-----------------------------|
| | Study Area |
| | Property Boundary (Approx.) |
| | Project Area (Approx.) |
| | 50-Foot Riparian Buffer |
| | Arroyo Leon (Approx.) |
| | Arroyo Willow Thicket |
| | Landscaped/Ornamental |
| | Annual Brome Grassland |



VI. PLANT COMMUNITIES AND HABITAT TYPES

Vegetation

There are three plant communities present within the study area: annual brome grassland, arroyo willow thicket, and landscaped/ornamental. Vegetation within the existing school boundaries is located within the northeast portion of the site, and is comprised of landscaped/ornamental plant species. The other plant communities are located east of the existing property fence line.

None of the plant communities found within the study area are considered rare (Sawyer, et al. 2009). A list of all plant and animal species identified on site is provided in Appendix A.

Annual Brome Grassland

Weedy, nonnative annual brome grassland is found just outside of the fence line above the drop-off to Arroyo Leon (Photographs B-1 and 2). The dominant species in this plant community includes ripgut brome (*Bromus diandrus*), rescue grass (*B. catharticus*), annual blue grass (*Poa annua*), and foxtail barley (*Hordeum murinum*). The area appears to have been seeded with annual flowers, such as California poppy (*Eschscholzia californica*). A wide variety of common non-native herbaceous species were found interspersed with the grasses including Bermuda buttercup (*Oxalis pes-caprae*), calla lily (*Zantedeschia aethiopica*), periwinkle (*Vinca major*), and cutleaf geranium (*Geranium dissectum*). A patch of poison hemlock (*Conium maculatum*) was observed along the edge of the creek bank, and cape ivy (*Delairea odorata*) is also found along this interface. There is a line of mature Monterey cypress (*Hesperocyparis macrocarpa*) on the northern edge of the property.

Arroyo Willow Thicket

Arroyo willow thicket is present east of the annual brome grassland on the slope down to Arroyo Leon (Photographs B-3 and 4). The dominant species for this plant community is arroyo willow (*Salix lasiolepis*). Non-native cape and English ivy (*Delairea odorata* and *Hedera helix*) form a dense understory beneath the willow. Native California blackberry (*Rubus ursinus*) was noted underneath and intertwining with the ivy and stinging nettle (*Urtica dioica*) was present in high densities near the base of the bank.

Landscaped/Ornamental

Landscaped or ornamental vegetation is present within the existing school boundaries. This includes a line of maintained Monterey cypress just inside the northern boundary fence line

(Photograph B-5), and a maintained stand of tall *Pittosporum* (*Pittosporum sp.*) shrubs along the south-eastern edge of the property just inside the fence line (Photograph B-6). A regularly mowed grass turf field that is dominated by annual bluegrass (*Poa annua*), along with many non-native invasive plants including common and English plantain (*Plantago major* and *P. lanceolata*), cheeseweed (*Malva parviflora*), and white clover (*Trifolium repens*) lies between the two lines of landscaped shrubs and trees. There is also a set of raised garden beds in the north-east corner of the property that contain herbs and common garden plants.

Wetlands/Water Features

To meet the US Army Corps of Engineers (USACE) definition of wetland, an area must demonstrate three critical characteristics: wetland vegetation, wetland hydrology, and wetland soils (Federal Interagency Committee for Wetland Delineation, 1989). Additionally, to fall under jurisdiction of the USACE, a wetland must have some evident hydrological connection to other wetlands and/or waters of the United States. The US Fish and Wildlife Service definition of wetland is similar: at least periodically, the land must support predominantly hydrophytes; the substrate must be predominantly undrained hydric soil; or the substrate is non-soil that is saturated with water or covered by shallow water at some time during the growing season of the year (Cowardin, et al., 1979).

The National Wetlands Inventory shows Arroyo Leon mapped as a Freshwater Forested/Shrub Wetland roughly to the top of bank (USFWS, 2017). The National Wetland Inventory definition of a wetland is different however than the Half Moon Bay Municipal Code definition, which differentiates between wetlands (lakes, ponds, and marshes) and riparian corridors (streams). Arroyo Leon is a stream and does not qualify as a wetland in accordance with the Half Moon Bay Municipal Code 18.38.080 (D), (City of Half Moon Bay, 2017). Therefore the riparian corridor requirements would apply to the project site. Though the study area includes Arroyo Leon and the creek channel, the proposed project footprint would not extend into the riparian vegetation, banks or channel of Arroyo Leon, and would not have a substantial adverse effect on riparian habitat or the Creek channel.

Wildlife

Biological value for wildlife within the existing school boundaries is limited as vegetation is comprised of ornamental and landscaped species. Within the existing school limits the landscaped turf and trees provide foraging and nesting habitat for smaller bird species. A black phoebe (*Sayornis nigricans*) was observed foraging near the row of small planted Monterey cypress trees along the north fence line, and California towhee (*Melospiza crissalis*) was observed foraging on the grass turf. East of the existing school boundaries, the annual brome grassland and arroyo willow thicket provide good habitat for wildlife species. Birds observed within these habitats at the time of the field survey include song sparrow (*Melospiza melodia*), golden-crowned sparrow (*Zonotrichia atricapilla*), Anna's hummingbird (*Calypte anna*), bushit (*Psaltriparus minimus*), American robin (*Turdus*

migratorius), and chestnut-backed chickadee (*Poecile rufescens*). A pair of red-tailed hawk (*Buteo jamaicensis*) was observed perched in the mature Monterey cypress. The project site could provide foraging habitat for raptors, both within the landscaped and naturally vegetated areas.

Bats are likely to forage over the property due to its proximity to a water source (Arroyo Leon), and could potentially roost within the mature Monterey cypress trees on site. These trees are to be retained on site as part of the project.

The dense understory of the arroyo willow vegetation and the annual brome grassland could serve as habitat for herbivorous mammals such as brush rabbit (*Sylvilagus bachmani*), Botta's pocket gopher (*Thomomys bottae*) and meadow vole (*Microtus californicus*). Due to the presence of nearby riparian habitat and stream, it is likely that semi-aquatic species such as the coast garter snake (*Thamnophis elegans terrestris*), and various amphibian species such as the California red-legged frog could use the site as they are moving between aquatic habitats. Predators such as bobcat (*Lynx rufus*), long-tailed weasel (*Mustela frenata*) and gray fox (*Urocyon cinereoargenteus*) could be observed moving through the site on occasion. Mule deer (*Odocoileus hemionus*) scat was observed within the annual brome grassland on the east side of the property.

Wildlife Movement Corridors

Wildlife corridors are important for conservation of wildlife in the region. Linkages between habitat types can extend for miles between primary habitat areas and occur on a large scale throughout California. Habitat linkages facilitate movement between populations located in discrete areas and populations located within larger habitat areas. Even where patches of pristine habitat are fragmented, as commonly occurs with riparian vegetation, wildlife movement between populations is facilitated through habitat linkages, migration corridors and movement corridors. Wildlife movement includes migration (i.e., usually one direction per season), inter-population movement (i.e., long-term genetic exchange) and small travel pathways (i.e., daily movement within an animal's home range).

The area surrounding the property is predominantly developed, with private residences on three sides. Arroyo Leon and the steep banks on either side of the creek are likely used as a corridor for wildlife movement. Due to the high fences, landscaped and developed nature of the existing school property it is unlikely that the currently developed and landscaped portions of the site are an important wildlife movement corridor.

VII. SPECIAL STATUS PLANTS, ANIMALS, AND NATURAL COMMUNITIES

The California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base (CNDDDB) maintains records of reported occurrences of sensitive plant, animal and natural plant communities of concern. CNDDDB records provide useful information about what species have been found in a given project area, and what species may be expected in similar habitat types. An area that has not been surveyed or visited may support sensitive species that have not been discovered and reported and in addition, may require site-specific surveys to rule out special status species occurrences. The U. S. Fish and Wildlife Service (USFWS), Sacramento, also maintains lists of listed species and other species of concern that may occur in or be affected by projects in a given USGS topographic quadrangle. Information on special status plant species was obtained from the CNPS On-line Inventory of Rare, Threatened, and Endangered Plants of California.

The CNDDDB records for the Half Moon Bay 7.5 minute topographic quadrangle and five surrounding quadrangles were reviewed for sensitive element occurrences at Sea Crest School, 901 Arnold Way, Half Moon Bay (CNDDDB, 2018). The potential for the presence of these special status species based on proximity to the site, or similar habitat utilization is provided in **Table 1**.

No special status species or natural communities of concern were identified on site during the field surveys.

Special-status species that have a higher probability for occurrence onsite, based on habitat types and/or recorded observations within three miles of the study area are discussed in greater detail in the report. These include six animal species: San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), saltmarsh common yellow throat (*Geothlypis trichas sinuosa*), California red-legged frog (*Rana draytonii*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), Steelhead, Central California Coast ESU (*Oncorhynchus mykiss*), and Monarch butterfly (*Danaus plexippus*). No rare plant species are expected to occur on the site due to the lack of suitable habitat. [Figure 3](#) shows the location of the recorded occurrences of special status species within a three-mile radius of the study area.

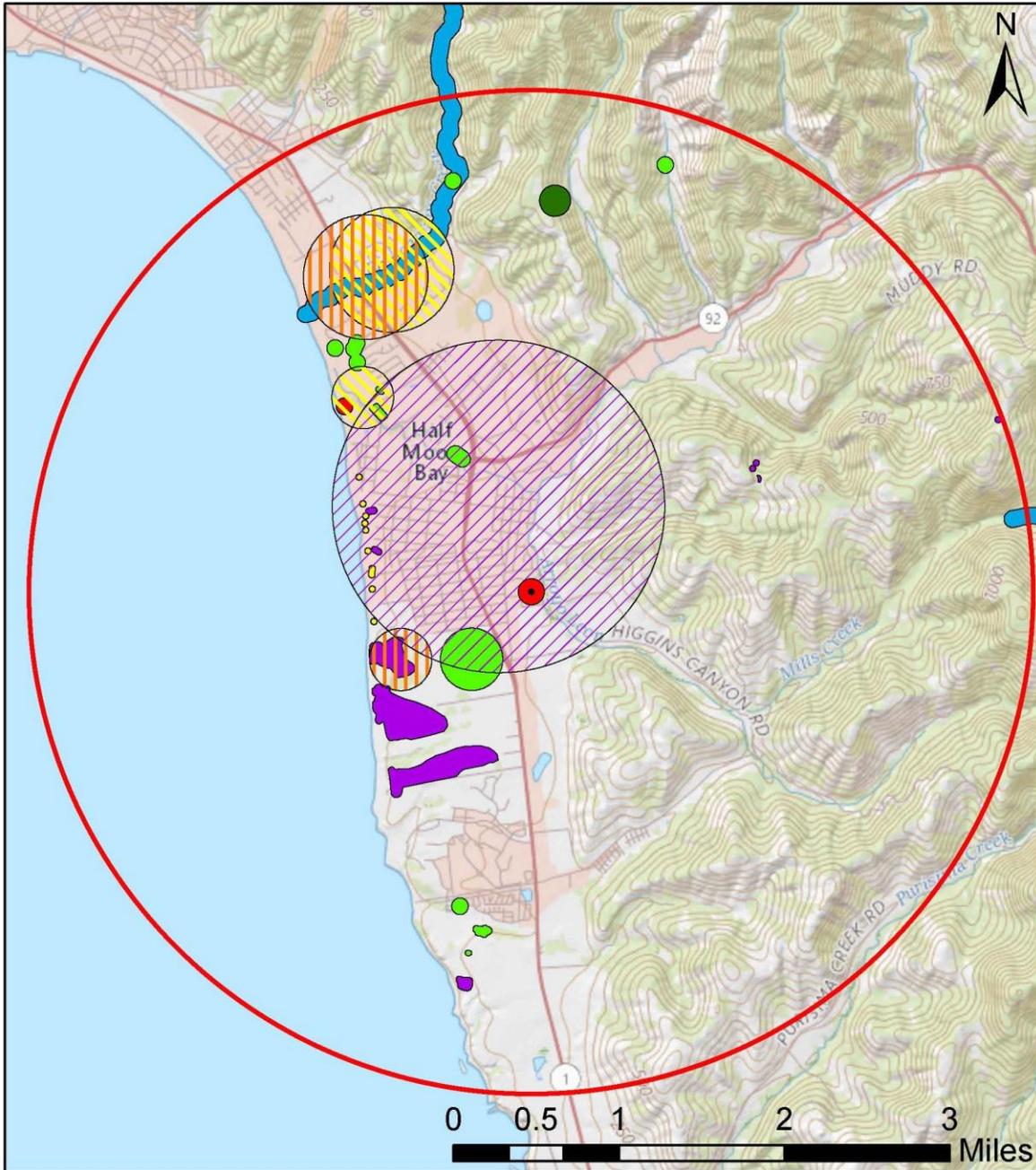
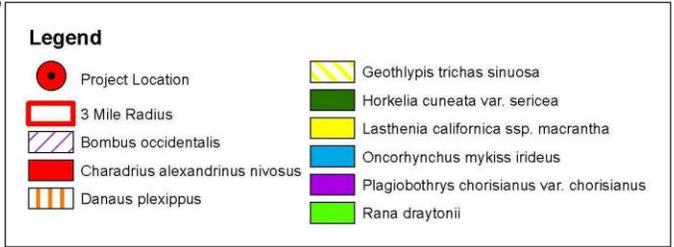


Figure 3: CNDDDB Occurrence Map
 Sea Crest School, 901 Arnold Way, Half Moon Bay, CA
 Source: USGS, CNDDDB



San Francisco Dusky-Footed Woodrat (Neotoma fuscipes annectens)

The San Francisco dusky-footed woodrat (SFDFW) is a California species of special concern. It is one of eleven subspecies of the dusky-footed woodrat and is found throughout the San Francisco Bay area. The SFDFW is a mid-sized rodent with a body length of 7 3/5 to 9 inches. It is brown or grey in color, with a white/light grey underside and feet. The tail is hairy and dark brown, with a lighter colored underside.

The SFDFW is found in scrub, woodland and grassland areas. They are good climbers and can live in both arboreal homes and ground-based middens built of sticks and branches up to several feet high. Middens are built in areas of dense foliage or under forest canopy. Woodrats consume a variety of nuts, fruits, foliage, and fungi (CSUS ESRP, 2013).

No SFDFW middens were observed within the project footprint, nor within 200-feet of the project site. None are expected to occur in the area due to the dense understory of ivy in the arroyo willow thicket. No mitigation measures are recommended for San Francisco dusky-footed woodrat.

Salt Marsh Common Yellowthroat (Geothlypis trichas sinuosa)

The salt marsh common yellowthroat (*Geothlypis trichas sinuosa*) is native warbler that is a California species of special concern. This bird is a year round resident in San Mateo County, and utilizes dense vegetation in wetlands, marshes, estuaries, prairies and riparian areas for nesting and foraging. It requires thick continuous cover down to the water surface for foraging and nests in willow, tall grasses and tule patches (CNDDDB, 2013).

The nearest occurrence is documented is approximately 1.5 miles northwest of the study area along the riparian corridor of Pilarcitos Creek. It is possible that the salt marsh common yellowthroat could forage on the property and in the adjacent arroyo willow thicket. The arroyo willow thicket could serve as nesting habitat, as well. Prior to any ground disturbance or vegetation removal associated with the Landscape Improvement project, a pre-construction nesting bird survey is recommended to prevent adverse impacts to nesting salt marsh common yellowthroats.

California Red-legged Frog (Rana draytonii)

The California red-legged frog (CRF) is a federally listed Threatened species and a California Species of Special Concern.

Red-legged frogs are known to occur in slow-flowing streams, and marshes with heavily vegetated shores for breeding as well as grasslands, riparian woodland, oak woodland, and coniferous forests. These frogs stay near the shore hidden in vegetation rather than in open water. Seasonal bodies of water are frequently occupied by red-legged frogs, and in some areas these may be critical for persistence. It is speculated that California red-legged frogs may lie dormant during dry periods of the year or during drought. California red-legged

frogs are thought to disperse widely during autumn, winter, and spring rains. Juveniles use the wet periods to expand outward from their pond of origin and adults may move between aquatic areas. Frogs disperse through many types of upland vegetation and use a broader range of habitats outside of breeding season. CRF have been observed to move extensively and travel up to two miles or more between breeding ponds without apparent regard to topography, vegetation type, or riparian corridors (Bulger in litt.1998, *in* USFWS, 2002).

The breeding season for CRF generally begins in January and lasts through March. Minimum breeding age appears to be two years in males and three years in females (Jennings and Hayes 1985). Females lay 750-4000 eggs in clusters attached to aquatic vegetation, two to six inches below the water surface. Eggs hatch in two to three weeks. Once hatched, the tadpoles generally take between 11 and 20 weeks to metamorphose, doing so between May and August. Although most tadpoles are expected to transform in the summer, they can also over-winter, so transformation can take from about 4 to 13 months. CRF typically require a permanent water source with a minimum depth of 0.7 meters (2.5 feet) (USFWS, 2004). Successful breeding has been observed in sub-optimal habitats with little or no emergent vegetation present (USFWS, 2004). In the absence of vegetation CRF will attach their eggs to rocks, wood, or other debris.

CRF has been extirpated from 70 percent of its former range and now is found primarily in coastal drainages of central California, from Marin County, California, south to northern Baja California, Mexico. Potential threats to the species include elimination or degradation of habitat from land development and land use activities and habitat invasion by non-native aquatic species (USFWS, 2002).

There is a recorded occurrence of CRF 0.25 mile southwest of the study area on the west side of State Highway 1. There are also several documented CRF occurrences along Pilarcitos Creek, to which Arroyo Leon is a tributary. Individuals could move across the property during upland dispersals and rain events and use Arroyo Leon as habitat. The site does not lie within the critical habitat for the California red-legged frog (USFWS, 2006a). To prevent impacts to CRF, a preconstruction survey by a qualified biologist is recommended prior to installation of silt fencing along the eastern boundary of the site.

San Francisco Garter Snake (Thamnophis sirtalis tetrataenia)

The San Francisco garter snake (SFGS) is a federally Endangered and state Threatened species. The SFGS is a subspecies of the common garter snake endemic to the San Francisco Peninsula (USFWS 1985). It is a small black, yellow and/or orange dorsally striped snake with a greenish-blue belly, and a red head.

The SFGS is a semi-aquatic species that requires both shallow marshlands with emergent vegetation, as well as open grassy upland habitats with denser shrubby vegetation for cover. SFGS are most often found near standing water including ponds, lakes, marshes, and sloughs. In the absence of fresh water marshes, SFGS will use aquatic habitats surrounded by willows (*Salix* spp.) and blackberry (*Rubus* spp.) for cover (USFWS,

2006b). They are known to bask in grassland habitats with nearby dense vegetation for escape cover. SFGS also utilize rodent burrows for shelter and winter hibernation. The primary prey species of the SFGS include California red-legged frog (*Rana draytonii*), Sierran tree frog (*Pseudacris sierra*; formerly Pacific tree frog), newts, young toads, and small fish species. Individuals exhibit higher levels of movement in later summer months, likely in pursuit of recently metamorphosed prey (California red-legged frog and Sierran tree frog). SFGS mate primarily in the first warm days of March. Young are born live in July and August (USFWS, 1985).

Communication with the CDFW for information regarding suppressed location data for the SFGS reveals that the nearest recorded occurrence of SFGS to the study area is within 0.75 miles of the study area boundaries, documented between 1980 and 2004 (pers. comm., Chang, 2018). Due to the proximity of aquatic habitat (Arroyo Leon), SFGS could use the site during periods of upland movement, or as a migration corridor. The USFWS has not designated areas of critical habitat for the SFGS. To prevent impacts to SFGS, a preconstruction survey by a qualified biologist is recommended prior to installation of silt fencing along the eastern boundary of the site.

Steelhead, Central California Coast ESU (*Oncorhynchus mykiss*)

Steelhead within the Central California Coast Evolutionary Significant Unit (ESU) are a federally Threatened Species. This ESU includes streams in the San Francisco Bay Area that drain into the Pacific Ocean or San Francisco Bay from the Russian River south to Soquel and Aptos Creek, and the drainages of San Francisco and San Pablo Bays, including the Napa River. Steelhead require freshwater streams with beds of clean gravel for spawning and pools that last year round for rearing. Often found in streams with dense riparian canopy and cool oxygenated water, they must have access to the San Francisco Bay or Pacific Ocean for migration as they spend one to two years in the ocean before returning to spawn in their natal stream. This species is present in the Pilarcitos Creek watershed, which includes Arroyo Leon subwatershed, and in larger, perennial creeks in the region (Pilarcitos Creek Restoration Workgroup, 2008).

Arroyo Leon is within designated Critical Habitat for the species (USFWS, 2017b). The project area is located to the west of the Arroyo Leon riparian corridor and would not directly impact the bed and banks of the creek. Proper erosion and sedimentation controls however would be required to prevent any sediment laden runoff from leaving the site and entering the creek and potentially impacting steelhead habitat. The Landscape Improvement Plan for the project includes installation of silt fencing to prevent sedimentation from leaving the project area and potentially entering Arroyo Leon. No mitigation measures are recommended for steelhead, as mitigation measures to prevent impacts to steelhead habitat within Arroyo Leon are incorporated into the project design.

Monarch Butterfly (Danaus plexippus)

The monarch butterfly is a CDFW ranked S3 (state vulnerable) species. It is a species of milkweed butterfly with bright orange coloration, black striping and white spots. The species is well known for its north-south migrations from Canada to Mexico which span the lives of several generations of the butterfly. Monarch butterfly winter roost sites extend along the western coast from Mendocino in northern California, south to Baja California, Mexico. Roost habitat consists of wind-protected tree groves, typically eucalyptus, and Monterey pine, Monterey Cypress, with nectar and water sources nearby. Along the California coast, monarch butterflies typically roost between October and February.

There are two recorded occurrences of monarch butterflies; one within half a mile and another within 1.75 miles of the study area (CNDDDB, 2018). The monarch butterfly is unlikely to be found roosting on the study area as there are no wind protected groves of large eucalyptus, Monterey pine, or Monterey cypress trees present, although small and mid-sized individual cypress and eucalyptus do exist on the property and on the opposite hillside on the other side of Arroyo Leon. The study area does not provide suitable habitat to support a roosting site for Monarch butterflies, and no mitigation measures are recommended.

Special Status Plants

Within the Half Moon Bay region, there are several special status plants on the CNPS Inventory of Rare and Endangered Plant Species. Most of these plants are associated with distinct or specialized habitat types: coastal prairie, chaparral, closed-cone coniferous forests, cismontane woodland, coastal wetlands, sandy or serpentine soils, and streams and lakes. Most of these habitat types, soil associations or elevation requirements do not occur on the property. In addition, most of the site is developed and landscaped, with the remainder having been disturbed in the past, causing a proliferation of nonnative weeds to colonize that area.

Based on the habitat types present and the field surveys conducted on site, no special status plant species are expected to occur within the study area.

The Landscape Improvement Plan proposed for the site includes native and non-invasive ornamental plant species and no adverse impacts on the biological resources of Arroyo Leon are expected.

VIII. REGULATORY CONSIDERATIONS

Federal and state-listed species (endangered, threatened, and CA fully-protected) receive various levels of legal protection under the federal and state endangered species acts and the California Fish and Wildlife Code. The federal Migratory Bird Treaty Act of 1918 and Section 3500 of the California Fish and Wildlife Code protect active nests of migratory and other birds, and provide criminal penalties for take of hawks, owls, and take or disturbance of all bird nests or eggs. Potential impacts to other special status or otherwise sensitive species must be disclosed and evaluated pursuant to the California Environmental Quality Act (CEQA). Additional protections for species and habitats that are applicable to the property are designated in chapter 18.38 Coast Resource Conservation Standards of the Half Moon Bay Municipal Code.

A. Federal and State Endangered Species Acts

The United States Endangered Species Act (ESA) is administered by the United States Fish and Wildlife Service (USFWS). The California Endangered Species Act (CESA), the Native Plant Protection Act (NPPA), and CEQA afford protection to species of concern included on State-maintained lists. The California Department of Fish and Wildlife (CDFW) has statutory responsibility for the protection of State listed species and is a trustee agency under CEQA.

Both the Federal and State endangered species acts provide protection for listed species. In particular, the Federal act prohibits “take.” “Take” is defined by the ESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect a federally listed, endangered species of wildlife, or to attempt to engage in any such conduct." Take not specifically allowed by Federal permit under Section 10(a)(1)(B) of the ESA is subject to enforcement through civil or criminal proceedings under Section 9 of the ESA.

While "take" is easily understood in the sense of deliberately capturing or killing individual animals, Federal regulations also define take to include the incidental destruction of animals in the course of an otherwise lawful activity, such as habitat loss due to development. Under those rules the definition of take includes significant habitat modification or degradation that actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR Section 17.3).

Section 10(a) of the ESA permits the incidental take of an endangered or threatened species. Similarly, Section 2081 of the CDFW Code or use of the CESA allows the Department to enter into management agreements that make lawful activities which may otherwise result in habitat loss or take of individuals of a state listed species.

The San Francisco garter snake, a state and federal Endangered species and the California red-legged frog, a federally Threatened species have potential for presence within the study area.

B. Species of Special Concern

The California Department of Fish and Wildlife has designated certain animal species as “Species of Special Concern” due to concerns about declining population levels, limited ranges, and continuing threats that have made these species vulnerable to extinction. The goal of this designation is to bring attention to these species in the hope that their population decline will be halted through mitigation or project redesign to avoid impact. Species of special concern are protected only through environmental review of projects under CEQA. The California Department of Fish and Wildlife is a trustee agency and is solicited for its comments during the CEQA process.

California species of special concern with low potential to occur on site include the salt marsh common yellowthroat has moderate potential to occur on site (foraging only, nesting habitat present in adjacent arroyo willow thicket), and San Francisco dusky footed woodrat (no middens observed during surveys).

C. Nesting Birds

Nesting birds, including raptors, are protected by the California Department of Fish and Wildlife Code 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” Passerines and non-passerine landbirds are further protected under the Federal Migratory Bird Treaty Act. As such, the CDFW typically recommends pre-construction surveys for potentially suitable nesting habitat that will be directly (actual removal of trees/vegetation) or indirectly (noise disturbance) impacted by construction-related activities.

Many passerine species were observed on the property and in the adjacent arroyo willow thicket and several have potential to nest within the study area. Two raptor species were also observed in or near the property boundaries, sharp-shinned hawk and red-tailed hawk, No nesting activity was observed, however the biological survey was conducted prior to the nesting bird season (Feb. 1 to August 31). It is recommended that a preconstruction nesting bird (including raptors) survey is conducted within the study area prior to the any ground disturbance or vegetation removal on site.

D. California Native Plant Society and CEQA

The California Native Plant Society (CNPS) has developed a rating system for the state’s rare, threatened and endangered plants. Plants rated by CNPS are subject to protection under CEQA and may also be protected by state and federal endangered species laws if they are listed by the state or federal government. No CNPS-rated plants were identified as having potential to occur within the study area (Table 1).

E. Half Moon Bay Municipal Code- Coast Resource Conservation Standards

Chapter 18.38.035 of the City of Half Moon Bay Municipal Code specifies that when required, a biological report shall be submitted prior to development review for any projects located within 100 feet of any sensitive habitat area including riparian corridors, bluffs, sea-cliff areas and any wetland. The property is located within 100 feet of Arroyo Leon and the requirements specified by the Half Moon Bay Municipal Code apply to the property. The Municipal code specifies that biological reports will contain mapping of any coastal resources including wild strawberry habitat, existing sensitive riparian areas and wetlands located on or within two hundred feet of the property.

Chapter 18.38 of the Half Moon Bay Municipal Code also specifies that any biological report submitted to the city will contain an analysis of the habitat requirements of Rare and Endangered Species, as well as Unique Species, which are defined as organisms that “have scientific or historic value, few indigenous habitats, or some characteristics that draw attention or are locally uncommon.” Unique species, as defined by the HMB Municipal Code, include raptors, red-legged frog, marine mammals, California wild strawberry and Monterey pine. No Monterey pine or California wild strawberry were observed on or within 200 feet of the project.

The section of Arroyo Leon Creek that borders the property is shown as a perennial creek on the USGS Half Moon Bay 7.5 minute quadrangle (USGS 2015). Section 18.38.075 (D)(2) specifies that the buffer zone along riparian corridors extend from the “limit of riparian vegetation” fifty feet outward for perennial streams”. The riparian vegetation is defined by the outer edge of Arroyo willow trees along the corridor and this forms the boundary between riparian and upland vegetation (Figure 4). The school grounds (recreation field) are currently partially within this 50-foot buffer zone, and the proposed project would encroach 25 feet further into the buffer zone to the top of bank of Arroyo Leon. Based on the Landscape Improvement Plan, no adverse impacts would occur to riparian vegetation associated with Arroyo Leon.

The project would create a ‘Creative Play and Natural Garden Area’, consisting of native plantings and informal mulched paths and small clearings for outdoor classroom and play opportunities and a “Quiet Garden” consisting of native woodland-style plantings and seating area with pathways and scenic overlook areas for the creek. In addition, an amphitheater structure with concrete benches would be constructed and would encroach within approximately 30 feet of the riparian vegetation edge. These facilities and native garden areas would impact the recreation field and the annual brome grassland. With the possible exception of the amphitheater structure, the project is consistent with the permitted uses with riparian buffer zones specified in the Municipal Code.

Permitted uses within riparian corridors include Education and Research (Section 18.38.075 (A)(1), and Trails and Scenic Overlooks (Section 18.38.075 (A) (4). Permitted uses within riparian buffer zones include uses permitted in riparian corridors (Section

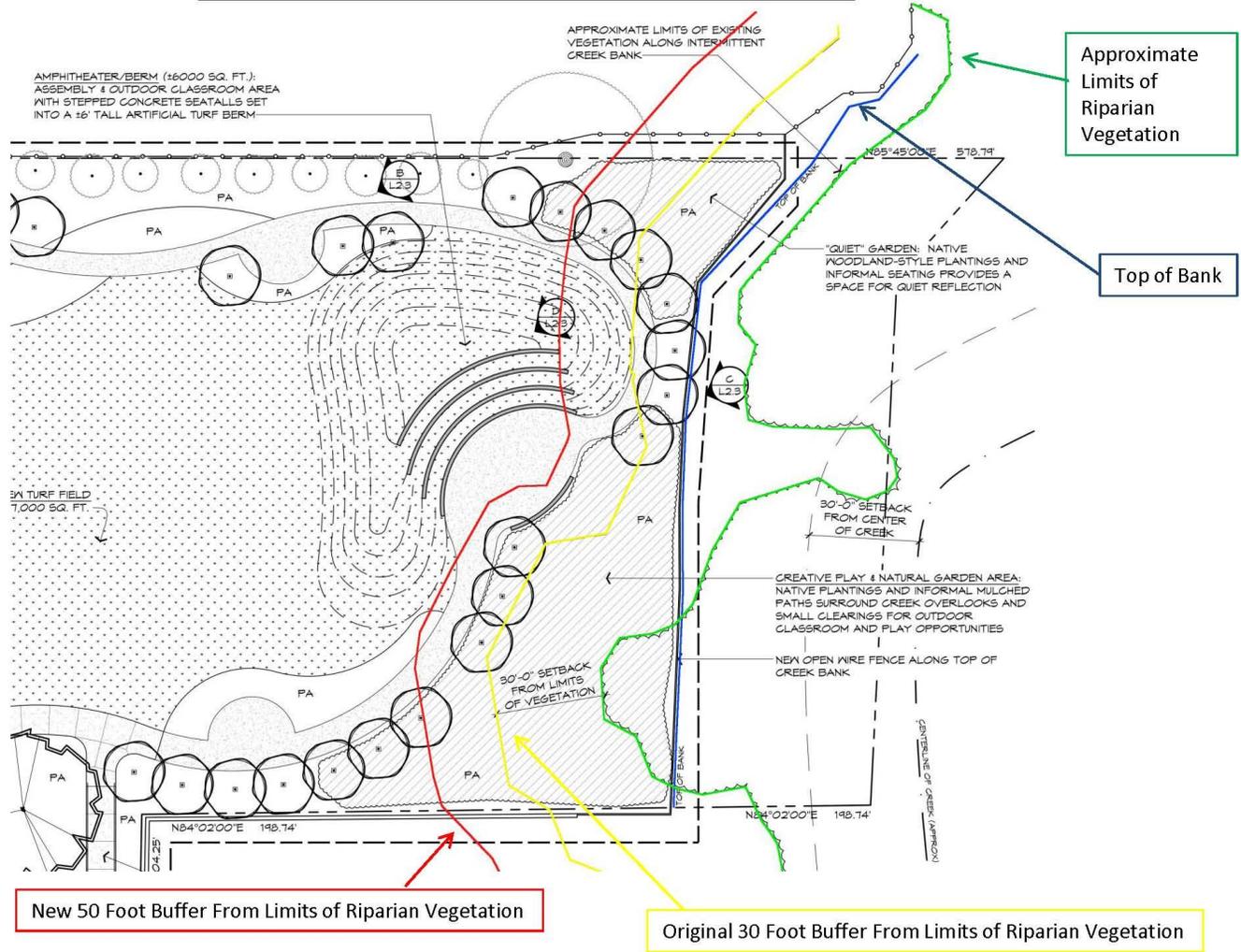
18.38.075(E)(1). Furthermore, the development of the property is consistent with proper design and function of the existing activity on the property (i.e. School education) (Section 18.38.075 (H)(2); the project as designed will not significantly reduce or adversely impact the sensitive habitat¹ (Section 18.38.075 (H)(4); and the project is in accordance with the purpose of the objectives of the LCP land use plan (Section (H)(5).

Standards for development within riparian buffer zones (18.38.075 (C)) are the following:

- C. Standards. Development shall be designed and constructed so as to ensure that:
1. Removal of vegetation is minimized;
 2. Land exposure during construction is minimized and that temporary vegetation or mulching is used to protect critical areas;
 3. Erosion, sedimentation, and runoff is minimized by appropriately grading and replanting modified areas;
 4. Only adapted native or noninvasive exotic plant species are used for replanting;
 5. Sufficient passage is provided for native and anadromous fish as specified by the state Department of Fish and Game;
 6. Any adverse effects of waste water discharges and entrainment are minimized;
 7. Any depletion of groundwater supplies and substantial interference with surface and subsurface water flows are prevented;
 8. Waste water reclamation is encouraged;
 9. Natural vegetation buffer areas which protect riparian habitats are maintained;
 10. Any alteration of natural streams is minimized.

¹ Recommendations to reduce potential impacts to special status species and sensitive habitats are included at the end of this report.

Figure 4: Site Plans with Updated Riparian Buffer Zone



Landscape plans provided by Kikuchi + Kankel Design Group (11/14/17)

IX. RECOMMENDATIONS

The project would need to comply with Half Moon Bay Municipal Code Coast Resource Conservation Standards and a determination would need to be made on whether the amphitheater structure qualifies as a permitted structure within the riparian buffer zone. In addition, the following recommendations are provided to minimize any potential impacts from the project on special status species and the Arroyo Leon riparian corridor.

A. San Francisco Garter Snake and California Red-Legged Frog

Although the property does not provide breeding habitat for these species, the San Francisco garter snake and California red-legged frog have potential to be found within the property boundaries. A pre-construction survey conducted by a qualified biologist immediately prior to any ground disturbance and/or vegetation removal is recommended in order to minimize any impacts to these species.

B. Nesting Birds (including raptors and Salt Marsh Common Yellowthroat) and Roosting Bats

If the project is conducted within the nesting bird season (Feb. 1 – August 31), it is recommended that a survey for nesting birds (including raptors and salt marsh common yellowthroat) and roosting bats is conducted within the study area (i.e. project area and 200-foot buffer around project site). The survey would be conducted within one week prior to any ground disturbance and/or vegetation removal associated with the project to minimize impacts to these species. If active bird nests and/or bat roosts are detected, suitable buffer zones may need to be established based on CDFW requirements to ensure nesting birds and/or roosting bats are not impacted.

XI. REFERENCES

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Table 1. Special status plant and animal species that were considered for their potential to occur within the study area at 901 Arnold Way, Half Moon Bay, CA.

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|---|---------|--|---|
| MAMMALS | | | |
| American badger <i>Taxidea taxus</i> | SSC | Most abundant in drier open stages of shrub, forest, and herbaceous habitats, with friable soils. | No potential. Suitable foraging and burrow sites not present. |
| Fringed myotis <i>Myotis thysanodes</i> | WBWG:H, | Found in a wide variety of habitats but prefers dry hardwood woodlands. Roosts in rock crevices, bridges, buildings and tree hollows. | No potential, No roosting habitat present. |
| Pallid bat <i>Antrozous pallidus</i> | SSC | Generally found in dry, open habitats including deserts, grasslands, shrublands, woodlands and forests. Roosts in protected structures and rocky outcrops. | No potential, No roosting habitat present. |
| Hoary bat <i>Lasiurus cinereus</i> | WBWG:M | Roosts in dense foliage of deciduous and evergreen trees, forages over streams and ponds. Prefers habitat edges for feeding. | Low potential. Minimal suitable roosting sites present. This species does not breed in the San Francisco Bay area. |
| Big free-tailed bat <i>Nyctinomops macrotis</i> | SSC | Low-lying arid areas; roosts in high cliffs and rocky outcrops. | No potential. Suitable roosting habitat not present onsite. |
| Townsend's big-eared bat <i>Corynorhinus townsendii</i> | SSC | Roosts in caves, tunnels, mines and buildings. Prefers habitat edges for feeding. | No potential. Potential foraging habitat present. No suitable roosting habitat present onsite. |

² Habitat requirements summarized from species accounts and descriptions of reported localities (Zeiner, et al., 1990; Jennings and Hayes, 1994; CNDDDB, 2018; CNPS, 2018).

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|-----------|---|--|
| Santa Cruz kangaroo rat <i>Dipodomys venustus venustus</i> | G4T1, S1 | Requires soft, well-drained sandy soils. Found in manzanita mixed chaparral. | No potential. No suitable habitat or soils present onsite. |
| Salt-marsh harvest mouse <i>Reithrodontomys raviventris</i> | FE, SE | Salt and brackish water wetlands in the San Francisco Bay only. Requires pickleweed (<i>Sarcocornia pacifica</i>) as cover and forage. | No potential. No suitable habitat present. |
| San Francisco dusky-footed woodrat <i>Neotoma fuscipes annectens</i> | SSC | Forests with moderate canopies and moderate to dense understory. | No potential. Species is likely present in Arroyo Leon riparian corridor, however no middens were observed on property. |
| BIRDS | | | |
| Double-crested cormorant <i>Phalacrocorax auritus</i> | WL | Nesting habitat includes coastal cliffs, offshore islands, and along lake margins in inland areas. | No potential. No suitable nesting or foraging habitat present. |
| Great blue heron <i>Ardea herodias</i> | Sensitive | Nests in colonial rookeries in trees and cliffs near marshes. Forages in marshes, lake margins, rivers and streams, wet meadows. | No potential, foraging only. No nesting habitat present. |
| Burrowing owl <i>Athene cunicularia</i> | SSC | Grassland, open areas with rodent activity; nest in burrows and is most often associated with large fossorial mammal burrows such as those of the California ground squirrel. | No potential. Not observed and no suitable habitat present. No large fossorial mammal burrows observed. |
| Merlin <i>Falco columbarius</i> | WL | Seacoast, tidal estuaries, open woodlands, savannahs, grassland and desert edges, farms and ranches. Roosts in trees, nests in northern Canada and Alaska. | No potential, foraging only. Merlins do not nest in California. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|---------|--|---|
| Western snowy plover <i>Charadrius alexandrinus nivosus</i> | FT, SSC | Sandy beaches, salt pond levees, and alkali lake shores. Requires sandy, gravelly soils for nesting. | No potential. No nesting or foraging habitat present on site. |
| Bank swallow <i>Riparia riparia</i> | CT | Riparian ecosystems, forages in a variety of ecosystems, but primarily over water features. Colonial nester in vertical banks/cliffs with fine sandy soils. | No potential. Foraging only. No nesting habitat present. |
| American peregrine falcon <i>Falco peregrinus anatum</i> | CFP | Hunts on beaches, mudflats and near water features including wetlands, lakes and rivers. Nests on ledges in cliffs or buildings. | No potential. No suitable nesting habitat. |
| Saltmarsh common yellowthroat <i>Geothlypis trichas sinuosa</i> | SSC | Marshy, brushy vegetation in or near water. Requires thick continuous cover down to water surface for foraging. Nests in willow, tall grasses, and tule patches. | Low potential. Potential nesting habitat present in Arroyo Leon riparian corridor. |
| California black rail <i>Laterallus jamaicensis coturniculus</i> | CT, FSC | Freshwater marsh, wet meadows, and margins of saltwater marshes. Requires water depths of approximately one inch for nesting habitat. | No potential. No suitable habitat present. |
| California Ridgway's rail <i>Rallus obsoletus obsoletus</i> | FE, CE | Salt-water and brackish marshes in the San Francisco Bay. Associated with pickleweed. | No potential. No suitable habitat present. |
| Alameda song sparrow <i>Melospiza melodia pusillula</i> | SSC | Salt marshes bordering south arm of San Francisco Bay. Inhabits <i>Sarcocornia</i> marshes and nests in <i>Grindelia</i> bushes. | No potential. No suitable habitat present. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|---------|--|--|
| Marbled murrelet <i>Branchyramphus marmoratus</i> | FT, SE | Occurs year-round in marine subtidal and pelagic habits from Oregon to Point Sal, Santa Barbara. Uses stands of mature Douglas fir and redwoods up to 40 miles inland for nesting. | No potential. No suitable habitat present. |
| AMPHIBIANS AND REPTILES | | | |
| California red-legged frog <i>Rana draytonii</i> | FT, SSC | Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. | Low potential. Arroyo Leon is potential non-breeding and breeding habitat. Could occur on site during upland migratory movements. |
| California tiger salamander <i>Ambystoma californiense</i> | FT, CT | Seasonal wetlands in grassland and oak-savannah. Requires underground refuges for cover and vernal pools or other seasonal water sources for breeding. | No potential. No suitable habitat present. |
| Foothill yellow-legged frog <i>Rana boylei</i> | SSC | Partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. | No potential. No suitable habitat on site. |
| Santa Cruz black salamander <i>Aneides niger</i> | SSC | Inhabits mixed deciduous and coniferous woodlands and coastal grasslands in San Mateo, Santa Cruz, and San Mateo counties. Adults found under rocks, talus, and damp woody debris. | No potential. No suitable habitat on site. |
| California giant salamander <i>Dicamptodon ensatus</i> | FT, SSC | Inhabits wet coastal forests near streams from Mendocino Co. south to Monterey Co. and east to Napa Co. Aquatic larvae require cold clear streams, occasionally in lakes or ponds. Adults found in wet forests under rocks and logs near lakes or streams. | No potential. No suitable habitat. Species is found in the upper Pilarcitos Creek watershed. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|------------|---|---|
| San Francisco garter snake <i>Thamnophis sirtalis tetrataenia</i> | FE, CE | Near freshwater marshes, ponds, and slow-moving streams. Prefers dense cover and water depths of at least one foot. Also found in upland habitats adjacent to water sources. Prefers south or west facing slopes with open habitats with occasional shrubs for cover. | Low potential. Arroyo Leon and adjacent hillsides could provide potential habitat. Could occur on site during upland movements. |
| Western pond turtle <i>Emys marmorata</i> | SSC | Ponds, creeks in woodland, grassland. Species requires deep water ponds, streams, or marshes with sunny, emergent basking sites and sunny upland habitat for nesting. | No potential. No suitable habitat present. Arroyo Leon is unlikely to support pond turtles due to the shallow water depths and steep banks that preclude turtles from moving upslope to breed. |
| FISH | | | |
| Tidewater goby <i>Eucyclogobius newberryi</i> | FE, SSC | Shallow marine areas, lagoons and adjacent streams | No potential. No suitable habitat on site. |
| Steelhead- central California coast DPS <i>Oncorhynchus mykiss irideus</i> | FT | Well oxygenated, moderate to fast flowing streams with woody debris, deep pools, riffles, and gravels. | No potential. No suitable habitat on site, however species has been detected within Arroyo Leon. |
| Longfin smelt <i>Spirinchus thaleichthys</i> | FC, SSC | Euryhaline, nektonic & anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. | No potential. No suitable habitat on site. |
| INVERTEBRATES | | | |
| Bumblebee scarab beetle <i>Lichnanthe ursina</i> | G2, S2 | Coastal sand dunes from Sonoma county south to San Mateo county. Usually stays close to sand surface. | No potential. No suitable habitat present. |
| Ricksecker's water scavenger beetle <i>Hydrochara rickseckeri</i> | G1G2, S1S2 | Aquatic habitats, weedy shallow open water, and slow moving stream habitats. | No potential. No aquatic habitat present. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|---------------|--|---|
| Western bumble bee <i>Bombus occidentalis</i> | G2G3, S1S2 | Open grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows. Host plants include <i>Ceanothus</i> , <i>Centaurea</i> , <i>Chrysothamnus</i> , <i>Cirsium</i> , <i>Geranium</i> , <i>Grindellia</i> , <i>Lupinus</i> , <i>Melilotus</i> , <i>Monardella</i> , <i>Rubus</i> , <i>Solidago</i> , and <i>Trifolium</i> . Once common & widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease. Nests underground. | Not Expected. Potentially suitable habitat present for foraging however species has not been detected in Half Moon Bay since 1953. |
| Obscure bumble bee <i>Bombus caliginosus</i> | S1S2 | Coastal areas from Santa Barbara county to north to Washington state. Grassy coastal prairies and meadows. Nectar and pollen plants include: <i>Ceanothus</i> , <i>Cirsium</i> , <i>Clarkia</i> , <i>Keckiella</i> , <i>Lathyrus</i> , <i>Lotus</i> , <i>Lupinus</i> , <i>Rhododendron</i> , <i>Rubus</i> , <i>Trifolium</i> , and <i>Vaccinium</i> | No potential. Host plants not present on site. |
| San Bruno elfin butterfly <i>Callophrys mossii bayensis</i> | FE | Coastal mountains with grassy ground cover, mainly near San Bruno mountain. Host plant is <i>Sedum spathulifolium</i> . | No potential. Host plant not present, no suitable habitat present. |
| Mission blue butterfly <i>Icaricia icarioides missionensis</i> | FE | Grasslands of the San Francisco Peninsula. Uses three perennial lupines as larval host plants, <i>Lupinus albifrons</i> , <i>L. variicolor</i> , and <i>L. formosus</i> . | No potential. No suitable habitat. No host plants observed. |
| Myrtle's silverspot <i>Spyeria zerene myrtleae</i> | FE | Coastal habitats with <i>Viola adunca</i> . Restricted to foggy dunes and hills of the Point Reyes peninsula. | No potential. No suitable habitat on site. |
| Bay checkerspot butterfly <i>Euphydryas editha bayensis</i> | FT | Native grasslands on outcrops of serpentine soils. Host plants include <i>Plantago erecta</i> , <i>Orthocarpus densiflorus</i> and <i>O. purpurascens</i> . | No potential. No suitable habitat on site. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|---|----------------------|---|---|
| Monarch Butterfly <i>Danaus plexippus</i> | S2S3 | Roosts located in wind protected tree groves (eucalyptus, Monterey pine, Monterey cypress) with nectar sources and water nearby. | Low potential. Although Monterey cypress trees exist on the property and eucalyptus occurs in the riparian corridor, they are too small and wind exposed to provide roosting habitat for this species. |
| San Francisco fork-tailed damselfly <i>Ischnura gemina</i> | G2, S2 | Freshwater marshes and creeks with emergent and floating aquatic vegetation. | No potential. No suitable habitat on site. Arroyo Leon may be potential habitat. |
| Edgewood blind harvestman <i>Calicina minor</i> | G1, S1 | Open grassland in areas of serpentine bedrock, found on the underside of serpentine rocks near permanent springs. | No potential. No suitable habitat on site. |
| Edgewood Park micro-blind harvestman <i>Microcina edgewoodensis</i> | G1, S1 | Open grasslands with serpentine rocks, adjacent to scrub oaks. | No potential. No suitable habitat on site. |
| Mimic tryonia (=California brackishwater snail) <i>Tryonia imitator</i> | G2, S2 | Coastal lagoons, estuaries and salt marshes. | No potential. No suitable habitat on site. |
| PLANTS | | | |
| San Mateo thorn-mint <i>Acanthomintha duttonii</i> | FE, CE, CNPS 1B.1 | Chaparral, serpentinite, valley and foothill grasslands. Elevation: 50 - 300 meters. Blooming period: Apr.-June. | No Potential. No suitable habitat on site. |
| Blasdale's bent grass <i>Agrostis blasdalei</i> | CNPS 1B.2 | Coastal bluff scrub, coastal dunes, coastal prairie Elevation: 0 - 150 meters Blooming period: May-July | No Potential. No suitable habitat on site. |
| Franciscan onion <i>Allium peninsulare var. franciscanum</i> | CNPS 1B.2 | Cismontane woodland, valley and foothill grassland. clay soils, often on serpentine. Dry hillsides. Elevation: 100-300 m. Blooming: period: May-June. | No Potential. No suitable habitat or soils present on site. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|-----------|--|---|
| Bent- flowered fiddleneck <i>Amsinckia lunaris</i> | CNPS 1B.2 | Coastal bluff scrub, cismontane woodland, valley and foothill grassland. Elevation: 3 - 500 meters. Blooming period: Mar. – June. | No Potential. No suitable habitat on site. |
| Santa Cruz manzanita <i>Arctostaphylos andersonii</i> | CNPS 1B.2 | Broadleaved upland forest, chaparral, north coast coniferous, chaparral, mixed evergreen forest, redwood forest. Elevation: 60 - 760 meters. | No Potential. No suitable habitat on site. |
| Montara manzanita <i>Arctostaphylos montaraensis</i> | CNPS 1B.2 | Chaparral, coastal scrub, Elevation: 150 - 500 meters. | No Potential. No suitable habitat on site. |
| Kings Mountain manzanita <i>Arctostaphylos regismontana</i> | CNPS 1B.2 | Broadleaved upland forest, chaparral, north coast coniferous forest. Elevation: 305 - 730 meters. | No Potential. No suitable habitat on site. |
| Coastal marsh milk-vetch <i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i> | CNPS 1B.2 | Moist dunes, marshes, streamsid es, Wetland. Elevation: 0 - 30 meters. Blooming period: Apr.-Oct. | No Potential. No suitable habitat on site. |
| Pappose tarplant <i>Centromadia parryi</i> ssp. <i>parryi</i> | CNPS 1B.2 | Chaparral, Coastal prairie, Marsh and swamp, Meadow and seep, Valley and foothill grassland (vernally mesic), often alkaline substrates. Elevation: 2 - 420 meters. Blooming period: May- Nov. | No Potential. No suitable habitat present. |
| Point Reyes salty bird's-beak <i>Chloropyron maritimum</i> ssp. <i>palustre</i> | CNPS 1B.2 | Marsh and swamp, Salt marsh, Elevation: 0 - 10 meters. Blooming period: June- Oct. | No Potential. No suitable habitat on site. |
| San Francisco Bay spineflower <i>Chorizanthe cuspidata</i> var. <i>cuspidata</i> | CNPS 1B.2 | Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub, open sandy soils. Elevation: 3 - 215 meters. Blooming period: Apr. - July. | No Potential. No suitable soils present on site. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|---|-------------------|---|--|
| Franciscan thistle <i>Cirsium andrewsii</i> | CNPS 1B.2 | Coastal scrub, Broadleafed upland forest, Coastal bluff scrub, Coastal prairie Ultramafic. Elevation: 0 - 150 meters. Blooming period: Mar. - July. | No Potential. No suitable habitat on site. |
| Crystal Springs fountain thistle <i>Cirsium fontinale</i> var. <i>fontinale</i> | FE, CE, CNPS 1B.1 | Chaparral, cismontane woodland, meadow & seep, ultramafic valley & foothill grassland, wetland. Blooming period: (April) May-October | No Potential. No suitable habitat on site |
| San Francisco collinsia <i>Collinsia multicolor</i> | CNPS 1B.2 | Closed cone coniferous forest, coastal scrub, Elevation: 30 - 250 meters. Blooming period: Mar.-May | No Potential. No suitable habitat present. |
| Western leatherwood <i>Dirca occidentalis</i> | CNPS 1B.2 | Moist ravines, riparian thickets on slopes, broad leafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, north coast coniferous forest. Elevation: 25 - 425 meters. | No Potential. No suitable habitat on site. |
| San Mateo woolly sunflower <i>Eriophyllum latilobum</i> | FE, CE, CNPS 1B.1 | Cismontane woodland, ultramafic, Elevation: 45 - 150 meters. Blooming period: May- June. | No Potential. No suitable habitat on site. |
| Minute pocket moss <i>Fissidens pauperculus</i> | CNPS 1B.2 | North coast coniferous forest (damp coastal soil) Elevation: 10 - 1024 meters | No Potential. No suitable habitat on site. |
| Hillsborough chocolate lily <i>Fritillaria biflora</i> var. <i>ineziana</i> | CNPS 1B.1 | Cismontane woodland, ultramafic, valley foothill grassland. Blooming period: Mar. – Apr. | No Potential. No suitable habitat on site. |
| Fragrant fritillary <i>Fritillaria liliacea</i> | CNPS 1B.2 | Coastal scrub, cismontane woodland, coastal prairie, valley and foothill grassland, clay or serpentine. Elevation: 3 - 410 meters. Blooming period: Feb.-Apr. | No Potential. No suitable habitat on site. No suitable soils present. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|----------------------|--|--|
| San Francisco gumplant <i>Grindelia hirsutula</i> var. <i>maritima</i> | CNPS 3.2 | Coastal bluff, coastal scrub, grasslands. Elevation: 15 - 400 meters. Blooming period: June- Sept. | No Potential. No suitable habitat on site. |
| Short-leaved evax <i>Hesperevax sparsiflora</i> var. <i>brevifolia</i> | CNPS 1B.2 | Coastal bluff scrub, coastal dunes, sandy soils. Elevation: 0 - 215 meters. Blooming period: Mar.-June. | No Potential. No suitable habitat on site |
| Marin western flax <i>Hesperolinon congestum</i> | FT, CT, CNPS 1B.1 | In serpentine barrens and in serpentine grassland and chaparral. Elevation: 5 - 370 meters. Blooming period: Apr.-July. | No Potential. No suitable habitat present. No serpentine soils present. |
| Kellogg's horkelia <i>Horkelia cuneata</i> ssp. <i>sericea</i> | CNPS 1B.1 | Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub /sandy or gravelly openings. Blooming period: Apr. – Sept. | No Potential. No suitable habitat on site. |
| Point Reyes horkelia <i>Horkelia marinensis</i> | CNPS 1B.2 | Sandy coastal dunes, coastal prairie, coastal scrub Elevation: 5 - 755 meters Blooming period: May-Sept | No Potential. No suitable habitat present. |
| Perennial goldfields <i>Lasthenia californica</i> ssp. <i>macrantha</i> | CNPS 1B.2 | Coastal bluff scrub, coastal dunes, coastal scrub. Elevation: 5 - 520 meters. Blooming period: Jan.- Nov. | No Potential. No suitable habitat present. |
| Coast yellow leptosiphon <i>Leptosiphon croceus</i> | CNPS 1B.1 | Coastal bluff scrub, coastal prairie. Elevation: 10 - 150 meters. Blooming period: Apr.-May. | No Potential. No suitable habitat on site |
| Rose leptosiphon <i>Leptosiphon rosaceus</i> | CNPS 1B.1 | Coastal bluff scrub. Elevation: 0 - 100 meters. Blooming period: Apr.-July. | No Potential. No suitable habitat present. |
| Crystal Springs lessingia <i>Lessingia arachnoidea</i> | CNPS 1B.2 | Cismontane woodland, Coastal scrub, valley and foothill grassland, Strong affinity to serpentine soil. Elevation: 60 - 200 meters. Blooming period: July- Oct. | No Potential. No suitable habitat present on site. |
| Ornduff's meadowfoam <i>Limnanthes douglasii</i> ssp. <i>ornduffii</i> | CNPS 1B.1 | Agricultural fields. Meadows and seeps Elevation: 10 - 20 meters Blooming period: Nov-May | No Potential. No suitable habitat present. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|----------------------|---|---|
| Arcuate bush-mallow <i>Malacothamnus arcuatus</i> | CNPS 1B.2 | Chaparral, cismontane woodland. Elevation: 15 - 355 meters. | No Potential. No suitable habitat on site. |
| Marsh microseris <i>Microseris paludosa</i> | FSC, CNPS 1B.2 | Moist open woods or grassland; Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. Elevation: 5 - 300 meters Blooming period: April- June. | No Potential. No suitable habitat present. |
| Woodland woollythreads <i>Monolopia gracilens</i> | CNPS 1B.2 | Broadleaved upland forest (openings), chaparral, cismontane woodland, north coast coniferous forest (openings), Ultramafic, Valley and foothill grassland, Elevation: 100 - 1200 meters. Blooming period: Mar.-July | No Potential. No suitable habitat present on site. |
| White-rayed pentachaeta <i>Pentachaeta bellidiflora</i> | FE, CE, CNPS 1B.1 | Ultramafic grassland. Open dry rocky slopes and grassy areas. Often on soils derived from serpentine bedrock. Elevation: 35 - 620 meters. Blooming period: Mar-May | No Potential. No suitable habitat present on site. |
| Choris' popcornflower <i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i> | CNPS 1B.2 | Chaparral, coastal prairie, coastal scrub, mesic. Elevation: 15 - 160 meters. Blooming period: Mar. –June | No Potential. No suitable habitat on site |
| Oregon polemonium <i>Polemonium carneum</i> | CNPS 2.2 | Coastal prairie, coastal scrub, Lower montane coniferous forest. Elevation: 0 - 1830 meters. Blooming period: Apr. – Sept. | No Potential. No suitable habitat present. |
| Hickman's cinquefoil <i>Potentilla hickmanii</i> | FE, CE, CNPS 1B.1 | Open habitats within closed-cone coniferous forest, coastal bluff scrub, freshwater marsh, marsh and swamp, meadow and seep, wetland. Elevation: 10 - 149 meters. Blooming period: Apr.-Aug. | No Potential. No suitable habitat present. |

| Species Name | Status | Habitat ² | Potential to Occur Onsite |
|--|-----------|--|---|
| Chaparral ragwort <i>Senecio aphanactis</i> | CNPS 2B.2 | Chaparral cismontane woodland coastal scrub Elevation: 15 - 800 meters Blooming period: Jan- Apr(May) | No Potential. No suitable habitat on site. |
| San Francisco campion <i>Silene verecunda ssp. verecunda</i> | CNPS 1B.2 | Chaparral, coastal bluff scrub, coastal prairie, coastal scrub, valley and foothill grassland. Often on mudstone or shale, sandy soils, ultramafic. Elevation: 30 - 645 meters. Blooming period: Mar. - Aug. | No Potential. No suitable soils present on site. |
| Saline clover <i>Trifolium hydrophilum</i> | CNPS 1B.2 | Marsh and swamp, valley and foothill grassland (mesic, alkaline), vernal pool. Elevation: 0 - 300 meters. Blooming period: Apr.-June | No Potential. No suitable habitat present on site. |
| Coastal triquetrella moss <i>Triquetrella californica</i> | CNPS 1B.2 | Coastal bluff scrub, coastal scrub, valley and foothill grassland, rocky slopes. Elevation: 10- 100 meters. | No Potential. No suitable habitat on site. |
| San Francisco's owls'-clover <i>Triphysaria floribunda</i> | CNPS 1B.2 | Coastal prairie, coastal scrub valley and foothill grassland, often on serpentine. Elevation: 10 - 160 meters. Blooming period: Apr.-June | No Potential. No habitat or soils present on site. |
| Methuselah's beard lichen <i>Usnea longissima</i> | CNPS 4.2 | Tree branches; usually on old growth hardwoods and conifers Elevation: 50 - 1460 meters | No Potential. No suitable habitat on site. |

TABLE 1: KEY

(FE) Endangered = Federally listed as Endangered.

(FT) Threatened = Federal list, likely to become endangered in the foreseeable future.

(FP) Proposed = Species or Critical Habitat proposed for official Federal listing.

(FC) Candidate = Federal candidate to become a Proposed species.

(FSC) Federal Species of Concern = May be endangered or threatened, but not enough biological information to list.

(CE, CT, CR) State Listed = Listed as endangered, threatened or rare by California.

(CSC) California Species of Concern = CDFW concern for population trends.

(CFP) California Fully Protected = Fish and Wildlife Code prohibits take of individuals

(CNPS 1B) = California Native Plant Society: rare or endangered in CA or elsewhere.

0.1: Seriously endangered in California

0.2: Fairly endangered in California

(CNPS 2) = California Native Plant Society: rare or endangered in CA but more common elsewhere.

(CNPS 3) = California Native Plant Society: more information is needed to determine degree of sensitivity.

(CNPS 4) = California Native Plant Society: plant of limited distribution.

CNPS Threat Ranks

0.1 = Seriously threatened in California

0.2 = Fairly threatened in California

0.3 = Not very threatened in California

(Sensitive) = CA Dept. of Forestry classification; deserves special consideration during timber harvest operations.

(WBWG:M) = Western Bat Working Group: Medium Priority

(WBWG:H) = Western Bat Working Group: High Priority

(D) = Delisted from Federal List. Status to be monitored for 5 years.

(WL) = Watch List California Department of Fish and Wildlife

NatureServe Conservation Status Rankings

(G1) = Globally Critically Imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

(G2) = Globally Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

(G3) = Globally Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

(S1) = State Critically Imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

(S2) = State Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

(S3) = State Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

APPENDIX A: Plant and Animal Species List

The following species were detected by sight or sign (e.g. scat, tracks) on Sea Crest School, 901 Arnold Way, Half Moon Bay, CA.

| | Common Name | Species |
|-----------------------|-------------------------------|-------------------------------------|
| Plants | Scarlet pimpernel* | <i>Anagallis arvensis</i> |
| | Slender oat* | <i>Avena barbata</i> |
| | Coyote brush | <i>Baccharis pilularis</i> |
| | English lawn daisy* | <i>Bellis perennis</i> |
| | Rescue grass* | <i>Bromus catharticus</i> |
| | Ripgut grass* | <i>B. diandrus</i> |
| | Sea fig* | <i>Carpobrotus chilensis</i> |
| | Bull thistle* | <i>Cirsium vulgare</i> |
| | Poison hemlock* | <i>Conium maculatum</i> |
| | Cotoneaster* | <i>Cotoneaster franchetii</i> |
| | Jade plant* | <i>Crassula ovata</i> |
| | Cape ivy* | <i>Delairea odorata</i> |
| | Panic veldtgrass* | <i>Ehrharta erecta</i> |
| | Canada horseweed | <i>Erigeron canadensis</i> |
| | White stemmed filaree* | <i>Erodium moschatum</i> |
| | California poppy | <i>Eschscholzia californica</i> |
| | Blue gum | <i>Eucalyptus globulus</i> |
| | Drug fumatory | <i>Fumaria officinalis</i> |
| | Cutleaf geranium* | <i>Geranium dissectum</i> |
| | English ivy | <i>Hedera helix</i> |
| | Bristly ox tongue* | <i>Helminthotheca echioides</i> |
| | Monterey cypress | <i>Hesperocyparis macrocarpa</i> |
| | Foxtail chess* | <i>Hordeum murinum</i> |
| | Hydrangea* | <i>Hydrangea sp.</i> |
| | Lantana* | <i>Lantana camara</i> |
| | Lavender* | <i>Lavandula sp.</i> |
| | Cheeseweed* | <i>Malva parviflora</i> |
| | Mint* | <i>Mentha sp.</i> |
| | Sweet basil* | <i>Ocimum basilicum</i> |
| | Bermuda buttercup, sourgrass* | <i>Oxalis pes-caprae</i> |
| | Pittosporum | <i>Pittosporum sp.</i> |
| | English plantain* | <i>Plantago lanceolata</i> |
| | Common plantain* | <i>Plantago major</i> |
| Annual bluegrass* | <i>Poa annua</i> | |
| Rosemary* | <i>Rosmarinus officinalis</i> | |
| California blackberry | <i>Rubus ursinus</i> | |
| Curly dock* | <i>Rumex crispus</i> | |
| Arroyo willow | <i>Salix lasiolepis</i> | |
| Pineapple sage* | <i>Salvia elegans</i> | |
| Plants | Blue elderberry | <i>Sambucus nigra ssp. caerulea</i> |

| | Common Name | Species |
|-----------------------|---------------------------|--------------------------------|
| (cont'd) | | |
| | California hedge nettle | <i>Stachys bullata</i> |
| | Common dandelion* | <i>Taraxacum officinale</i> |
| | Spanish moss* | <i>Tillandsia usneoides</i> |
| | White clover | <i>Trifolium repens</i> |
| | Garden nasturtium* | <i>Tropaeolum majus</i> |
| | Tulips* | <i>Tulipa sp.</i> |
| | Stinging nettle | <i>Urtica dioica</i> |
| | Spring vetch* | <i>Vicia sativa</i> |
| | Periwinkle* | <i>Vinca major</i> |
| | Calla lily* | <i>Zantedeschia aethiopica</i> |
| *= non-native species | | |
| Mammals | Mule deer (scat) | <i>Odocoileus hemionus</i> |
| Birds | American robin | <i>Turdus migratorius</i> |
| | Anna's hummingbird | <i>Calypte anna</i> |
| | Bewick's wren | <i>Thyromanes bewickii</i> |
| | Black phoebe | <i>Sayornis nigricans</i> |
| | Bushtit | <i>Psaltiparus minimus</i> |
| | California towhee | <i>Melospiza crissalis</i> |
| | Chestnut-backed chickadee | <i>Poecile rufescens</i> |
| | Dark-eyed junco | <i>Junco hyemalis</i> |
| | Golden-crowned sparrow | <i>Zonotrichia atricapilla</i> |
| | Mourning dove | <i>Zenaida macroura</i> |
| | Northern flicker | <i>Colaptes auratus</i> |
| | Red-tailed hawk | <i>Buteo jamaicensis</i> |
| | Sharp-shinned hawk | <i>Accipiter striatus</i> |
| | Song sparrow | <i>Melospiza melodia</i> |
| | Steller's jay | <i>Cyanocitta stelleri</i> |
| | Townsend's warbler | <i>Setophaga townsendi</i> |
| | Yellow-rumped warbler | <i>Setophaga coronata</i> |

APPENDIX B: Representative Photos of Sea Crest School Property



Figure B-1. View of annual brome grassland on Sea Crest School property, east of fence line with mature Monterey cypress in background. Photo date: 02/13/2018.



Figure B-2. View of annual brome grassland east of the fence line on Sea Crest property, looking east, with arroyo willow thicket in the background. Photo date: 02/13/2018.

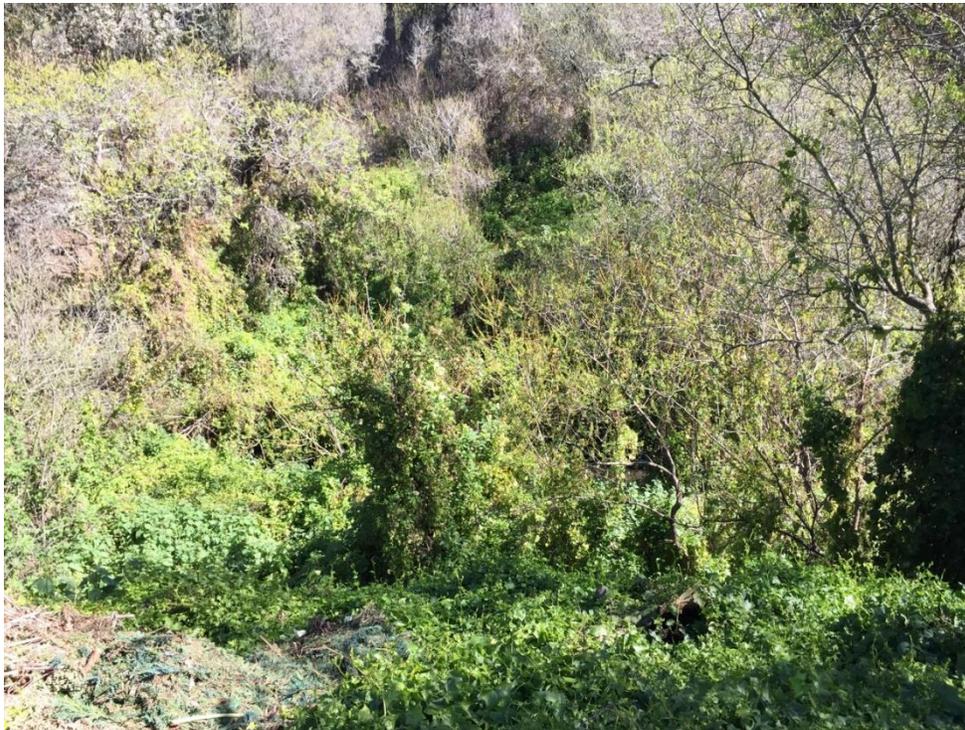


Figure B-3. View of arroyo willow thicket down the slope to Arroyo Leon; Dense understory of cape ivy and California blackberry are present. Photo date: 02/13/2018.



Figure B-4. View of Arroyo Leon channel and vegetated banks. Photo date: 02/13/18.



Figure B-5. View of recreation turf field and landscaped Monterey cypress on northeast boundary of Sea Crest School. Photo date: 02/13/18.



Figure B-6. Photo of Pittosporum trees/shrubs on right, with playground and eastern fence line in background. Photo date: 02/13/18.

**COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF HALF MOON BAY
STAFF REPORT**

For meeting of: June 27, 2018

TO: Jill Ekas, Community Development Director

FROM: Brittney Cozzolino, Assistant Planner

TITLE: Coastal Development Permit and Architectural Review File No. PDP-17-085 for 417 Chesterfield Ave

RECOMMENDATION

Approve PDP-17-085, an application for a Coastal Development Permit and Architectural Review to allow the construction of a new 1,395 square-foot single-family residence on a 2,500 square-foot severely substandard vacant lot at 417 Chesterfield Avenue, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

PROJECT BACKGROUND

| Summary of Project | |
|--|---|
| File Number | PDP-17-085 |
| Requested Permits/Approvals | Coastal Development Permit Architectural Review |
| Site Location | 417 Chesterfield Ave/ APN 056-055-190 |
| Applicant/Property Owner | Greg Ward/Marcos and Esther Hernandez |
| Project Planner | Brittney Cozzolino; (650) 750-2014; bcozzolino@hmbcity.com |
| Zoning District | R-1 B-2 Single Family Residential |
| LCP Land Use Plan Designation | Residential Medium Density |
| Water Service | One 5/8 inch uninstalled non-priority water connection |
| Sewer Service (Sewer Authority Mid-Coast) | Assessment and connection fee required |
| Street Improvements | Construction of road extension and frontage improvements required. |
| Environmental Determination | Categorically Exempt pursuant to California Code of Regulations, Section 15303(a) – construction of one single-family residence |
| Heritage Trees | None on the site or within area of construction. |
| | No tree protection plan required |

| | | | |
|------------------------|--|-----------|--|
| Story Poles | Not Required | No | Located in a Visual Resource Area? |
| | | No | Variance or Exception required? |
| | | No | Located in a largely undeveloped area? |
| Right of Appeal | Any aggrieved person may appeal the Director’s decision to the Planning Commission within ten (10) working days of the decision. | | |
| | The project is located within the Coastal Commission Appeals Jurisdiction; therefore, final City action may be appealed to the Coastal Commission. | | |



Figure 1. Site Location

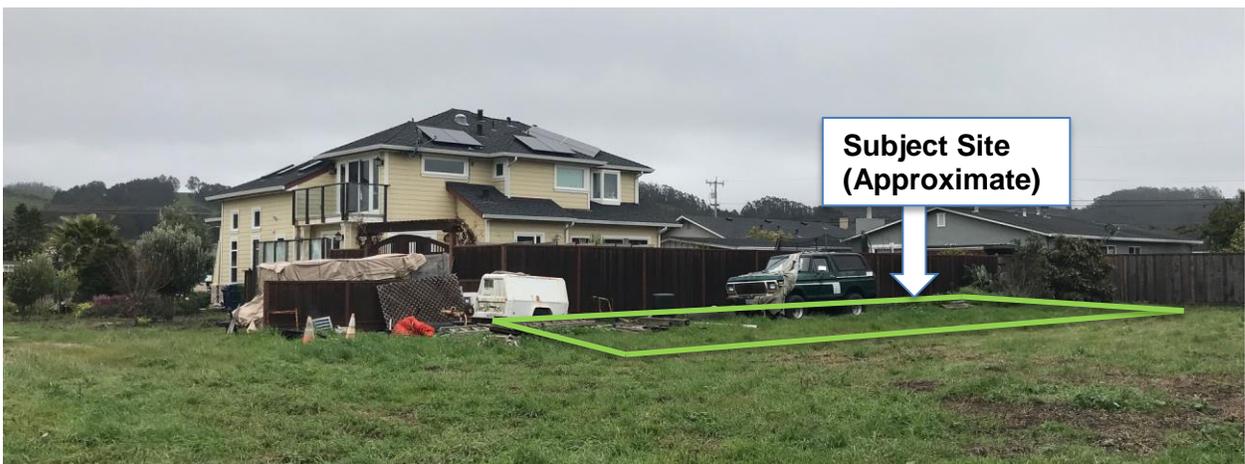


Figure 2. Site Photo

Site and Surrounding Properties

The project site is located on the south side of Chesterfield Avenue between St. James Avenue and Ralston Avenue in an existing residential neighborhood. The site is currently vacant and severely substandard. The site is zoned R-1 B-2 Single-Family Residential, a zoning designation that allows single-family residences. Land use and zoning for properties surrounding the subject site are as follows:

| | | |
|-------|-----------------------------------|--|
| North | Open field agriculture | U-R Urban Reserve District |
| South | Vacant Lot | R-1 B-2 Single Family Residential District |
| East | Two-story Single-Family Residence | R-1 B-2 Single Family Residential District |
| West | Vacant Lot | R-1 B-2 Single Family Residential District |

Chesterfield Avenue does not currently extend to the subject site, thus there are no existing street or frontage improvements at the property. The project proposal includes requirements to construct these right-of-way and frontage improvements such that the site is accessible to City standards, and are included herein as conditions of approval as well.

Project Description

The project consists of a new two-story residence with a floor area of 1,395 square feet. The proposed residence includes an attached one-car garage that is the prominent feature of the front façade and is accessed by a 20-foot wide driveway that spans most of the front property line. The driveway, made of permeable pavers, extends into an uncovered parking space adjacent to the garage and leads to the front entryway of the house. The second story steps back from the first story with a hipped roof, two gabled building elements, and windows similar in style to those at the ground level. Other features include a roof skylight, a second-story deck off the second bedroom, and dormer features at the second-floor bathroom and the third bedroom. Proposed materials include straight edge panel shingles on the upper level, horizontal wood siding on the lower level, and wood trim, rafters, and overhangs; proposed colors are coastal greys with white trim and an English custard-colored front door.

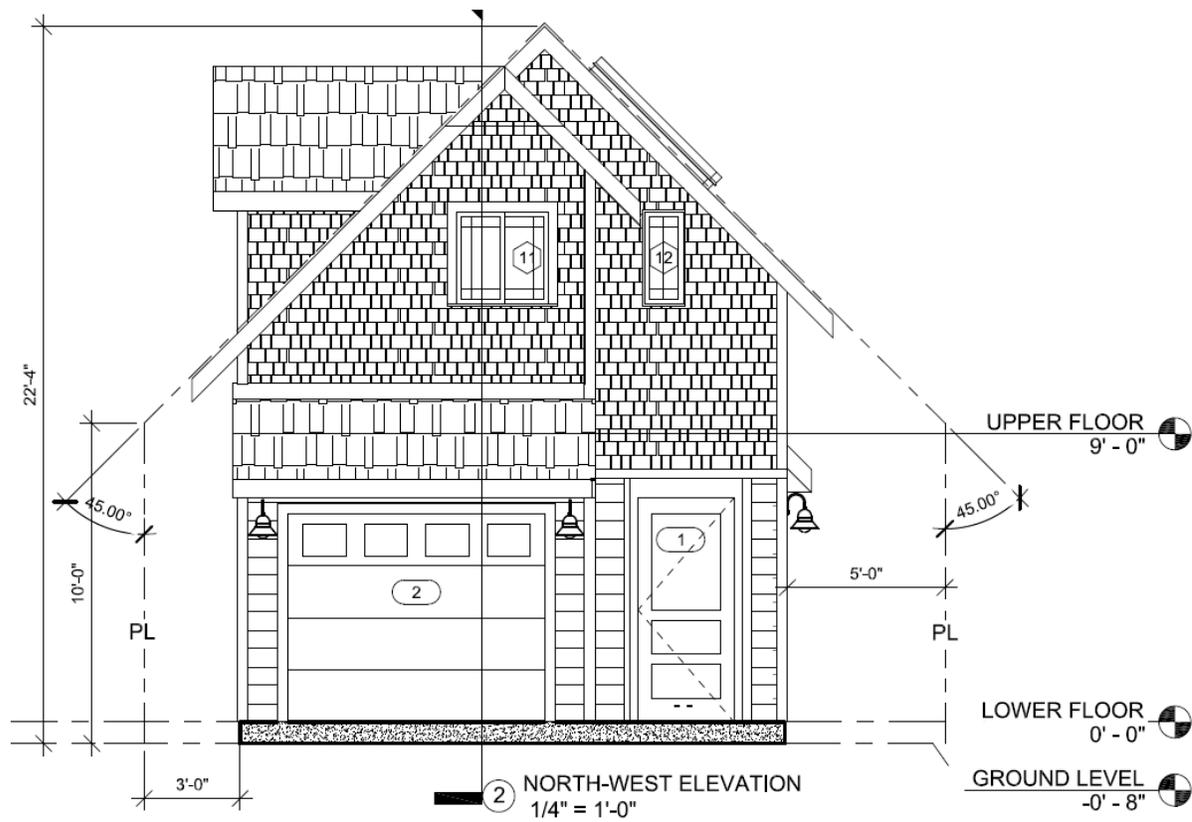


Figure 3. Front Elevation of Proposed Residence

ANALYSIS

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, conformance with the Zoning Code/LCP Implementation Plan,¹ and design compatibility with surrounding development.

Conformance with the General Plan/Local Coastal Program Land Use Plan

The proposed single-family residence on a 2,500 square-foot site is consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation. The project site is included in the certified Housing Element inventory of suitable sites for residential development with a realistic yield of one unit.

Conformance with the Zoning Code

The proposed single-family residential use is a principally permitted use in the R-1 B-2 Single-Family Residential Zoning District. As indicated in Table 1 below, the proposed project

¹ The Zoning Code is the LCP Implementation Plan.

conforms to all the development standards for severely substandard lots in the R-1 B-2 District.

Table 1. Project Conformance with R-1 B-2 Severely Substandard Lot Zoning Requirements

| Development Standards | Zoning Requirements | Proposed |
|--------------------------------|--|--------------------------------------|
| Min. Site Area | 7,500 sq. ft. | 2,500 sq. ft. (existing) |
| Min. Average Site Width | 75 ft. | 25 ft. (existing) |
| Min. Front Setback | 25 ft. | 25 ft. |
| Min. Interior Side Setback | 3 ft. | 3 ft. |
| Minimum Combined Side Setbacks | 8 ft. | 8 ft. |
| Min. Rear Setback | 20 ft. | 20 ft. |
| Max. Two-Story Height | 28 ft. | 22 ft. 5 in. |
| Max. Two-Story Lot Coverage | 35% (875 sq. ft.) | 31% (781.3 sq. ft.) |
| Max. Floor Area Ratio | 0.5:1 + 200 sq. ft. (1,450 sq. ft.) | 0.48:1 + 200 sq. ft. (1,395 sq. ft.) |
| Min. Parking Spaces | 1 garage space, 1 covered or uncovered | 1 garage space, 1 uncovered space |
| Maximum Building Envelope | Per Zoning Code | Conforms |

Table 2 identifies key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site. As indicated in the table, there are no coastal resource concerns associated with the proposed development.

Table 2. Key Zoning Code/LCP Implementation Plan Topics

| Topic | Applicability/Explanation | |
|--|---------------------------|---|
| Environmentally Sensitive Habitat Area | No | Not located in an Environmentally Sensitive Habitat Area. |
| Visual Resource Area | No | Not located in a Visual Resource Area. |
| Public Access | No | House will have no effect on coastal access. |
| Archaeologically Resource Area | No | Not in area of mapped or known resources. |
| Historic Resources | No | No historic resources exist on the site. |

Architectural Design Compatibility

The Single Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes a Craftsman-inspired two-story design in a neighborhood that is generally characterized by more single-story traditional architectural styles; nevertheless, the design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The project proposes a two-story house and one-car garage that is located at the front setback line and oriented to the street, consistent with the neighborhood pattern. The surrounding properties contain a mix of undeveloped lots, single story residences, and much larger two-story residences relative to their larger lot sizes. Considering the size of the subject lot and its development constraints, the proposed residence is appropriately massed and fittingly makes use of the allowed additional 200 square feet of floor area. The second story of the proposed house steps back from the first story at the front and rear, consistent with recommendations of the RDG, thereby reducing the perceived mass and minimizing shading of neighboring properties and views into rear yards. The proposed building is well-articulated on all sides and building materials and colors are consistent with the proposed architectural style, compatible with the surrounding area, and suitable to the coastal setting. Furthermore, the proposed building follows multiple other design guidelines of the RDG by incorporating downcast exterior lighting, privacy-conscious windows, and varied landscaping elements with low-water plants.

Environmental Review

The project is Categorically Exempt pursuant to California Code of Regulations Section 15303(a), in that the project consists of the construction of one single-family residence.

Conclusion

Based on the above analysis, staff concludes that the proposed residence is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Residential Design Guidelines; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans

COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-18-____
RESOLUTION FOR APPROVAL
PDP-17-085

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF HALF MOON BAY APPROVING A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A NEW 1,395 SQUARE-FOOT SINGLE-FAMILY RESIDENCE ON A 2,500 SQUARE-FOOT SEVERELY SUBSTANDARD LOT AT 417 CHESTERFIELD AVENUE IN THE R-1 B-2 RESIDENTIAL ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY GENERAL PLAN DESIGNATION (APN 056-055-190)

WHEREAS, an application was submitted requesting approval of Coastal Development Permit and Architectural Review to allow the construction of a new 1,395 square-foot, two-story single-family residence on a 2,500 square-foot severely substandard vacant lot at 417 Chesterfield Avenue in the R-1 B-2 Residential Zoning District and the Residential Medium Density General Plan designation (APN 056-055-190); and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed public hearing on June 27, 2018, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit for the construction of a new 1,395 square-foot, two-story single-family residence is exempt from CEQA pursuant to California Code of Regulations Section 15303(a), which exempts the construction of one single-family residence; and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-17-085.

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held June 27, 2018.

APPROVED:

Jill Ekas, Community Development Director

EXHIBIT A
FINDINGS AND EVIDENCE
Community Development Director Resolution CDR-18-_____
PDP-17-085

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The project consists of construction of a new single-family residence on an infill site in an existing neighborhood where public services and infrastructure are available or will be provided through the conditions of approval of this project. The project conforms to all City requirements, will not impact coastal resources and is consistent with the policies of the City’s Land Use Plan (LUP).

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The subject site is not adjacent to a mapped environmentally sensitive habitat area.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The subject site is located approximately 200 yards from State Highway 1, but visibility of the site is limited due to the surrounding residential developments. Furthermore, Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay and the proposed home will be located within an established neighborhood and therefore will not change the context of visual character.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed residence has been subject to design review by the Community Development Director.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

Compliance: The proposed single-family residence is not located along a primary access route from Highway 1 and will not affect coastal access.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The proposed single-family residence is not located at or near identified archaeological or paleontological resources. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The proposed site has been granted a valid Measure D Certificate for construction of one single-family residence. Therefore, the project conforms to the requirements of the City's growth management system.

3. **General Plan Housing Element** – *The site is identified in the City's certified Housing Element as suitable for development with a realistic yield of one unit.*

Evidence: The subject site is identified in the City's certified Housing Element as suitable for development with a realistic yield of one unit.

4. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed residence conforms to the requirements of the R-1 B-2 Residential Zoning District, which allows single-family residences as a principally permitted use. The proposed setbacks, lot coverage, height, parking and landscaping meet the requirements of the R-1 B-2 Zoning District and other relevant provisions of the Zoning Code.

5. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The site is located in an existing developed neighborhood where utilities and services are generally available. The property currently has a 5/8" uninstalled non-priority water service assigned to the site. A sewer main is located in the Chesterfield right-of-way, and assessment for sewer units and a connection fee will be required. As there are currently no sidewalks, curbs or gutters along this stretch of Chesterfield Avenue and Chesterfield Avenue itself does not extend to the property frontage, the applicant proposes to construct these right-of-way improvements along the property frontage as well as a berm to retain the street pavement along the frontage of the two parcels to the west.

6. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The proposed development is located between the sea and the first public road parallel to the sea per the Coastal Commission's jurisdiction maps but is not located on a primary beach access route and will not impact coastal access.

7. **Design Review Criteria** – *The community development director, planning commission, or city council has reviewed and considered each specific case and any and all of the following criteria in determining that the architectural and site design standards identified in Municipal Code Sections 14.37.035 and 18.20.070 (F) have been satisfactorily addressed.*

Evidence: The Community Development Director has reviewed the design of the proposed project and has determined that the design review criteria of Municipal Code Subsection 18.20.070(F) have been satisfactorily addressed. The proposed building design (including building scale, massing, detailing, colors, and materials) and the site design (including building location and orientation, site access, and landscaping) conform to all requirements of the Zoning Code and are consistent with the recommendations of the Residential Design Guidelines.

Architectural Site and Design Review – Findings

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

Evidence: The Director has reviewed the design of proposed project and concluded that the proposal is in compliance with the Single-Family Residential Design Guidelines (RDG) and is compatible with surrounding development. The RDG encourage flexibility in architectural

design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes a Craftsman-inspired two-story design in a neighborhood that is generally characterized by more single-story traditional architectural styles; nevertheless, the design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed residence is well designed, will not be of unsightly appearance, and will not hinder the harmonious development of the city.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

Evidence: The project consists of a single-family residence that conforms to the requirements of the Zoning Code, is consistent with the Single-Family Residential Design Guidelines, and is compatible with the scale and character of development in the surrounding area. Chesterfield Avenue does not currently extend to the subject site, thus there are no existing street or frontage improvements at the property. The project proposal includes requirements to construct these right-of-way and frontage improvements such that the site is accessible to City standards, and are included herein as conditions of approval as well. The proposed development and these street and frontage improvements will contribute to the economic value of the land and the surrounding area.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: The RDG encourage flexibility in architectural design to reflect the community's eclectic character and seek to achieve compatible design within existing neighborhoods. The project proposes a Craftsman-inspired two-story design in a neighborhood that is generally characterized by more single-story traditional architectural styles; nevertheless, the design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed project respects the neighborhood pattern by locating the building behind the front setback line and orienting the house and garage to the street. The second story steps back at the front and rear, thereby reducing the perceived mass and minimizing shading of neighboring properties. The building massing is broken up with a series of gables and dormers to achieve articulation on all sides of the building, consistent with RDG recommendations. The proposed building materials and colors are consistent with the architectural style and suitable to the coastal setting. Furthermore, the proposed building follows multiple other design guidelines of the RDG by incorporating downcast exterior lighting, privacy-conscious windows, and varied landscaping elements with low-water plants.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorical Exempt pursuant to California Code of Regulations Section 15303(a) in that the project consists of the construction of one single-family residence.

EXHIBIT B
CONDITIONS OF APPROVAL
Community Development Director Resolution CDR-18-____
PDP-17-085

A. The following Conditions shall apply to the subject site to the satisfaction of the Community Development Director:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans entitled "Hernandez Residence" with a City date stamp of May 29, 2018, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. FRONTAGE MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any frontage improvements in a safe and non-dangerous condition. Maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)
6. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

B. The following Conditions shall be fulfilled to the satisfaction of the Community Development Director prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit.
(Planning)
2. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
 - a. Revise Sheet A.2 (Elevations) to include the proposed building materials and colors.
 - b. Revise Sheet A.0 (Title Sheet) and Sheet A.01 (Landscape Plan) to reduce the proposed driveway apron to a 12-foot wide single curb cut and provide additional front yard landscaping in the space provided by this change.
3. DEVELOPMENT IMPACT FEES. The following impact fees shall be paid to the City prior to issuance of building permits in conformance with the City's adopted Master Fee Schedule:
 - a. Sewer Connection Fee
 - b. Storm Drainage Fee
 - c. Capital Outlay Facilities Fee
 - d. Traffic Mitigation Fee
 - e. Park Facilities Fee
4. SCHOOL IMPACT FEES. The permittee shall provide proof of payment of required school Impact fees to Cabrillo Unified School District prior to issuance of building permits.
5. VALID MEASURE D CERTIFICATE. No building permit shall be issued unless the Measure D Certificate issued for the property has not expired and remains valid to the satisfaction of the Community Development Director. (Planning)
6. CONSTRUCTION PLANS. File Number PDP-17-085 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout.
(Planning)
7. WATER CONSERVATION IN LANDSCAPING. If the project includes 500 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and

irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)

8. SURVEY REQUIRED. A detailed topographic/site boundary survey prepared by a certified licensed surveyor shall be submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. (Building)
9. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)
10. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)
11. SEWER CONNECTION FEE. The proposed development is subject to a sewer connection fee pursuant to Section 13.36.070 of the Half Moon Bay Municipal Code. The fee shall be paid to the City prior to issuance of building permits. (Engineering)
12. CONSTRUCTION PLANS. Construction plans submitted for building permit(s) shall include a plan sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards. (Engineering)
13. STREET FRONTAGE IMPROVEMENTS. The permittee shall construct the Chesterfield Avenue right-of-way and property frontage improvements as shown on the approved plans with a City date stamp of May 29, 2018. Chesterfield Avenue shall extend to the east edge of the subject property, and frontage improvements shall include curb, gutter, and sidewalk. The sidewalk shall extend across the Chesterfield frontage of 306 Ralston Avenue in accordance with the property owner's deferred street agreement with the City.
14. ACCESSIBILITY REQUIREMENTS. The proposed project, including street improvements, shall comply with State of California and federal (ADA) accessibility standards and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040(B).

15. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Based on the listed volume of grading of 110 cubic yards, a grading permit will be required in advance of issuance of a building permit. Materials, Equipment, and Vehicles include, but are not limited to:
- a. All masonry, wood, and steel construction materials;
 - b. All construction-related equipment and storage containers; and
 - c. All construction-related vehicles, including temporary trailers. (Engineering)
16. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
17. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the “construction best management practices” plan sheet. (Engineering)
18. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design details and supporting calculations for storm water detention on-site for the additional runoff from a ten-year frequency storm of two-hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)
19. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
- a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;

- b. Direct roof runoff into vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
- d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal.

- 20. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)
- 21. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Two or more street cuts in the frontage road for utility connections will require a single 2-inch thick asphalt concrete overlay patch on existing pavement across the property frontage. (Engineering)
- 22. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
- 23. HARD-WIRED SMOKE DETECTORS/ALARMS. Pursuant to the 2016 California Building and Residential Code, State Fire Marshal regulations and current Coastside Fire District Ordinance, the permittee shall install smoke detectors which are hard-wired, interconnected and have battery backup in each new or reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of one detector per floor is required. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)
- 24. FIRE SPRINKLERS AND FIRE DISTRICT REQUIREMENTS. Pursuant to Fire District ordinance, the permittee shall install an automatic fire sprinkler system **throughout** the proposed dwelling. All areas that are accessible for storage purposes shall be equipped with fire sprinklers. The plans for this system must be submitted to the City of Half Moon Bay Building Division to the satisfaction of the Building Official prior to issuance of building

permits. Upon submission of plans, the City will forward a complete set to the Coastside County Fire Protection District for review. Fees for automatic fire sprinkler systems shall be paid to the City prior to plan review. (Fire)

25. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)
26. ENCROACHMENT PERMIT. No construction activity shall occur and no pedestrian and vehicular traffic control shall be installed within the City right-of-way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones. (Engineering)

C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)
2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
3. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
 - a. The construction trailer shall be used as a temporary construction office only.

- b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
 - c. No overnight inhabitation of the construction trailer is permitted.
 - d. No construction trailers are permitted on site prior to building permit issuance.
 - e. The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)
4. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
- a. All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
 - b. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
 - c. Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
 - d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
 - e. Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
 - f. Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - g. Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
 - h. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
 - i. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - j. Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
5. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)

6. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2016 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
7. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first-floor height as constructed is equal to (or less than) the elevation specified for the first-floor height in the approved plans.
8. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. (Building)
9. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
10. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
11. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
12. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)

D. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to issuance of an occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved color and materials sample date-stamped 05/29/18 to the satisfaction of the Director of Community Development. (Planning)

2. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of an Certificate of Occupancy, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.
4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)

6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

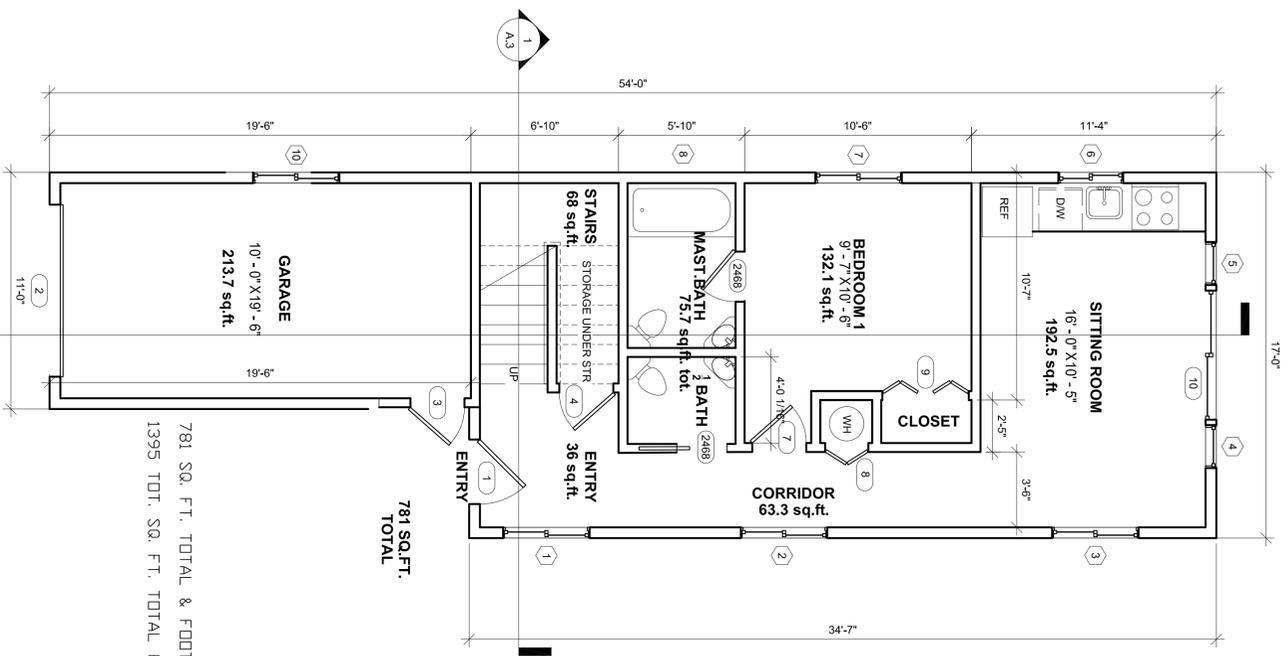
OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

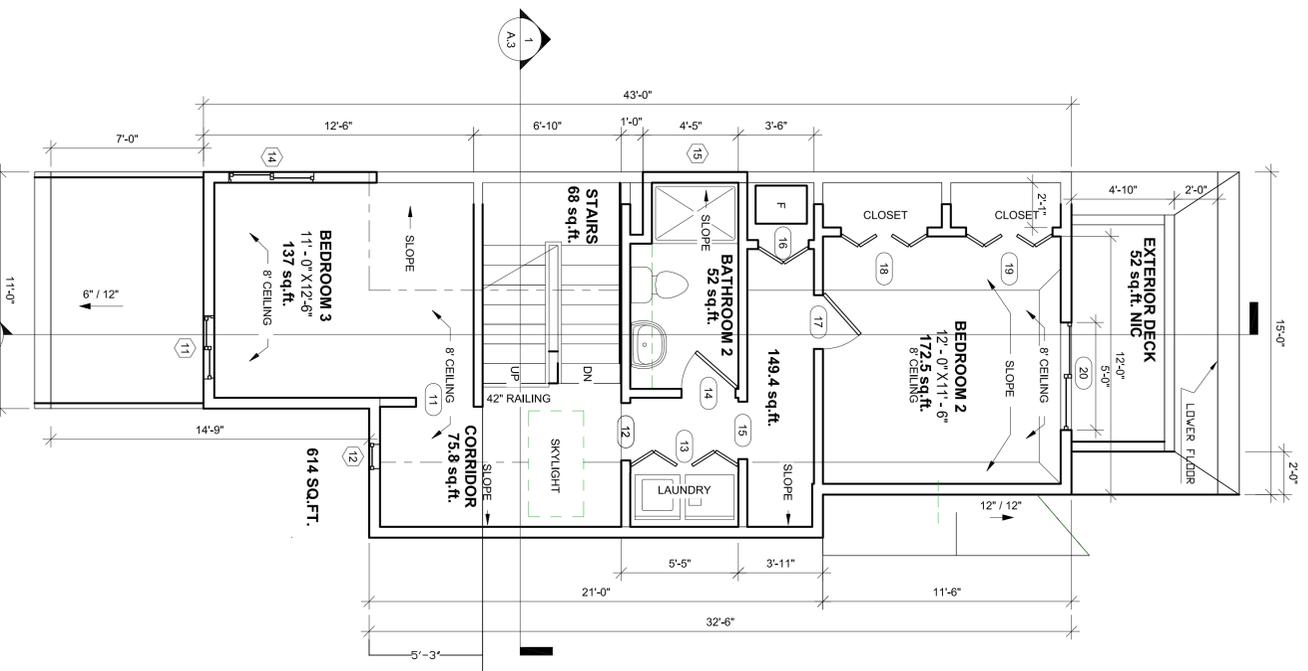
APPLICANT:

(Signature)

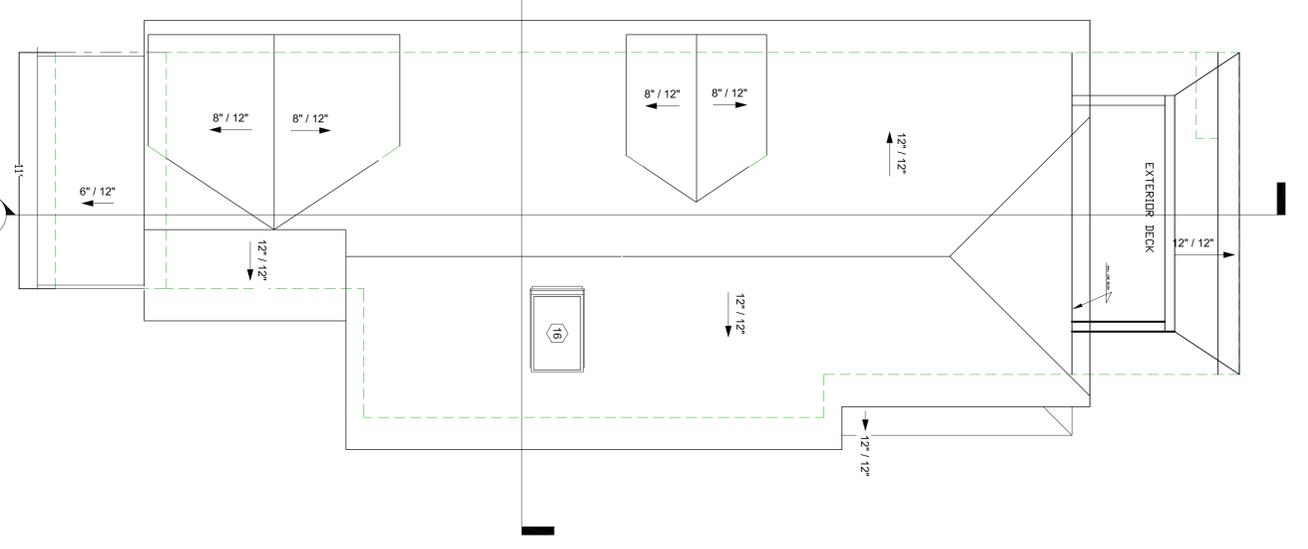
(Date)



1 LOWER FLOOR
1/4" = 1'-0"



2 UPPER FLOOR
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

| Mark | Family | Width | Height |
|------|-----------------|-------|--------|
| 1 | Single-Panel | 3'-0" | 7'-0" |
| 2 | Garage Door | 8'-0" | 6'-6" |
| 3 | Single-Flush | 2'-6" | 6'-8" |
| 4 | Single-Flush | 2'-6" | 6'-8" |
| 5 | BiFold-4 Panel | 4'-0" | 5'-0" |
| 6 | Single-Flush | 2'-4" | 6'-8" |
| 7 | Single-Flush | 2'-6" | 6'-8" |
| 8 | Single-Flush | 2'-6" | 7'-0" |
| 9 | Sliding-2 panel | 6'-0" | 6'-8" |

| Mark | Family | Width | Height |
|------|-----------------|-------|--------|
| 11 | Cased-Opening | 2'-8" | 7'-0" |
| 12 | Cased-Opening | 2'-8" | 7'-0" |
| 13 | BiFold-4 Panel | 5'-0" | 6'-8" |
| 14 | Single-Flush | 2'-6" | 7'-0" |
| 15 | Cased-Opening | 2'-8" | 7'-0" |
| 16 | BiFold-2 Panel | 2'-8" | 5'-0" |
| 17 | Single-Flush | 2'-6" | 7'-0" |
| 18 | BiFold-4 Panel | 4'-0" | 5'-0" |
| 19 | BiFold-4 Panel | 4'-0" | 5'-0" |
| 20 | Sliding-2 Panel | 5'-0" | 6'-8" |

| Mark | Family | Width | Height |
|------|------------------|-------|--------|
| 1 | Slider with Trim | 4'-0" | 4'-0" |
| 2 | Slider with Trim | 4'-0" | 4'-0" |
| 3 | Slider with Trim | 4'-0" | 4'-0" |
| 4 | Fixed | 2'-0" | 6'-0" |
| 5 | Fixed | 2'-0" | 6'-0" |
| 6 | Slider with Trim | 3'-0" | 3'-0" |
| 7 | Slider with Trim | 4'-0" | 4'-0" |
| 8 | Slider with Trim | 3'-0" | 2'-0" |
| 9 | Fixed | 3'-0" | 2'-0" |
| 10 | Slider with Trim | 4'-0" | 4'-0" |

| Mark | Family | Width | Height |
|------|------------------|-------|--------|
| 11 | Slider with Trim | 3'-0" | 3'-0" |
| 12 | Fixed | 1'-4" | 3'-0" |
| 13 | Fixed | 2'-0" | 3'-0" |
| 14 | Slider with Trim | 4'-0" | 3'-0" |
| 15 | Slider with Trim | 3'-0" | 2'-0" |
| 16 | Skylight | 2'-4" | 5'-0" |

HERNANDEZ RESIDENCE

for
MARCOS AND ESTHER HERNANDEZ

417 CHESTERFIELD AVE., HALF MOON BAY, CA 94019

http://www.onestopdesignbuild.com

3566 BEARD ROAD, FREMONT, CA 94555
PHONE: 510-794-7993, FAX: 510-794-4178

| No. | Description | Date |
|-----|---------------------|---------|
| 3 | Planning, etc. revs | 3/12/18 |

FLOOR PLANS AND TABLES

Project number: R304
Date: 08-28-16
Drawn by: A.S.
Checked by: G.W.

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



City of Half Moon Bay
COMMUNITY DEVELOPMENT DIRECTOR HEARING
STAFF REPORT
June 27, 2018

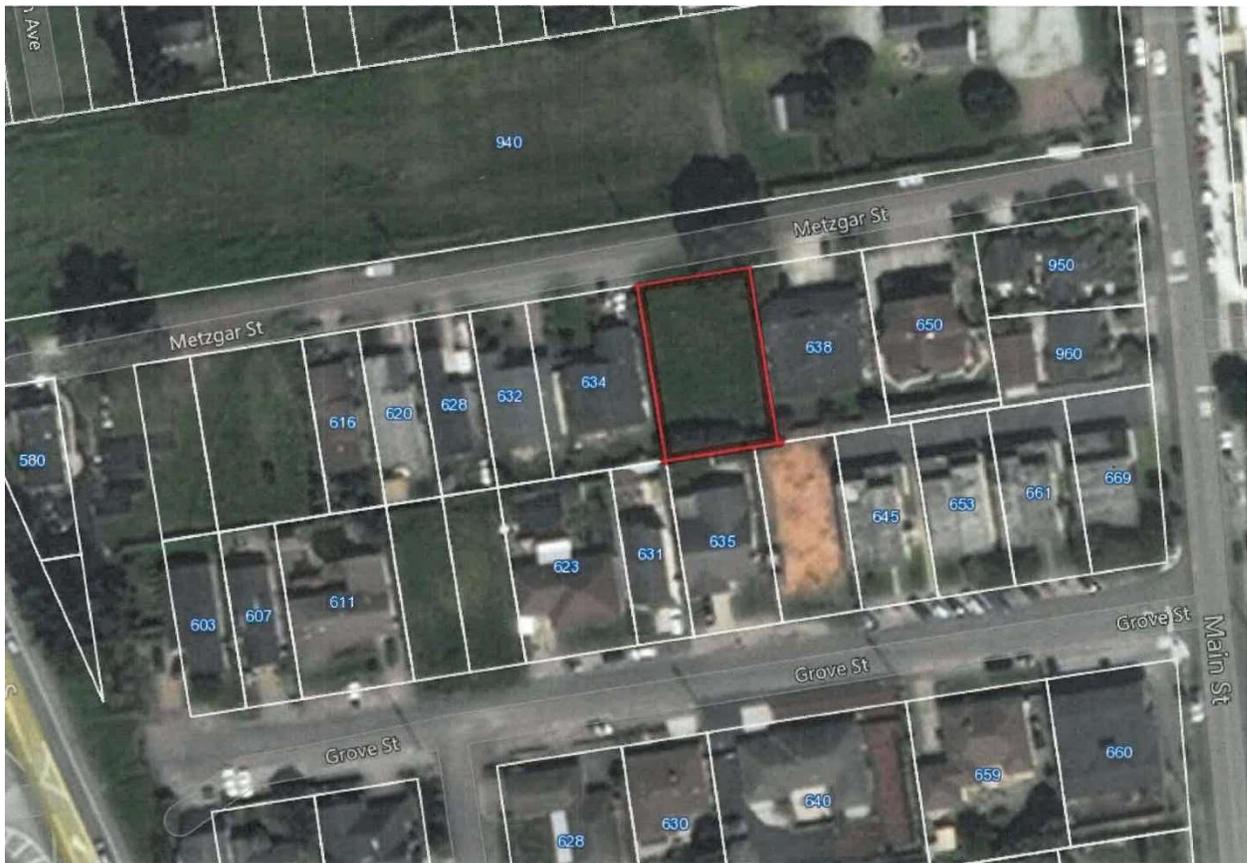
RECOMMENDATION

Approve PDP-18-007, an application for a Coastal Development Permit and Architectural Review to allow the construction of a new approximately 3,660 square-foot single-family residence, to be used as a residential care facility, with an attached accessory dwelling unit. The project is located at 636 Metzgar Street, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

PROJECT BACKGROUND

| | | | |
|--|--|-----------|---------------------------------------|
| Project Summary | | | |
| File Number | PDP-18-007 | | |
| Requested Permits/Approvals | Coastal Development Permit Architectural Review | | |
| Site Location | 636 Metzgar Street/ APN: 064-281-430 | | |
| Applicant/Property Owner | Theodore Gladstone | | |
| Project Planner | Douglas Garrison; (650) 712-5836; dgarrison@hmbcity.com | | |
| Zoning District | R-2 Two-Family Residential | | |
| LCP Land Use Plan Designation | Medium Density Residential | | |
| Water Service | One 3/4 inch, non-priority water connection | | |
| Sewer Service (Sewer Authority Mid-Coast) | Service available | | |
| Street Improvements | Construction of curb, gutter, and sidewalk required | | |
| Environmental Determination | Categorically Exempt pursuant to California Administrative Code Section 15303(a) – construction of one single-family residence | | |
| Heritage Trees | None on the site or within area of construction | | |
| | Tree protection plan not required | | |
| Story Poles | Required | No | Located in a Visual Resource Area |
| | | No | Variance or Exception required |
| | | No | Located in a largely undeveloped area |
| Right of Appeal | Any aggrieved person may appeal the Director’s decision to the Planning Commission within ten (10) working days of the decision. | | |
| | The project is not located within the Coastal Commission Appeals Jurisdiction; therefore, City action is final. | | |

Figure 1. Site Location

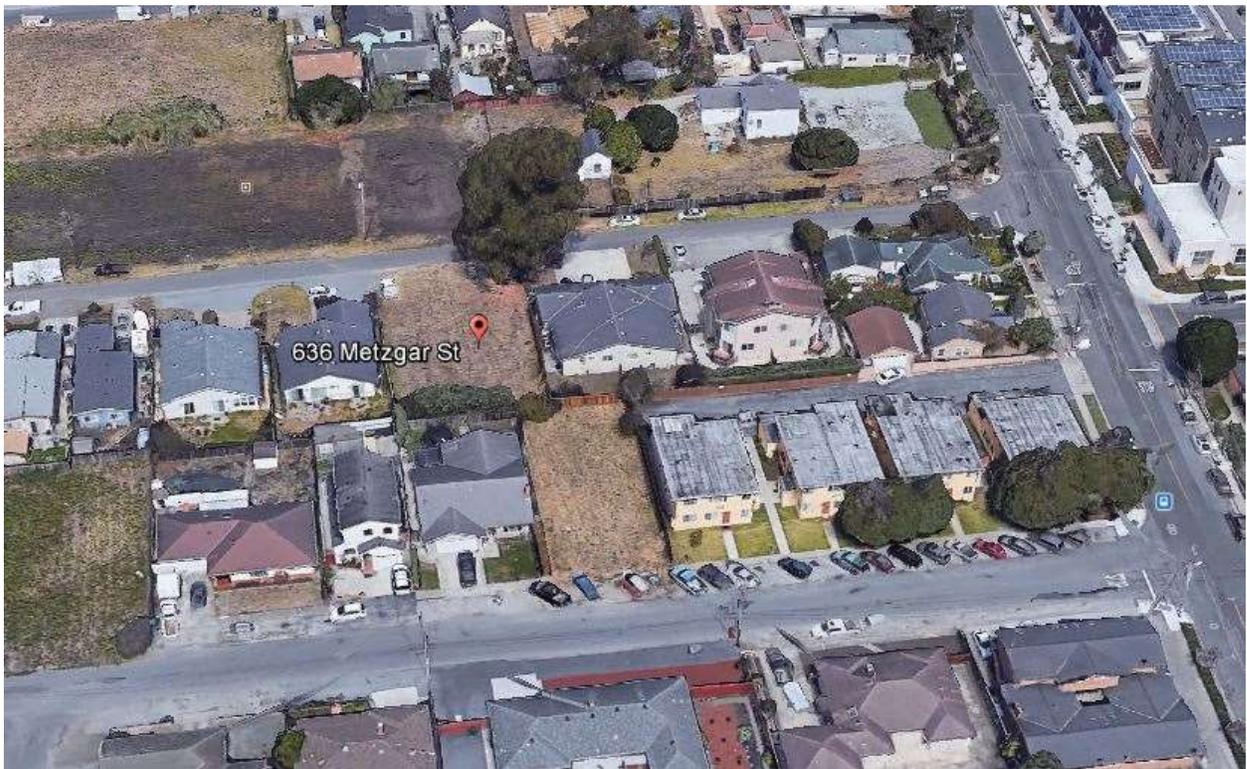


Site and Surrounding Properties

The project site is located in a partially developed residential neighborhood. The vacant site is zoned R-2 Two-Family Residential. Land use and zoning for properties surrounding the subject site are as follows:

| | | |
|-------|--|----------------------------|
| North | Undeveloped Residential Subdivision, pending Final Map approval. Anticipated development includes two-story duplexes | R-2 Two-family Residential |
| South | Single and two-story single-family residences and a vacant lot | R-2 Two-Family Residential |
| East | Single-story single-family residence | R-2 Two-Family Residential |
| West | Single-story single-family residence | R-2 Two-Family Residential |

Figure 2. Birdseye View



Project Description

The project consists of a new single family residence, to be used as a Residential Care Facility for six or fewer residents, with an attached owner-occupied accessory dwelling unit and two-car garage facing the street. The floor area of the proposed structure is 3,660 square feet. Proposed exterior materials include Hardie shingle siding, with wood trim and asphalt shingle roofing. Exterior colors include muted earth tones, with white wood trim. The project includes a number of environmentally friendly elements including rooftop solar panels, LED lighting, drought tolerant native landscaping and on-site stormwater retention.

Residential Care Facilities are non-medical facilities that provide room, meals, and housekeeping. Depending on the target population they may also provide supervision, distribution of medications and personal care assistance with basic activities like dressing, eating, bathing and transportation. This level of care and supervision is for people who do not require 24-hour nursing care.

Metzgar Street is a narrow, substandard street that does not have sidewalks or curb and gutter. However, an approved residential subdivision on the north side of the street will be required to construct street, stormwater and sidewalk improvements. Additionally, two

other new homes have been proposed for vacant lots on the south side of Metzgar Street. The applicant and the other Metzgar Street projects will be required to contribute towards improvements on the south side of the street.

Figure 2. Photo-simulation of Proposed Residence



**636 Metzgar St
Half Moon Bay, CA 94019**

ANALYSIS

State Law

California Health and Safety code, Division 2, Article 7, Local Regulations, pre-empts many local zoning requirements. Local jurisdictions must treat Residential Care Facilities for six or fewer residents as a single-family residence for zoning purposes. No use permit or additional requirements such as increased parking may be imposed. Facility operators must obtain a license from the State. The State imposes different requirements, depending on the target population. A common element of these licenses is that these facilities may only include six or fewer residents. State law also specifically prohibits local jurisdictions from classifying

these facilities as boarding houses. For zoning purposes, the residents and operators are to be treated as a single household.

Conformance with the General Plan / Local Coastal Program Land Use Plan

The proposed single-family residence, to be used as a Residential Care Facility with an owner occupied accessory dwelling unit is consistent with the Medium Density Residential General Plan / Local Coastal Land Use Plan. The project will not impede coastal access or obstruct views of scenic resources. There are no Environmentally Sensitive Resources near the project.

The Half Moon Bay General Plan Housing Element establishes goals, objectives and policies to ensure that a broad range of housing is available to accommodate the community's population. Specific policies are intended to assure that housing is available for those in all income levels and for the elderly, disabled and persons with special housing needs. These policies include promoting infill development and accessory dwelling units. Housing Element, Table A-1: Inventory of Sites Suitable for Residential Development, identifies this property as having a realistic development potential of two dwelling units. Single-family dwellings are counted as one dwelling unit. Additionally, accessory dwelling units are counted as one unit. are counted towards fulfilling our moderate income housing goals. Although the income of the future residents is unknown at this time, it is reasonable to assume that the Residential Care Facility will serve at least some low to moderate income clients. Consequently, the project is consistent with Housing Element objectives, policies and goals.

Conformance with the Zoning Code

The Half Moon Bay Zoning Code (Title 18) allows "limited residential care" facilities in all residential zoning districts. The Code defines this use as limited to non-medical care of six or fewer residents. Pursuant to State law, this project is subject to the same review standards as any other single-family residence in the R-2 Zoning District. No additional limitations on use can be imposed by the City. Accessory dwelling units (currently classified as second units in the Code) are also an allowed use in all R-2 Zoning Districts, as an ancillary use to single-family residences. Title 18 establishes specific standards concerning single-family residences and accessory dwelling units. As indicated in Table 1 below, the proposed project conforms to all of the development standards of the R-2 District, with the exception of the minimum combined side setback requirement by approximately 0.09 ft ($\frac{3}{4}$ of an inch). Condition No. B.2 of the attached Resolution requires that plans be revised to conform to the required 14.09 foot combined setback.

Table 1. Project Conformance with R-2 Zoning District Standards

| Development Standards Two-Family Residential | Zoning Requirements | Proposed |
|---|---|---|
| Min. Site Area | 5,000 sq. ft. | 7,385 sq. ft. (existing) |
| Min. Average Site Width | 50.0 ft. | 70.43 ft. (existing) |
| Min. Front Setback | 20 ft. | 20 ft. |
| Min. Interior Side Setback | 5 ft. | 5 and 9 ft. |
| Minimum Combined Side Setbacks | 20% lot width (14.09 ft.) | 14 ft. |
| Min. Rear Setback | 20 ft. | 20 ft. |
| Max. Single-Story Height | 20 ft. | 20 ft. |
| Max. Floor Area Ratio | 0.5:1 (3,693 sq. ft.) | 0.496:1 (3,660 sq. ft.) |
| Min. Parking Spaces | 2 garage spaces and 1 uncovered space for the ADU | 2 garage spaces and 1 space in the driveway |
| Maximum Building Envelope | Per Zoning Code | Conforms |

| Development Standards Accessory Dwelling Unit | Zoning Requirement | Proposed |
|--|--------------------------------|------------------------------------|
| Max. floor area | 700 sq. ft. | 300 |
| Required Parking | 1 uncovered | 1 uncovered |
| Lot coverage / setbacks | Same as single-family dwelling | Within primary structure footprint |
| Height | Same as single-family dwelling | Same as primary structure |

There are no streams, heritage trees, significant vegetation, or other natural features on the site. One large Eucalyptus tree is located in the public right-of-way, very close to what would be an extension of the easterly property boundary. This tree will be removed when street and sidewalk improvements are constructed. Eucalyptus is not a protected species in Half Moon Bay. However, removal of large trees should be avoided during the bird nesting season. Condition No. C.3, of the attached Resolution, requires the applicant to retain a biologist prior to tree removal, to inspect the tree, for nests, butterflies and bats, all of which are to some extent considered protected species.

Table 2. Key Zoning Code/LCP Implementation Plan Issues

| Issue | Applicability/Explanation | |
|--|---------------------------|---|
| Environmentally Sensitive Habitat Area | No | None within 100 feet of the site. |
| Visual Resource Area | No | This segment of Metzgar St. is not classified as a Visual Resource Area. |
| Obstruct Public Access | No | This road segment is east of Highway 1. It does not provide public access to important coastal resources. |
| Archaeologically Resource Area | No | Not in area of mapped or known resources. |
| Historic Resources | No | No historic resources exist on the site. |

Design Compatibility

The Single-Family Residential Design Guidelines (RDG) encourage compatible design within the neighborhood. The project is in a partially undeveloped block. Existing buildings on this block are generally characterized as post-war single and two-story residential dwellings. The approved but undeveloped subdivision across the street from the project will consist primarily of two-story duplexes, of a somewhat more current design than the older homes in the neighborhood. Multi-family housing exists within one block of the project site.

The project design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed project respects the existing neighborhood pattern by locating the building at the front setback line and orienting the house and garage to the street, consistent with the existing development pattern on Metzgar. The roof pitch, siding, windows and roofing materials are consistent with neighboring buildings. Building materials include Hardie shingle siding with wood trim and asphaltic shingle roofing. The dominant color palette will be muted earth tones, with white trim and window frames. All exterior lighting is energy efficient, fully shielded and downward directed. The design and materials are consistent with the existing architectural fabric of the block and suitable for the coastal setting.

Landscaping includes a broad palette of native, drought tolerant plants that grow to an appropriate height and bulk to soften the appearance of the building and provide privacy and a pleasant environment for residents and neighbors.

The project meets all development standards. That said, lot coverage and the amount of permeable and impermeable paving may be more than would be found on typical single-family residence properties and is inconsistent with some design guidelines. However, in this case form follows function. The project includes a wide driveway and garage and extensive use of permeable pavers surrounding the building. These design elements are appropriate

for the intended use of the building. The wider driveway and paved access to the rear of the building will accommodate the needs of residents with limited mobility, who may require wheelchair access and will facilitate the safe evacuation of the building in an emergency. In addition to the main entrances to the house, all of the bedrooms have direct access to the rear or side yards. The permeable pavers and landscaping provide a pleasant private outdoor space for the residents to use. The maximum allowed lot coverage is 50 percent. In this case the proposed coverage is 49.6 percent. However, given the anticipated mobility needs of residents, the single-story design, wide hallways and large bedrooms are appropriate. The single-story design minimizes the massing of the building when viewed from the street and neighboring properties.

Conclusion

Based on the above analysis, staff concludes that the proposed residence is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code/LCP Implementation Plan, and the Single-Family Residential Design Guidelines; is compatible with surrounding development; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Letter from Applicant
3. Project Plans

COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-18-_____
RESOLUTION FOR APPROVAL
PDP-18-007

COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION OF A NEW SINGLE STORY 3,660 SQUARE-FOOT STRUCTURE. THE PROPOSED STRUCTURE IS A SINGLE-FAMILY RESIDENCE, TO BE USED AS A RESIDENTIAL CARE FACILITY FOR SIX OR FEWER RESIDENTS, WITH AN ATTACHED OWNER OCCUPIED ACCESSORY DWELLING UNIT ON A 7,385 SQUARE-FOOT LOT, IN THE R-2 RESIDENTIAL ZONING DISTRICT AND THE MEDIUM DENSITY RESIDENTIAL GENERAL PLAN DESIGNATION (APN 064-281-430)

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit and Architectural Review to allow the construction of a new 3, 660 square-foot single family residence with an accessory dwelling unit incorporated into the structure; and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed public hearing on June 27, 2018, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit and Architectural Review for the construction of a new 3,660 square-foot single-story structure that will include a single family residence, to be used as a residential care facility and an attached accessory dwelling unit is categorically exempt pursuant to CEQA Guidelines Section 15303(a) which exempts the construction of one single-family residence; and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves the application (PDP-18-007).

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held June 27, 2017.

APPROVED:

Jill Ekas, Community Development Director

**EXHIBIT A
FINDINGS AND EVIDENCE
Community Development Director Resolution CDR-18-____
PDP-18-007**

General Plan Housing Element – Finding

1. *The development as proposed or as modified by conditions, conforms to the General Plan Housing Element.*

Goal 2: *Facilitate and encourage development of high quality housing to meet the City's housing needs for a range of incomes and special needs.*

Evidence: The project will provide high quality housing for up to six residents with special needs. The facility will provide housing and other services to seniors. The site is included in the Half Moon Bay General Plan, Housing Element, Inventory of Sites Suitable for Residential Development, with a realistic development potential of two units. The residential care facility counts as one unit and the accessory dwelling unit also counts as one unit.

Compliance: The project conforms to General Plan residential development goals.

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The proposed project is consistent with the Medium Density Residential General Plan/Local Coastal Land Use Plan designation and conforms to the requirements of the Local Coastal Program and its Implementation Plan (the Zoning Code). It is located on an infill site in an existing partially developed neighborhood where public services and infrastructure are available. The site is not located in or within 100 feet of an Environmentally Sensitive Habitat Area and will not obstruct coastal access. There are no streams, mature trees, significant vegetation, or other natural features on the site.

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.*

Compliance: The project is not adjacent to a mapped environmentally sensitive habitat area.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.*

Compliance: The project is not located within 200 yards of State Highway 1 and Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed residence has been subject to design review by the Community Development Director. The building includes design elements and materials that are consistent with neighboring properties.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

Compliance: This segment of Metzgar Street is located east of Highway 1 and terminates prior to reaching Highway 1. It is not an access route to any beaches.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The proposed single-family residence is not located on or near identified archaeological or paleontological resources and the project site is not identified as a potentially archaeological sensitive area within the Local Coastal Program. If cultural resources or paleontological resources are unexpectedly encountered during subsurface excavation, the permit has been conditioned to require that construction halt until the find can be evaluated and appropriate mitigation identified.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The proposed site was granted a valid Measure D Certificate for construction of one single-family residence; therefore the project conforms to the requirements of the City's growth management system.

4. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed project conforms to the requirements of the R-2 Residential Zoning District, which allows single-family residences as a principally permitted use, including as a residential care facility for up to six residents, and accessory dwelling units as an ancillary use to single-family homes. The proposed setbacks, lot coverage, height, parking, and open space meet the requirements of the R-2 Zoning District and other relevant provisions of the Zoning Code.

5. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The site is located in an existing partially developed neighborhood where utilities and services are generally available. The property currently has a 3/4" uninstalled non-priority water service assigned to the site. Sanitary sewer services are available from the Sewer Authority Mid-coast (SAM) Sewer Assessment District. The project includes construction of curb, gutter and sidewalk along the Metzgar Street frontage.

6. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The proposed development is not located between the sea and the first public road parallel to the sea.

Architectural Site and Design Review – Finding

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 14.37.040:

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

Evidence: The Director has reviewed the design of proposed project and concluded that the proposal is in compliance with the Single-Family Residential Design Guidelines and compatible with surrounding development. The project design utilizes techniques identified in the RDG to achieve compatibility with surrounding development. The proposed project

respects the neighborhood pattern by locating the building at the front setback line and orienting the house and garage to the street. The roof pitch, siding, windows and roofing materials are consistent with neighboring buildings. All exterior lighting is fully shielded and downward directed. Landscaping includes a broad palette of native, drought tolerant plants that grow to an appropriate height and bulk to soften the appearance of the building and provide privacy and a pleasant environment for residents and neighbors. The single-story design minimizes the massing of the building when viewed from the street and neighboring properties.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

Evidence: The project consists of a single-family residence, with an accessory dwelling unit incorporated into the building footprint. As conditioned, it conforms to the requirements of the Zoning Code, is consistent with the Single-Family Residential Design Guidelines, is compatible with the scale and character of development in the surrounding area and includes sidewalks and other street frontage improvements that will enhance neighborhood connectivity.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: The Single-Family Residential Design Guidelines (RDG) encourage flexibility in architectural design to reflect the community's eclectic character and to achieve compatible design within existing neighborhoods. Building size, design elements and materials are consistent with the neighborhood architectural style and suitable for the coastal setting.

EXHIBIT B

CONDITIONS OF APPROVAL
Community Development Director Resolution CDR-18-_____

PDP-18-007

Authorization: Approval of this permit authorizes a request for a Coastal Development Permit and Architectural Review to allow the construction of a new 3,660 square-foot, single-family residence with attached additional dwelling unit at 636 Metzgar Street in the R-2 Residential Zoning District and the Medium Density Residential General Plan designation.

A. The following Conditions shall apply to the subject site:

1. CONFORMANCE WITH APPROVED PLANS. Development of the site shall conform to the approved plans, submitted to the City on February 6, 2018, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The permittee shall construct and operate this Project in full conformance with these Conditions of Approval. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18. (Planning)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. LIGHTING. Exterior lighting fixtures shall be those shown on approved plans and manufacturer's cut-sheets submitted with the CDP application. Changes are subject to approval by the Community Development Director. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. (Planning)
5. SIDEWALK MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Sidewalk maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the

property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)

6. LANDSCAPE MAINTENANCE. The applicant/owner shall ensure that all landscaped areas and/or fences are continuously maintained, and all plant material is maintained free of refuse and weeds and in a healthy growing condition. (Planning)

B. The following Conditions shall be fulfilled prior to the issuance of building permits:

1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Division prior to issuance of a building permit. (Planning)
2. REQUIRED PLAN REVISIONS. Prior to issuance of building permits, the applicant shall submit revised plans providing the following:
 - a) Plans shall be revised to reduce the building width, to comply with the minimum combined side setback requirement of no less than 14.09 feet.
3. DEVELOPMENT IMPACT FEES. The following impact fees shall be paid to the City prior to issuance of building permits in conformance with the City's adopted Master Fee Schedule:
 - a) Sewer Connection Fee
 - b) Storm Drainage Fee
 - c) Capital Outlay Facilities Fee
 - d) Traffic Mitigation Fee
 - e) Park Facilities Fee
4. SCHOOL IMPACT FEES. The permittee shall provide proof of payment of required school Impact fees to Cabrillo Unified School District prior to issuance of building permits.
5. VALID MEASURE D CERTIFICATE. No building permit shall be issued unless the Measure D Certificate issued for the property has not expired and remains valid to the satisfaction of the Community Development Director. (Planning)
6. CONSTRUCTION PLANS. Building Permit plans shall include the following:
 - a. File Number PDP-18-007 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. (Planning)
 - b. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and

Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. (Engineering)

- c. The plans must show the location of the sewer connection, and a property line sewer cleanout must be installed prior to Building Permit approval. Plans shall include a sheet showing utility connections, trench restoration details, driveway apron (driveway apron width, spacing between driveways, slopes, etc.), and other improvements in the public right-of-way meeting City standards. (Engineering)
7. WATER CONSERVATION IN LANDSCAPING. If the project includes 1,000 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)
 8. SURVEY REQUIRED. A detailed topographic/site boundary survey prepared by a certified licensed surveyor shall be submitted with building application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating existing grade of the datum. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the existing grade elevations at the corners and roof ridgeline of the residence. (Building)
 9. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project and that the project meets all other Water District requirements. (Building)
 10. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)
 11. STREET FRONTAGE REQUIREMENTS. The applicant will be required to enter into a deferred street agreement with the City to require the property owner to construct curb, gutter, sidewalk, street trees, driveway frontage improvements at a later date when called upon to do so by the City. Any improvements constructed along the street frontage with the proposed project may be subject to removal at property owners expense. (Engineering)

12. ACCESSIBILITY REQUIREMENTS. The proposed project, including street improvements, shall comply with State of California and federal (ADA) accessibility standard and with the line of sight requirements of Half Moon Bay Zoning Code Section 18.06.040.(B)
13. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
 - a) All masonry, wood, and steel construction materials;
 - b) All construction-related equipment and storage containers; and
 - c) All construction-related vehicles, including temporary trailers. (Engineering)
14. LOT DRAINAGE PLAN AND ON-SITE DETENTION Construction plans submitted for building permits shall include a Lot Drainage Plan showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include design details and supporting calculations for storm water detention on-site for the additional runoff from a ten year frequency storm of two hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)
15. STORMWATER MANAGEMENT-TREATMENT (FOR NON-REGULATED PROJECTS). Non-regulated projects consist of single-family residences and other small projects that create and/or replace less than 5,000 square feet of impervious surface. Construction plans submitted for building permits shall include a storm water management-treatment plan showing implementation of at least one of the six Low Impact Development (LID) measures listed below:
 - a. Direct runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use;
 - b. Direct roof runoff into vegetated areas;
 - c. Direct runoff from sidewalks, walkways, and/or patios into vegetated areas;
 - d. Direct runoff from driveways and /or uncovered parking lots into vegetated areas;
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or

- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. (Engineering)

Permittee shall also submit the 'stormwater checklist for small projects' with the building plan submittal. (Engineering)

16. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper*, to the satisfaction of the City Engineer. (Engineering)
17. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)
18. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas. (Engineering)
19. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Two or more street cuts for utility connections will require a single 2-inch asphalt concrete overlay patch on existing pavement across the property frontage. (Engineering)
20. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)
21. AUTOMATIC FIRE SPRINKLER SYSTEM. As per San Mateo County Building Standards and Coastside Fire District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system **throughout** the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or The City of HMB. A building permit **will not** be issued until plans are received, reviewed and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review. The fee schedule for

automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review. (Fire)

22. FIRE HYDRANT. As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details. (Fire)
23. WINDOWS. Plans shall include a note stating: Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet, 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (Fire)
24. SOLAR PHOTOVOLTAIC SYSTEMS. These systems shall meet the requirements of the Coastside Fire Protection District as outlined in Standard Detail DI-007 Solar Photovoltaic Systems. (Fire)
25. HARD-WIRED SMOKE DETECTORS/ALARMS. Pursuant to the 2013 California Building and Residential Code, State Fire Marshal regulations and Coastside Fire District Ordinance 2013-03, the permittee shall install smoke detectors which are hard-wired, interconnected and have battery backup in each new or reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. A minimum of one detector per floor is required. For alterations: If there is an attic, basement, crawl space or removal of a wall or ceiling that provides access, then all smoke alarms shall be hardwired and interconnected. Building plan submittals shall demonstrate conformance with these requirements to the satisfaction of the Building Official prior to issuance of building permits. (Fire)
26. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

C. The following conditions shall be implemented prior to and during construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines

that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)

2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)
3. TREE REMOVAL. Tree removal shall occur outside of the bird nesting season (September 1 – January 31) to the extent feasible. Tree removal shall be preceded by a survey conducted by a qualified biologist to determine whether any native nesting birds are present; or, if protected butterflies or bats are present. If present, tree removal may only proceed, under the supervision of the biologist and approval by the Community Development Director.
4. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:
 1. The construction trailer shall be used as a temporary construction office only.
 2. Neither sanitation facilities nor plumbed water is permitted within the trailer.
 3. No overnight inhabitation of the construction trailer is permitted.
 4. No construction trailers are permitted on site prior to building permit issuance.
 5. The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)
5. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:
 - All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
 - Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
 - Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.

- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
 - Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
 - Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
 - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
6. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
7. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2013 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)

8. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first floor height as constructed is equal to (or less than) the elevation specified for the first floor height in the approved plans. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. (Building)
9. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. (Building)
10. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
11. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
12. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
13. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without prior approval from the City Engineer. (Engineering)
14. ENCROACHMENT PERMIT. No construction activity shall occur and no pedestrian and vehicular traffic control shall be installed within the City right-of way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of way shall conform to City standards to the satisfaction of the City Engineer. Traffic control shall conform to Caltrans/MUTCD Standard Plans for Traffic Control in Construction and Maintenance Zones. (Engineering)

D. The following conditions shall be implemented prior to issuance of an occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved plans, submitted to the City on

February 6, 2018, and other application materials including manufacturer's cutsheets to the satisfaction of the Director of Community Development. (Planning)

2. DISPLAY OF SINGLE-FAMILY STREET ADDRESS. Prior to issuance of an occupancy permit, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height with a minimum 3/4-inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)

3. RECORDATION OF DEED RESTRICTION. Prior to the issuance of final occupancy, the applicant shall record a deed restriction, on a form acceptable to the Community Development Director, stating that the Second Dwelling Unit (SDU) will not be sold separately, that the SDU is restricted to the approved size, that the SDU is a permitted use so long as either the main residence or the SDU is occupied by the owner of record as the principal residence, and that the deed restrictions shall lapse upon removal of the SDU. This condition may be modified by the Community Development Director, in the event that future ordinances adopted by the City negate the need for; or, modify these requirements.

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeals Jurisdiction. This approval shall take effect after expiration of all City appeal periods. (Planning)

2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)

3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) and Architectural Review shall expire one year from its date of final approval if the use/development has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit.

4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Submittal of a Building Permit application with development plans prior to expiration of the permit shall constitute an extension of this permit until the building permit is issued or until the Building Official determines the applicant is no longer diligently

pursuing the required building permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)

5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

(Signature)

Resolution CDR-18-007

(Date)

ATTACHMENT No. 2 Letter from Applicant

To: HMB Project Planner, Doug Garrison, Planning Staff & Committee,
Neighbors of [636 Metzgar Street](#)

From: Ted & Josephine Gladstone

We are happy to discuss this project with you at any time, please call our coordinator at [650-740-2826](#).

My husband Ted and I have lived in El Granada since 1958, We want to make our intentions clear for this project, and hopefully alleviate any concerns.

This will be a "In-Home Care Facility" that will serve seniors only. The seniors will not have automobiles, and will be under the care of two people that will live in the accessory dwelling unit on the property. There will be a maximum of six residents in the main house and two people in the accessory dwelling unit. We have designed the home to have one offstreet parking for picking up and dropping off near the front door. We have provided an exterior door to each of the five rooms for fire egress for our elderly, and for them to maintain some plants and have exterior space on the sunny side of the house.

We will be very careful about who we care for. We will be doing background checks on every potential resident. I have been taking care of the elderly for 23 years, the last 18 years locally at Seton Coastside.

We have owned this Metzgar property for 22 years and have taken some five years to develop our final plan. I have worked with the state to obtain licensing. My son and daughter will assist me in caring for our residents. Also, we are blessed with the location of the Senior Center close by.

This property will never be operated as a boarding house, and we have agreed to stipulate this with the planning department. We have worked closely with the planning department, fire department, and the state to come up with this plan.

We look forward to continue being exceptional neighbors with you on our beautiful Coastside.

Thanks for your time and concern,

Most Respectfully,

Josephine Gladstone

Project Data

Project Description: New Single Family Residence/In-Home Care With One Attached Additional Dwelling Unit
Proposed Use: Limited home care facility housing six or fewer residents such as seniors that does not provide medical or convalescent care managed by licensed operator living on-site and separate studio apartment used as residence for permanent occupants (ADU). Half Moon Bay Municipal Code, Section 18.33.040.D, requires that the property owner occupy either the primary or secondary unit. If this project is approved, the owner will be required to file a deed restriction to ensure compliance with this regulation. Coastal Development Permit, Architectural Review and Site Design approval required.

Lot coverage: 49.6%
 Project Status: Schematic Design
 Zoning: R-2
 Building Slab Area: 3640 sq ft
 Site Gross Area: 7385.3 sq ft
 Lot Coverage: 49.3%

| Sheet Index | Layout ID | Layout Name | Revision | Issued | Published | Remark |
|-------------|-----------|-------------------|----------|--------------------------|-------------------------------------|--------|
| A.1 | A.1 | Site Plan | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| A.2 | A.2 | Site Plan 2 | | <input type="checkbox"/> | <input type="checkbox"/> | |
| A.3 | A.3 | Floor Plan | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| A.4 | A.4 | Section Elevation | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| A.5 | A.5 | Schedule | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| A.6 | A.6 | Landscape Plan | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| LS.1 | LS.1 | Survey | | <input type="checkbox"/> | <input type="checkbox"/> | |

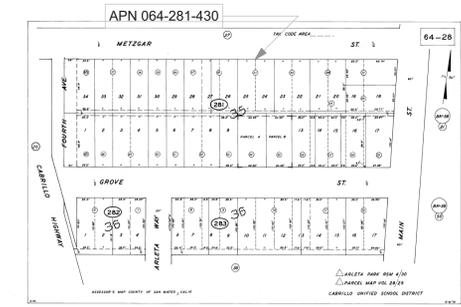
- RESIDENTIAL DWELLING UNIT NOTE:**
- Use 70% FSC certified recycled or plastic composite lumber at new fence (typical).
 - Non-plant landscape element at least 50% salvaged or recycled material (typical).
 - Verify outdoor lighting system low-lighting element, shielded fixture, down-direct to avoid night sky light pollution and glare.
 - At least 50% of partially pervious paving to be light color high albedo material solar reflectance index $<= 0.3$
 - Provide copy project Measure D Residential Development Application Package with drawing for construction for clarity.
- STORMWATER NOTE:**
- Mark on-site storm drain inlet "No Dumping, Flows to Bay" or equivalent (typical).
 - Verify interior floor drain connects to sanitary sewer (typical).
 - If provide future interior floor drain at garage (not anticipated), connect to sanitary sewer only as approved by Half Moon Bay authority.
 - If provide future water feature (pool, spa, fountain, none anticipated), connect to sanitary sewer to facilitate drainage only as approved by Half Moon Bay authority (typical).
 - If provide future food service equipment intercept grease at trap and connect to sanitary sewer as approved by Half Moon Bay authority (typical).
 - If provide future drain at refuse area, connect as approved by Half Moon Bay authority.
 - No future outdoor process area anticipated or allowed without specific application and approval by Half Moon Bay authority.
 - Store outdoor equipment in garage or future shed as approved by Half Moon Bay authority constructed on paved area only (typical).
 - If provide future designated (signed) covered vehicle washing area (not anticipated), berm wash area to direct water to sanitary sewer connection using design to prevent stormwater run-on or run-off as approved by Half Moon Bay authority.
 - If provide future vehicle repair/maintenance area, fueling area, loading dock, or architectural copper (not anticipated), obtain approval from Half Moon Bay authority noting specific requirement to Stormwater Checklist for Small Project (typical).
 - Drain fire sprinkler test water to landscape.
 - Direct water from downspout to landscape for conveyance to on-site retention system as shown.
 - Maintain copy of Stormwater Checklist for Small Project with drawing for construction noting restriction on grading to dry month, providing straw wattle and temporary fence to protect existing vegetation according to best management practice.



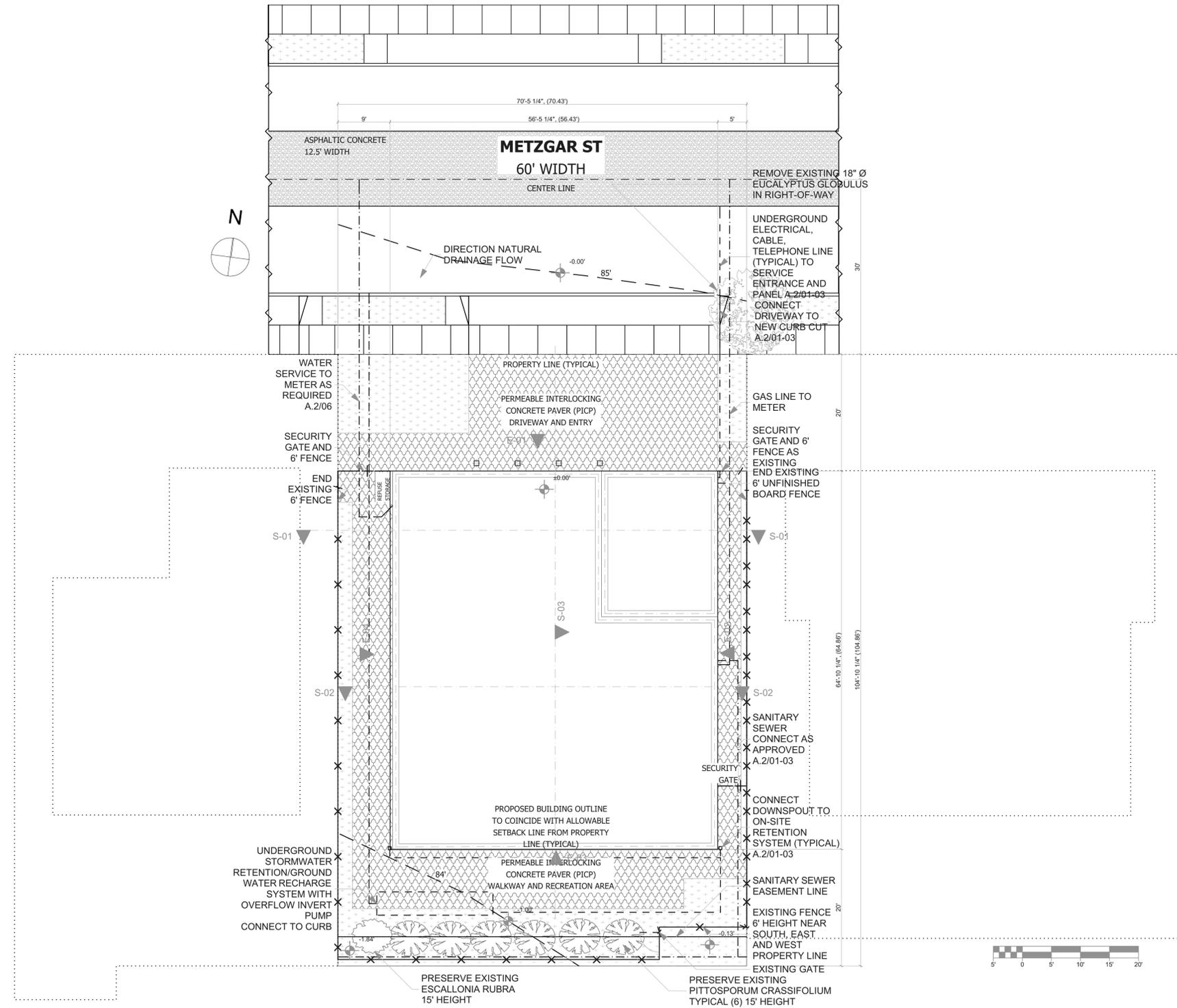
Vicinity Map



Vicinity Map Aerial



Assessor's Map



Architectural Site Plan

1" = 10'

| Date | Rev | Change Name |
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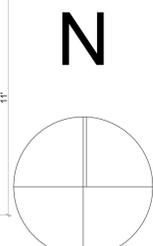
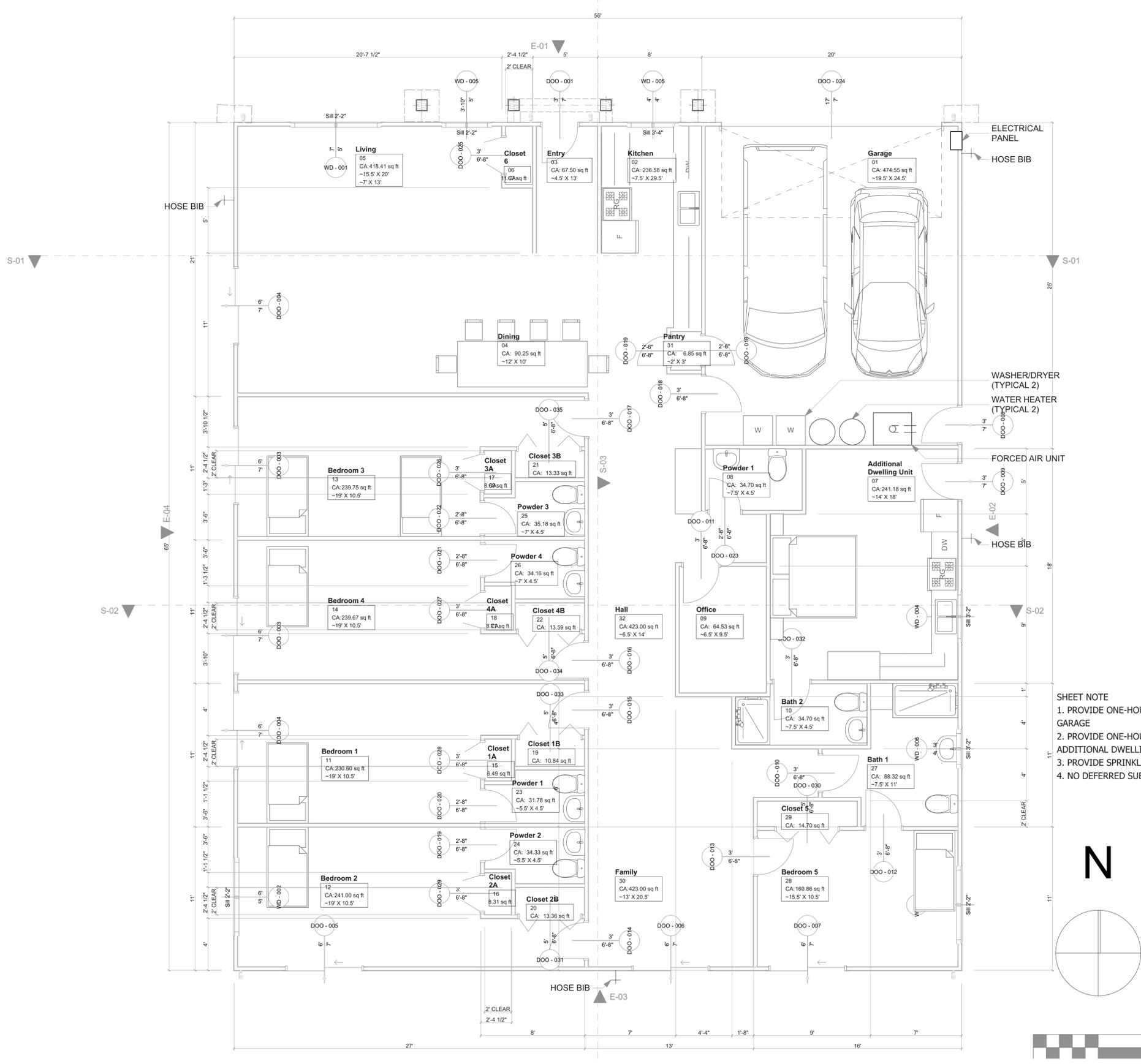
Christopher Church Architect
 330 7th St, PO Box 18
 Montara CA 94037
 650-728-3119



636 Metzgar St
 New Single Family Residence/In-Home Care With One Attached Additional Dwelling Unit
 Owner: Theodore R Gladstone, PO Box 41, El Granada CA 94018
 Project Address: 636 Metzgar St, Half Moon Bay, CA 94019
 Assessor's Parcel Number: APN 064-281-430, Zoning: R-2

Site Plan
 Schematic Design
Not for construction

A.1



- SHEET NOTE**
1. PROVIDE ONE-HOUR SEPARATION AT GARAGE
 2. PROVIDE ONE-HOUR SEPARATION AT ADDITIONAL DWELLING UNIT
 3. PROVIDE SPRINKLER SYSTEM DESIGN
 4. NO DEFERRED SUBMITTAL

| Rev | CD | Change Name | Date |
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636 Metzgar St
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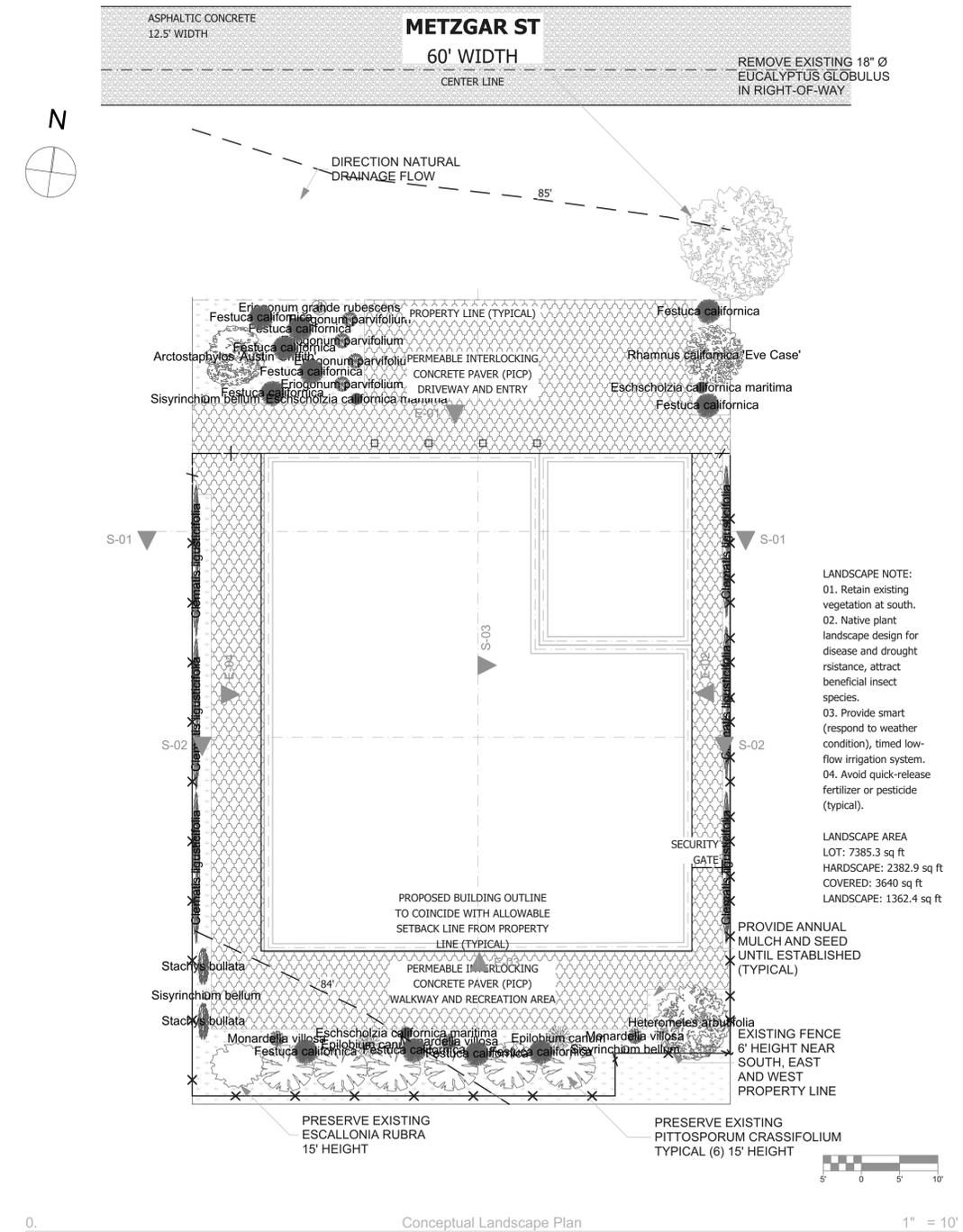
Floor Plan
 Schematic Design
Not for construction

A.3

| Object Name | Evergreens 18 | Evergreens 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 | Shrubs 18 |
|-----------------|-----------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|------------------------|----------------------|----------------------|
| Quantity | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 3 | 3 | 3 | 4 | 6 | 6 | 6 | 11 |
| Length (A) | 8' | 8' | 2' | 10' | 15' | 15' | 15' | 11' | 14' | 2' | 2' | 20' | 20' | 3' | 3' |
| Width (B) | 8' | 8' | 2' | 10' | 15' | 15' | 15' | 11' | 14' | 2' | 2' | 20' | 20' | 3' | 3' |
| Height (Z Size) | 8' | 8' | 2' | 10' | 15' | 15' | 15' | 11' | 14' | 2' | 2' | 20' | 20' | 3' | 3' |
| User Defined 1 | 'Austin Griffith' Manzanita | Coffeeberry | Rosy Buckwheat | Toyon | Wood Mint | California Fuchsia | Blue-Eyed Grass | California Poppy | Common Coyote Mint | Seacliff Buckwheat | Western Virgin's Bower | California Fescue | California Fescue | California Fescue | California Fescue |
| User Defined 2 | 15 gal | 5 gal | 1 gal | 5 gal | 1 gal | 1 gal | 1 pckt | 1 pckt | 1 gal | 1 gal | 1 gal | 1 gal | 1 gal | 1 gal | 1 gal |
| Cost | 180.00 | 45.00 | 15.00 | 50.00 | 0.00 | 15.00 | 15.00 | 5.00 | 4.00 | 15.00 | 15.00 | 18.00 | 18.00 | 15.00 | 15.00 |
| 2D Symbol | | | | | | | | | | | | | | | |
| User Defined 3 | Partial sun | Sun/shade | Sun | Sun/partial shade | Partial shade | Sun | Sun/partial shade | Sun | Sun/partial shade | Sun/partial shade | Sun/partial shade | Sun/shade | Sun/shade | Sun/partial shade | Sun/partial shade |
| User Defined 4 | Occasional water/dry | Occasional water/moist | Occasional water/dry | Occasional water/moist | Occasional water/moist | Occasional water/dry | Occasional water/dry |

01

Plant List



| Date | Change Name | By | Check |
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Christopher Church Architect
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636 Metzgar St
New Single Family Residence/In-Home Care With One Attached Additional Dwelling Unit
Owner: Theodore R Gladstone, PO Box 41, El Granada CA 94018
Project Address: 636 Metzgar St, Half Moon Bay, CA 94019
Assessor's Parcel Number: APN 064-281-430, Zoning: R-2

Landscape Plan
Schematic Design
Not for construction

A.6