

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

DATE: November 21, 2019

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Design Review to construct a new 984 sq. ft., single-story, metal dry-storage warehouse on a 5,073 sq. ft., vacant parcel located at Broadway Avenue and California Avenue in the unincorporated community of Princeton, San Mateo County. Proposed project includes electrical and minimal grading. This project is appealable to the California Coastal Commission.

County File Number: PLN 2019-00224 (Jeff McReynolds)

PROPOSAL

The Applicant proposes to construct a new 984 sq. ft., single-story (14-ft tall), metal, dry-storage warehouse on a 5,073 sq. ft., vacant parcel located at the intersection of Broadway Avenue and California Avenue. Boats and crab pots will be stored in the proposed warehouse. The parcel is within the Waterfront District W/DR/CD (Waterfront/Design Review/Coastal Development). Denniston Creek is located to the east of the parcel. The proposed project includes minimal grading (15 cubic yards of cut for the structure's foundation) and electrical. No utilities, e.g., sewer or water are proposed.

RECOMMENDATION

Approve the Coastal Development Permit and Design Review, County File Number PLN 2019-00224, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Renée T. Ananda, Planner III, Telephone 650/599-1554

Applicant/Owner: Jeff McReynolds

Location: Broadway Avenue at California Avenue, in Princeton

APN: 047-021-150

Size of Parcel: 5,073 square feet

Existing Zoning: W/DR/CD, Waterfront/Design Review/Coastal Development

General Plan Designation: General Industrial-Zone W Urban

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Vacant/undeveloped

Flood Zone: The eastern corner of the parcel is Zone AE; the remainder is Zone X.

Environmental Evaluation: The proposed warehouse is exempt from the California Environmental Quality Act pursuant to Section 15303, New Construction of Small Facilities.

Setting: The proposed project site is on an undeveloped parcel 0.2 miles west of the Cabrillo Highway (Hwy 1), 0.1 miles north of Half Moon Bay, and less than 200 feet south of Half Moon Bay Airport. The parcel is in the unincorporated community of Princeton, on Broadway Avenue (at California Avenue). The project site is bordered by Broadway Avenue on the west, a developed residential property on the south, and an undeveloped storage yard on the north. Denniston Creek riparian corridor abuts the eastern boundary of the parcel. The parcel is flat to gradually sloping, with evidence of past disturbance, as there are no native plant communities on the site. The parcel is within a developed industrial area, and there is no open space adjacent to the site. The proposed project site is currently used as a storage yard for construction materials. There are no structures on the property. Soils on-site are covered by gravel and compacted from storage of equipment. The site supports very minimal weedy nonnative vegetation. Warehouses and storage facilities for waterfront/boating-related types of businesses are found throughout the area.

Chronology:

<u>Date</u>	<u>Action</u>
June 13, 2019	- Application submitted to the County for permits to construct the dry-storage warehouse.
July 11, 2019	- Application PLN 2019-00224 deemed complete.
November 13, 2019	- Zoning Hearing Officer's public hearing to consider approval of a (1) CDP and Design Review to construct a dry-storage warehouse.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan Policies

Staff reviewed the proposed, single-story, dry-storage warehouse against all General Plan policies and found the proposal to be consistent with the goals and objectives contained therein. Applicable General Plan policies are discussed below.

Chapter 1 - Vegetative, Water, Fish and Wildlife Resources

Policy 1.1 (*Conserve, Enhance, Protect, Maintain and Manage Vegetative, Water, Fish and Wildlife Resources*) promotes the conservation, enhancement, protection, maintenance, and managed use of the County's biological resources. Policy 1.2 (*Protect Sensitive Habitats*) provides a goal to protect sensitive habitat including from degradation of conditions necessary to maintain them. Policies 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), 1.24 (*Regulate Location, Density, and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), 1.25 (*Protect Vegetative Resources*), 1.26 (*Protect Water Resources*), 1.27 (*Protect Fish and Wildlife Resources*) and Policy 1.29 (*Establish Buffer Zones*) all seek to regulate land use and development activities to prevent significant adverse impacts on vegetative, water, fish and wildlife resources; and to protect sensitive habitats. Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) specifically regulates land uses and development activities adjacent to sensitive habitat areas in order to protect rare, endangered and unique plants, and animals from reduction in their range or degradation of their environment and protect and maintain the biological productivity of important plant and animal habitats. Policy 1.8 (*Definition of Sensitive Habitats*) defines a sensitive habitat as any area where the vegetative, water, fish and wildlife resources provide especially valuable and rare plant and animal habitats that can be easily disturbed or degraded.

Denniston Creek corridor occurs to the east of the project parcel. A biological survey and an assessment of the adjacent riparian habitat were conducted on the parcel in 2009, 2016, and 2018 by Coast Ridge Ecology, as well as by a separate company (TRA in 2008). The property is flat to gradually sloping, has evidence of past disturbance as the soils on site are covered by gravel and are compacted from storage of equipment. Vegetation on the site is minimal, predominantly comprise weedy, nonnative species, including a band of invasive cape ivy (*Delairea oderata*), English ivy (*Hedera helix*), one Chinese privet (*Ligustrum lucidum*) tree and two Japanese plum (*Prunus sp.*) trees along the east side abutting the creek

corridor; there are no native plant communities on the parcel. Native willow habitat, however, occurs off-site, along Denniston Creek (two Pacific willow (*Salix lucida*, *lasianдра*) trees are located along the center of the Creek).

The parcel is within a developed industrial area with no open space in the vicinity. Denniston Creek riparian corridor, however, abuts the eastern boundary of the property. Two special status wildlife species have been recorded within Denniston Creek: the federally threatened California red-legged frog (*Rana draytonii*) and the state and federally endangered San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) (California Natural Diversity Database (CNDDDB) 2018). The results of the biological assessment are that Denniston Creek in this area is highly disturbed from the surrounding development and appears to have been channelized in the past. This reach does not provide suitable breeding habitat for California red-legged frog or rearing habitat for steelhead trout due to the shallow water-level. The riparian corridor also has suitable vegetative cover to support salt marsh common yellowthroat (*Geothlypis trichas sinuosa*) a California Bird Species of Special Concern.

Development activities could result in indirect negative impacts on Denniston Creek: (1) from sediment runoff during construction unless appropriate erosion control measures are used; (2) through stormwater pollution from construction materials and industrial activities, unless appropriate stormwater controls are used; and (3) redirected stormwater drainage from the site to Broadway Avenue, which would increase stormwater pollution to Denniston Creek downstream of the project site. No direct impacts to habitat are anticipated as there is no significant habitat present on site. Activities could have a direct impact on California red-legged frog, and or San Francisco garter snake, through inadvertent take of individuals that may disperse or wander on to the property.

The project site plan includes a 50-foot riparian buffer area between Denniston Creek and the proposed warehouse. The new warehouse would be sited at the front (street side) of the parcel, well away from the creek corridor on the east. Staff recommends conditions of approval that will avoid and minimize impacts to California red-legged frog, San Francisco garter snake, steelhead trout, and salt marsh common yellowthroat. Mitigation measures include implementation of the Erosion and Sediment Control Plan, Best Management Practices (BMPs), and monitoring by a qualified biologist or a trained biological monitor. The proposed project with the recommended conditions will ensure the protection of vegetative, water, fish, and wildlife resources, consistent with the above-discussed General Plan policies.

Chapter 2 – Soil Resources

Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seeks to ensure that development proposals include measures to minimize soil erosion and sedimentation. The proposed project site is currently used to store construction materials and there are no structures on the parcel. Soils on-site are covered by gravel and are compacted from equipment storage. Staff is recommending a condition of approval that requires implementation of BMPs and an Erosion and Sediment Control Plan. The Erosion Control and Sediment Plan must be implemented prior to the beginning of construction. Implementation of the Erosion and Sediment Control Plan and BMPs will ensure that all construction-related activities are consistent with the above-cited soils resources policies.

Chapter 5 - Protection of Archaeological/Paleontological

Policy 5.21 (*Site Treatment*) encourages the protection and preservation of archaeological sites, including suspending construction work temporarily when archaeological/paleontological sites are discovered. Policy 5.21 also requires that procedures be established to allow for timely investigation and/or excavation of such sites by qualified professionals as may be appropriate. The proposed project will entail minimal grading but is near a riparian area where the presence of archaeological/paleontological resources is possible. Staff recommends a condition of approval; whereby, should any archaeological/paleontological resources be inadvertently found/uncovered during project activities the resource will be protected consistent with General Plan Policy 5.21. All activity in the vicinity of the find shall cease until it can be evaluated by a qualified archaeologist. The archaeologist will notify the property owner and will develop an appropriate treatment plan if he or she determines that significant resources have been found. The archaeologist shall consult with Indigenous/American Indian monitors or other appropriate Indigenous/American Indian representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Indigenous/American Indian in nature.

Chapter 7 – General Land Use

Goals and objectives of the Policy 7.7 (*Land Use Patterns*) calls for the distribution of land uses to achieve orderly, understandable, coherent and workable land use patterns.

The vacant, 5,073 sq. ft. parcel is zoned W/DR/CD Waterfront/Design/Review) and located within a developed, industrial area. The new warehouse will serve as a dry-storage facility for boats and crab pots, a use

associated with waterfronts and boating-related activities. It would not conflict with the designated land uses, consistent with Policy 7.7.

2. Conformance with San Mateo County Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required pursuant to Policy 1.1 (*Coastal Development Permits*), which requires a Coastal Development Permit for all development in the Coastal Zone subject to certain exemptions. The proposed warehouse meets the definition of development as provided in Policy 1.2 (*Definition of Development*), which includes among other things, the placement or erection of any solid material or structure on land, in or under water. Summarized below are the relevant sections of the Local Coastal Program:

Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable that meets one of the criteria provided therein. The criteria includes consideration of whether or not the habitat contains or supports “rare and endangered” species as defined by the State Fish and Game Commission. All perennial and intermittent streams and their tributaries are identified as sensitive habitat. Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would result in a significant adverse impact on sensitive habitat areas. This LCP policy requires that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources.

Policy 7.7 (*Definition of Riparian Corridors*) defines riparian corridors by the limits of vegetation, i.e., a line determined by the association of plant and animal species that normally occur near streams, lakes, and other bodies of freshwater. A riparian corridor must contain at least 50% cover of some combination of red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder. Policy 7.8 (*Designation of Riparian Corridors*) requires the establishment of riparian corridors for all perennial and intermittent streams and lakes and other bodies of freshwater. Policy 7.8 also provides that any riparian corridors, areas that meet the definition under Policy 7.7, be designated as sensitive habitat which requires protection. Policy 7.11 (*Establishment of Buffer Zones*) requires the establishment of buffer zones around all riparian corridors and provides that where no riparian vegetation exists along both sides of a corridor, then the buffer zone shall extend 50 feet from the predictable highwater point for perennial streams.

Denniston Creek, a perennial creek with associated riparian habitat, abuts the proposed project parcel on the east. The results of the biological assessment show that the riparian corridor along the parcel does not meet the required 50% cover of riparian species. The required 50-foot setback defining the buffer zone, therefore, was measured from the predictable high-water point of the creek. Two special status wildlife species, as discussed above have been recorded within Denniston Creek. They are the federally threatened California red-legged frog (*Rana draytonii*) and the state and federally endangered San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) (CNDDDB 2018). The proposed project includes erosion control measures and a 50-foot riparian buffer to protect sensitive habitat. See the General Plan discussion above regarding the biological resources on the parcel and in its vicinity. The proposed project incorporates measures for the protection of Denniston Creek a sensitive habitat. These include measures such as installation of silt fencing and fiber rolls, as provided in Plan Sheet C-2, dated May 29, 2019. The proposed warehouse is located at the front (street side) of the parcel and has a required 50-foot riparian buffer on the east, consistent Policy 7.11 for the establishment of buffer zones. Staff recommends conditions of approval to ensure the protection of coastal resources, particularly riparian corridors, consistent with the above-discussed LCP policies. The proposed project is therefore consistent with the LCP policies, as provided above, for the protection of sensitive habitat.

Design Review Consistency

The proposed project is located within a Design Review District on the Midcoast. The Coastal Design Review Committee (CDRC), generally, must review projects in Midcoast areas which are combined with the Design Review (DR) overlay, as required by Section 6565.7 of the Zoning Regulations (i.e., the Implementation Plan for the LCP). Section 6565.7, however, exempts non-residential projects in the Midcoast from review by the Coastsides Design Review Committee. The proposed project does not entail construction of a residence; therefore, review and action on the proposed warehouse shall be by the Zoning Hearing Officer, the approval authority for the accompanying CDP (rather than the CDRC or Design Review Administrator).

Section 6565.10 provides that:

- a. *The burden shall be on the property owner, project designer and permit applicant to demonstrate that the design of the project conforms to the standards and guidelines for design review applicable to the location of the project.*
- b. *In acting on an application for Design Review, the Design Review Committee, the Design Review Administrator or other decision-maker*

on the application shall make written findings stating how and why the project does or does not conform to the standards and guidelines for design review applicable to the location of the project.

The Visual Resources Component of the LCP provides standards for Design Review (DR) Districts in urban areas of the Coastal Zone. Policy 8.12 (General Regulations), in particular, requires that proposed development be reviewed against the design criteria set forth in the Community Design Manual and the design standards contained in Section 6565.17 (*Standards for Design in Other Areas*) of the Zoning Regulations. The Community Design Manual requires, among other things, that industrial development including buildings be in scale with the site and outside storage organized in a functional manner. Section 6565.17 applies the following design standards in areas zoned Design Review (DR) other than the communities of Emerald Lake Hills, Oak Knoll Manor, Devonshire, and Palomar Park:

- (1) Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to itself and adjacent properties.
- (2) Where grading is necessary for the construction of structures and paved areas, it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property.
- (3) Streams and other natural drainage systems are not altered so as to affect their character and thereby causing problems of drainage, erosion or flooding.
- (4) Structures are located outside flood zones, drainage channels and other areas subject to inundation.
- (5) Trees and other vegetative land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels.
- (6) A smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area.
- (7) Views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors.

- (8) Construction on ridgelines blends with the existing silhouette by maintaining natural vegetative masses and landforms and does not extend above the height of the forest or tree canopy.
- (9) Structures are set back from the edge of bluffs and cliffs to protect views from scenic areas below.
- (10) Public views to and along the shoreline from public roads and other public lands are protected.
- (11) Varying architectural styles are made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhoods.
- (12) The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community.
- (13) Overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas.
- (14) The number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.
- (15) Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

Policy 8.12 requires that new development and landscaping be designed and located so that ocean views are not blocked from public view-points such as public roads and publicly-owned lands. Policy 8.13 (*Special Design Guidelines for Coastal Communities*) provides for certain communities in the Coastal Zone, including Princeton-by-the-Sea. Policy 8.13 identifies specific requirements for Industrial Development, requiring that architectural detailing, subdued colors, textured building materials, and landscaping be used to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts. The Community Design Manual requires that development be in scale with the project site and outside storage be organized in a functional, yet visually appealing manner.

The proposed project is the construction of a new 984 sq. ft., one-story, polar white metal, approximately 14-foot tall, warehouse on a vacant 5,073 sq. ft. parcel. The parcel is zoned Waterfront/Design/Review and located within a developed, industrial area. There is minimal weedy vegetation of the parcel and it is not located in proximity to ocean views,

open space, ridgelines, bluffs, or cliffs. The new warehouse will serve as a dry-storage facility for boats and crab pots, a use associated with waterfronts and boating-related activities. The color of the warehouse is compatible with other warehouses and storage facilities found throughout the area. The construction of the warehouse will have a significant adverse impact on the visual quality of the site and its surrounding area. The application materials demonstrate that the new warehouse is compatible with the area and is in conformity with the standards and guidelines/requirements for the Waterfront Zoning District.

B. ENVIRONMENTAL REVIEW

The proposed construction of a 984 sq. ft., single-story, metal, dry-storage warehouse (with no sewer or water proposed; only electrical) is categorically exempt from the California Environmental Quality Act environmental review procedures, pursuant to Class 3, Section 15303, New Construction or Conversion of Small Structures.

C. REVIEWING AGENCIES

Building Inspection Section
California Coastal Commission
Department of Public Works
Coastside Fire Protection District
Geotechnical Section
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity and Location Map
- C. Photos and Project Plans

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00224 Hearing Date: November 21, 2019

Prepared By: Renée Ananda For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review Find:

1. That the Zoning Hearing Officer has reviewed the proposed project and found that it is categorically exempt from the California Environmental Quality Act environmental review procedures, pursuant to Class 3, Section 15303, *New Construction or Conversion of Small Structures*.

Regarding the Coastal Development Permit:

2. Find that the project, as described in the application and accompanying materials required by Section 6328.7 of the Zoning Regulations (*Application Requirements*) and as conditioned in accordance with Section 6328.14 (*Conditions*), conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). As discussed in Section A.2 the project, as proposed and conditioned, complies with the policies of the Local Coastal Program.
3. Find that where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea or the shoreline of Pescadero Marsh.
4. Find that the project conforms to specific findings required by policies of the LCP with respect to construction of single-family residences in the Midcoast. The project will not facilitate growth in the Midcoast area because it does not involve or promote new housing development.

Regarding the Design Review, Find:

5. That the design of the new 14-foot tall warehouse is in scale with the project parcel and meets this standard of the Community Design Manual, as it is sited at the front portion of the parcel and will only cover approximately 20% of the parcel. Additionally, it is a smaller scale than surrounding structures.
6. That there are no streams or other natural drainage systems on the parcel; and that the new warehouse because of its erosion and sediment control measures will not alter off-site Denniston Creek which abuts the parcel on the east or any streams or other natural drainage systems so as to affect their character or cause drainage, erosion, or flooding problems.
7. That the warehouse provides for an organized, functional manner to store boats, crab pots, and other marine-related equipment on the parcel. The new warehouse meets this standard of the Community Design Manual because it will provide an enclosed storage area, thus presenting an organized way for storage.
8. That the exterior design of the warehouse is visually compatible in scale, materials, and color, with surrounding industrial development in the area.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and project plans dated May 29, 2019. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. Any future expansion or development will require a separate permitting process prior to construction.
3. The applicant shall implement the Erosion and Sediment Control Plan, as shown in Plan Sheet C-2. Erosion and Sediment Control measures shall include a requirement that all contractors minimize the transport and discharge of pollutants from the project site into local drainage systems and water bodies by adhering to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of fiber rolls.
 - b. Erosion control materials shall be stored on-site.

- c. Storing, handling, and disposing of construction materials and wastes properly, to prevent their contact with stormwater.
- d. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- e. No stockpiling of soil.
- f. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- g. Delineating with field markers clearing limits, setbacks, and drainage courses.
- h. Protecting adjacent properties and undisturbed areas from construction impacts using sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- i. Performing clearing and earth-moving activities only during dry weather conditions.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

The contractor shall train and provide instruction to all project employees and subcontractors regarding the construction Best Management Practices (BMPs), including, but not limited to those listed above.

- 4. Prior to commencement of construction, the Applicant shall implement the approved Erosion and Sediment Control Plan. During construction, it shall be the responsibility of the applicant to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance has been performed. Deficiencies shall be corrected immediately.
- 5. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owner shall submit a letter-request to the Current Planning Section, at least 2 weeks prior to commencement of grading, stating the date when grading will begin.

6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
7. During construction activities, applicant shall require the construction contractor(s) to implement a dust abatement program that includes, but is not necessarily limited to, the following Bay Area Air Quality Management District (BAAQMD)-recommended measures as needed to control dust:
 - a. Water all active construction areas at least twice daily;
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
 - c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
 - d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
 - f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
 - g. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.);
 - h. Limit traffic speeds on unpaved roads to 15 miles per hour;
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and
 - j. Replant vegetation in disturbed areas as quickly as possible.
8. Avoidance and Minimization Measures for Steelhead:
 - a. Use appropriate erosion control methods to keep exposed soils from being washed into Denniston Creek. This may include using silt fencing, hay bales, or other appropriate methods.

- b. Install French drains or other stormwater filtration devices to reduce stormwater pollutant loads to Denniston Creek.
9. Avoidance and Minimization for California red-legged frog (CRLF) and San Francisco garter snake (SFGS):
- a. An exclusion fence at least 3 feet in height should be installed along the property's northeast (Creekside) boundary. The fence should be installed so that there are no openings or gaps through which a frog or snake could move.
 - b. A pre-construction survey for CRLF and SFGS should be conducted no less than 48 hours prior to the start of project activities by a qualified biologist.
 - c. A worker education program should be conducted in which all crews to be working on-site are trained on CRLF and SFGS identification, penalties for harming the species or its habitat, and the protocol to be followed should a frog be encountered. The worker education program should be offered by a qualified biologist and include color photocards of CRLF and SFGS that remain on the project site.
 - d. Following the start of project activities, the qualified biologist or a biological monitor trained by a qualified biologist, should monitor the site once per week to check for CRLF and SFGS, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within project boundaries, and assess the overall project adherence to mitigation measures.
10. If construction is proposed during the nesting season (February 15 - August 31), a qualified biologist shall inspect large trees within 250 feet of the property for nesting raptors, and any vegetation within 50 feet of the property for other nesting birds. If any nests or nesting activity is observed, consult with CDFW to determine appropriate protection measures.
11. If cultural resources are encountered, all activity in the vicinity of the find shall cease until it can be evaluated by a qualified archaeologist. All activity in the vicinity of the find shall cease until it can be evaluated by a qualified archaeologist. The archaeologist will notify the property owner and will develop an appropriate treatment plan if he or she determines that significant resources have been found. The archaeologist shall consult with Indigenous/American Indian monitors or other appropriate Indigenous/American Indian representatives in determining appropriate treatment for unearthened cultural resources if the resources are prehistoric or Indigenous/American Indian in nature.

The archaeologist shall prepare a final report to be filed with the California Historic Resources Information System. The report shall include a description of resources unearthened, if any, treatment of the resources, and evaluation of the

resources with respect to the California Register of Historic Resources and the National Register of Historic Places. If the resources are found to be significant, a separate report including the results of the recovery and evaluation process shall be required.

Coastside Fire Protection District

12. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20-foot wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.
13. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
14. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a building inspector. Allow for a minimum 72-hours' notice to the San Mateo County Fire Marshal's Office at 650/573-3846.
15. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Coastside Fire Protection District's final approval of the building permit.
16. Because of limited access into the property, the authority having jurisdiction is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or

medical emergency. For an application or further information please contact the San Mateo County Fire Marshal's Office at 650/573-3846.

17. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Department of Public Works

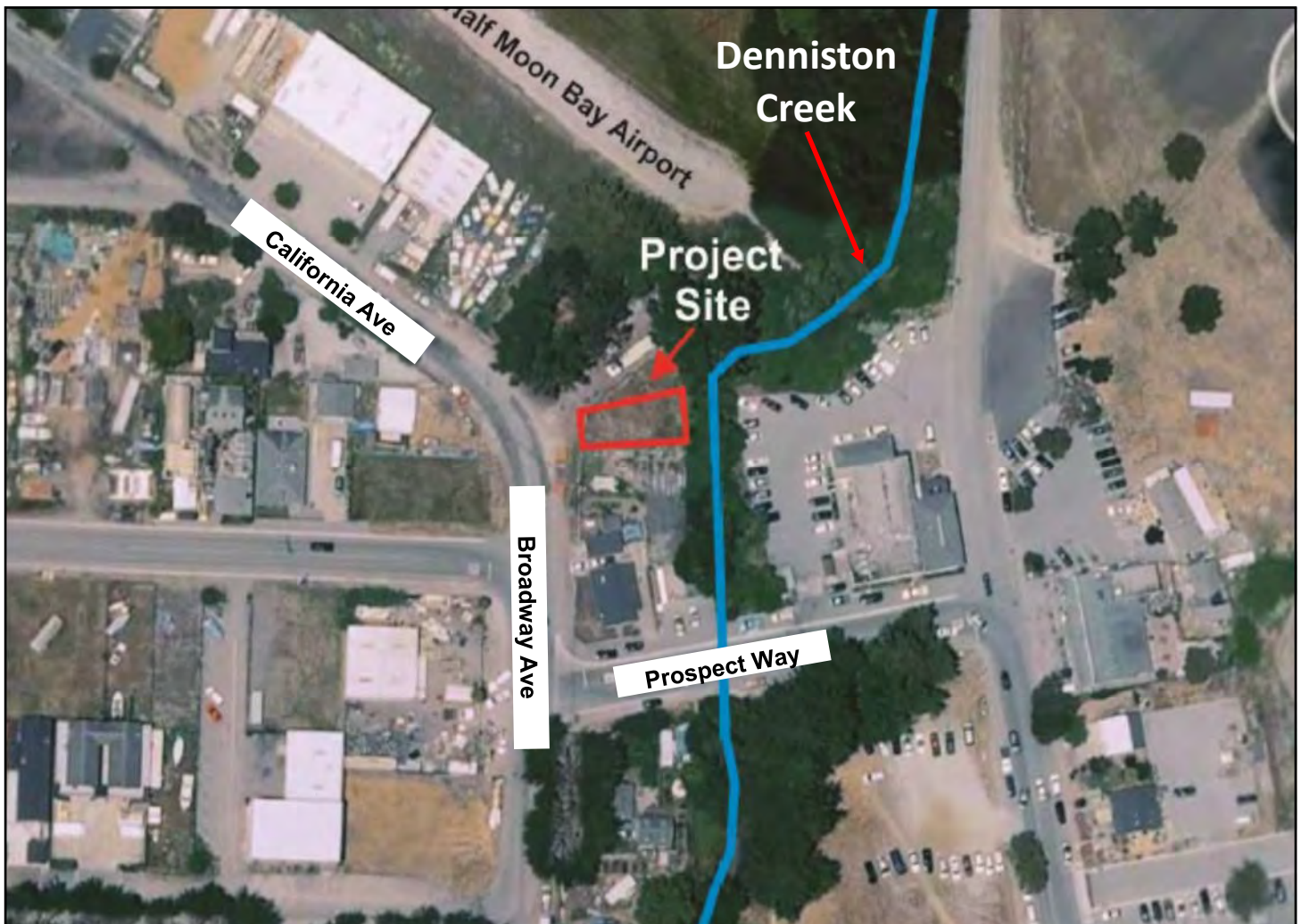
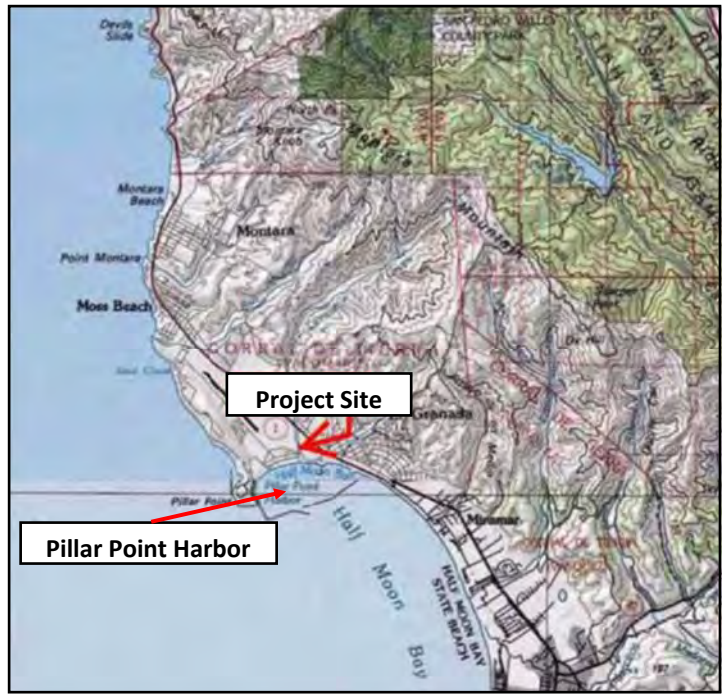
18. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
19. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
20. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

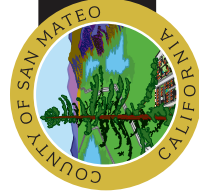
RTA:pac - RTADD0591_WPU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

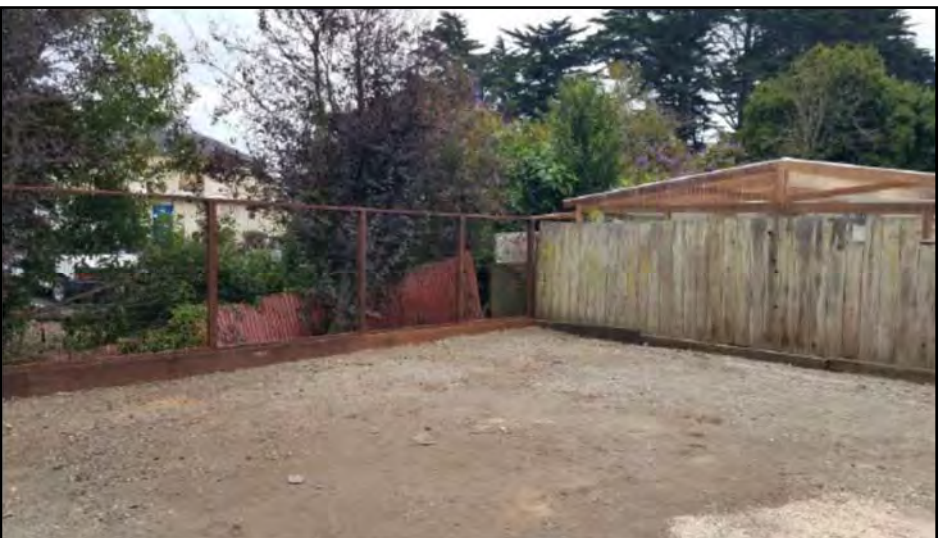
ATTACHMENT C



Northeast corner of parcel



East of parcel



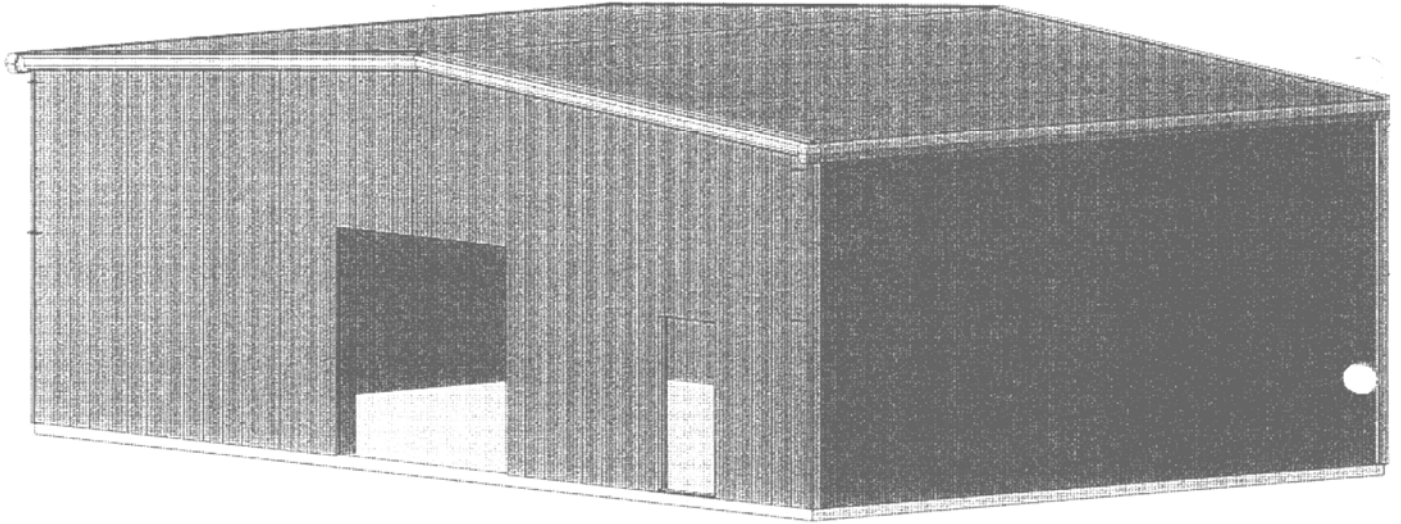
Southeast corner of parcel



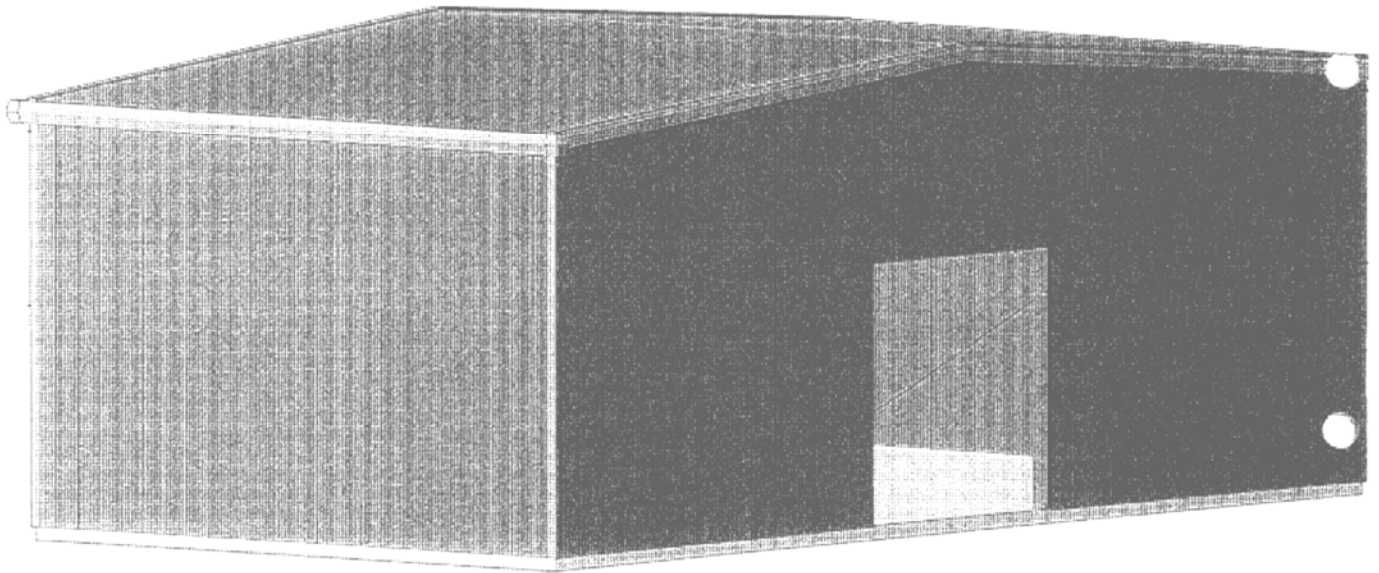
Access off Broadway Ave (west of the parcel)



Denniston Creek riparian corridor to the east



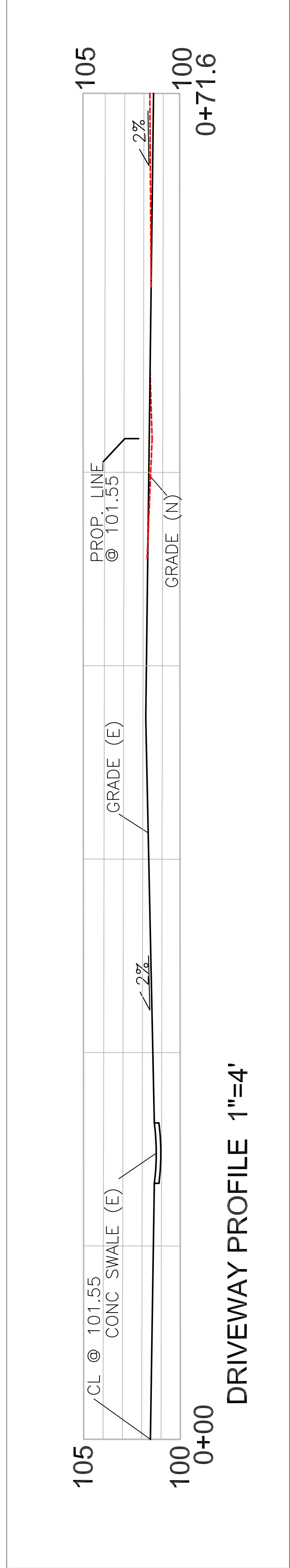
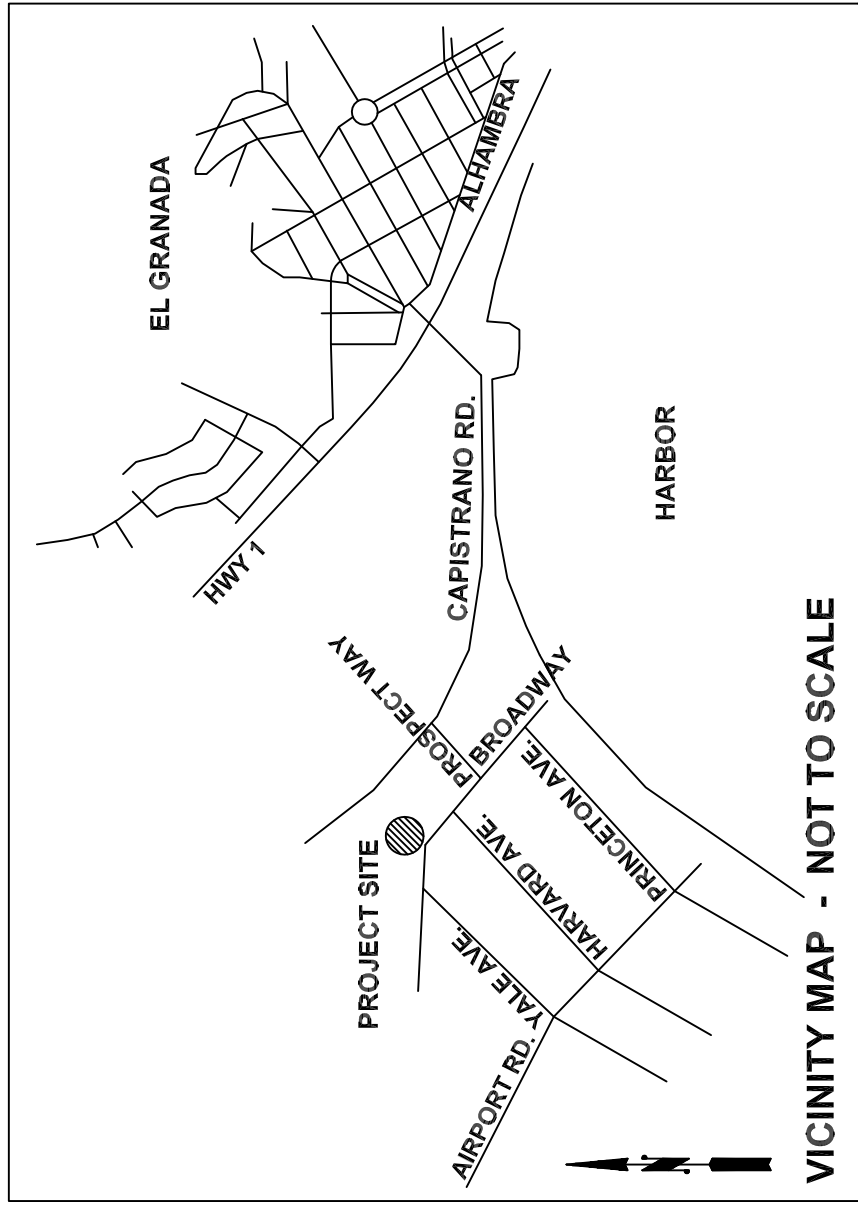
Metal Roof + Siding
 ± 14' max height



	Material	Color/finish
Exterior Walls	Metal	Charcoal Grey
Trim	Metal	White
Roof	Metal	Charcoal Grey

Drawing is illustrative —Not to Scale
 Structure Maximum Height Approximately 14'

- LEGEND**
- EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - SURFACE RUNOFF DIRECTION
 - DOWNSPUT
 - 4" SOLID DRAIN PIPE



DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.

- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DRY WELL TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME : 45 CY (FOR FOUNDATION)

FILL VOLUME : 0 CY

VOLUMES ABOVE ARE APPROXIMATE.

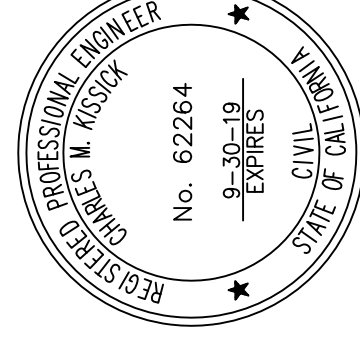
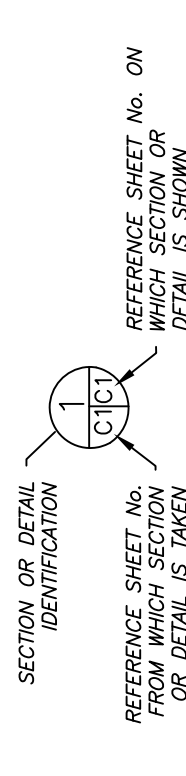
ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: JEFF McREYNOLDS, OWNER
- TOPOGRAPHY BY S. MICALLEF, SURVEYED 8-28-18.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM ASSUMED.

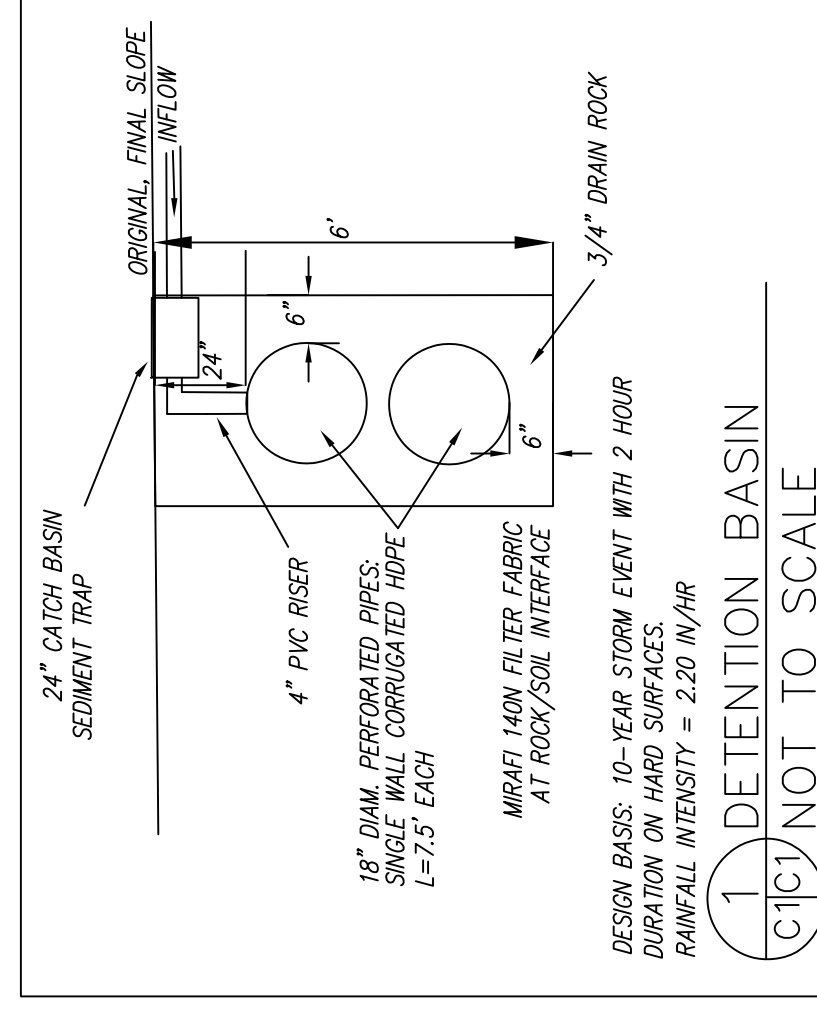
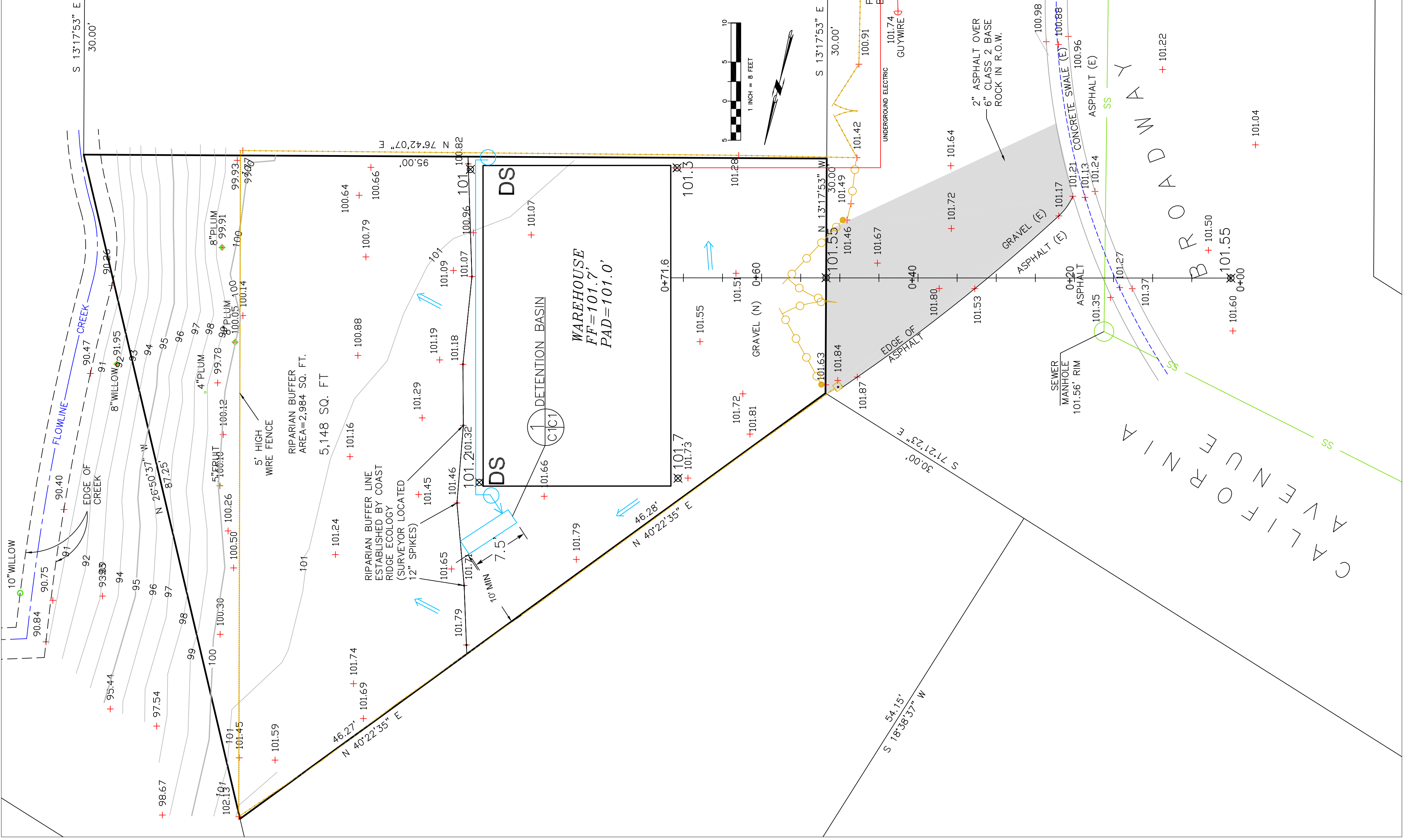
GEOTECHNICAL STUDY: McREYNOLDS PROPERTY, BROADWAY, PRINCETON, CALIFORNIA APN 047-120-150; DATE: MAY 22, 2019; BY SIGMA PRIME GEOSCIENCES; PROJECT NO. 19-136; SHALL BE RETAINED ON THE CONSTRUCTION SITE. THE GEOTECHNICAL ENGINEER OF RECORD IS SIGMA PRIME. WITH THE CONTACT NUMBER (650) 728-3990. THE CONTRACTOR MUST NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD AT LEAST 48 HOURS BEFORE CONSTRUCTION OF GEOTECHNICAL RELATED WORK. THE GEOTECHNICAL PART OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, ALL THE EARTHWORK AND FOUNDATION CONSTRUCTIONS, MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.

- STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SHEET PILE CLEARANCE AND EROSION CONTROL MEASURES, INSTALLATION AS WELL AS INSPECTION OF DRAINAGE CONSTRUCTION. MINIMUM TREATMENT MATERIAL LABELS, E.G. PREPARED GRANULAR MATERIALS, ETC. PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBERS (650) 308-8405 EXT. 811 TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK-AROUND.

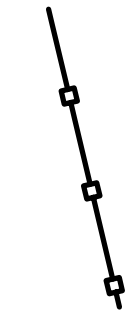


DATE: 5-29-19	DRAWN BY: CMK	CHECKED BY: AZG	SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 FAX 728-3593
REV. DATE:	REV. DATE:	REV. DATE:	REV. DATE:

GRADING AND DRAINAGE PLAN
 McREYNOLDS PROPERTY
 PRINCETON
 APN 047-121-150



EROSION CONTROL NOTES

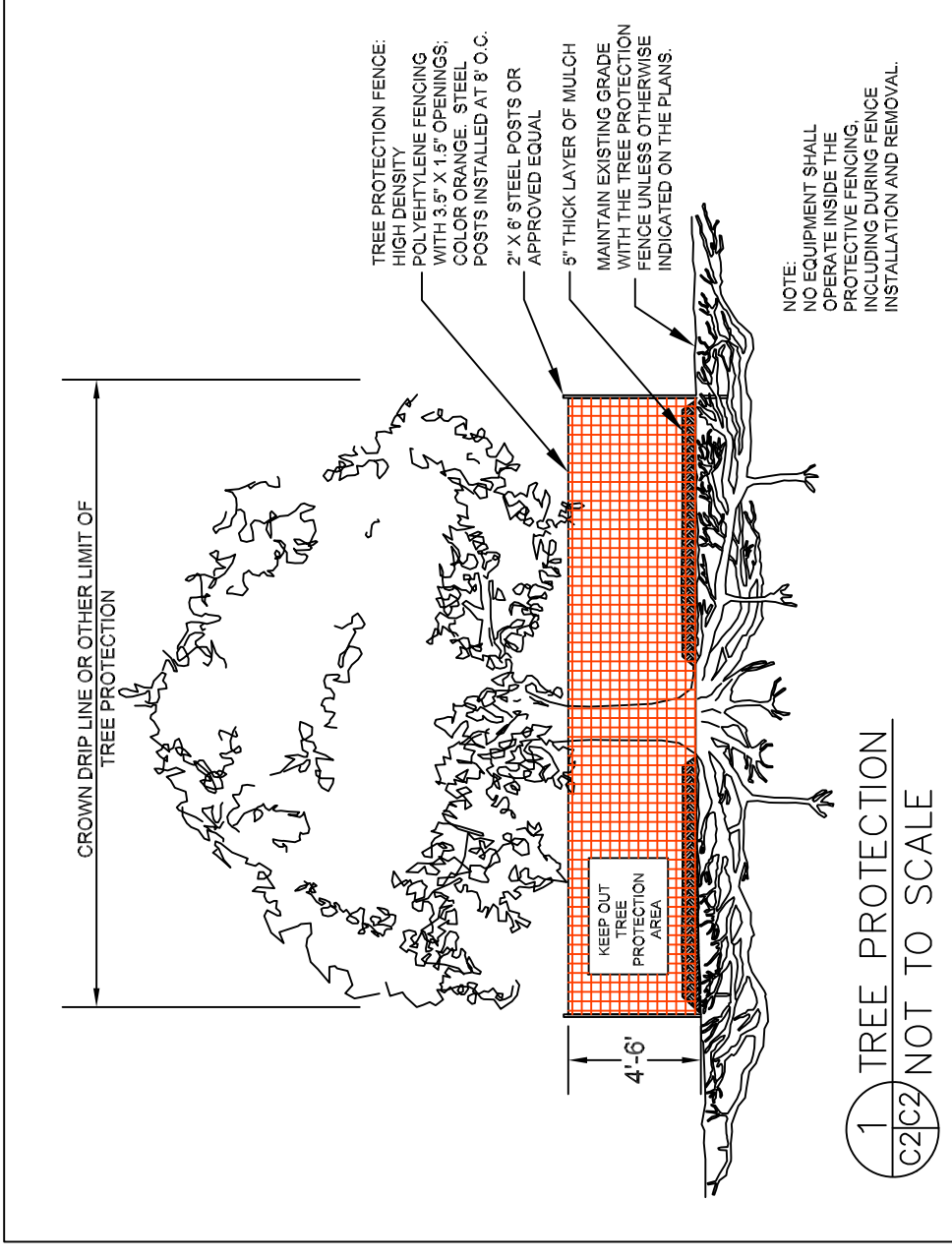
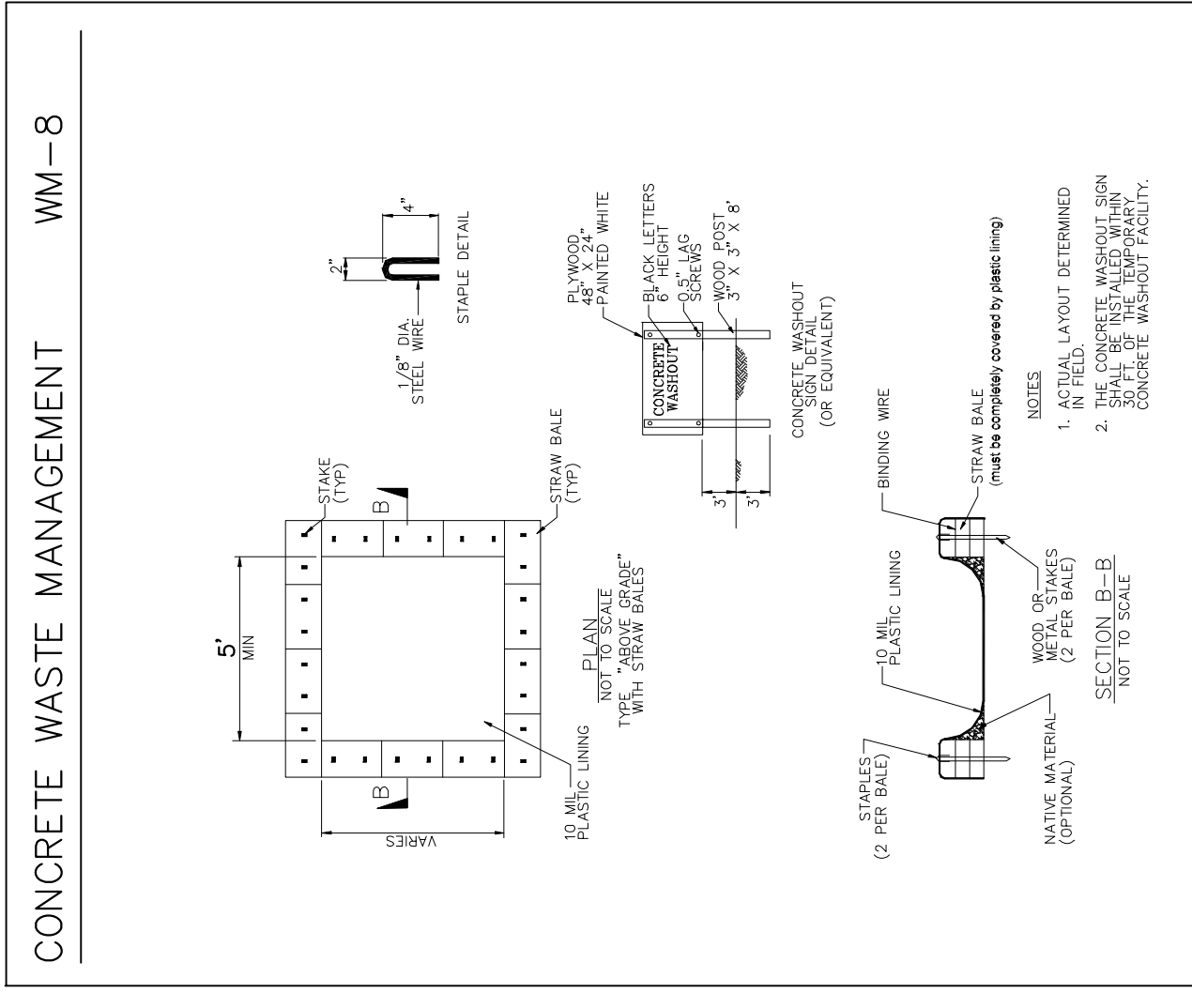
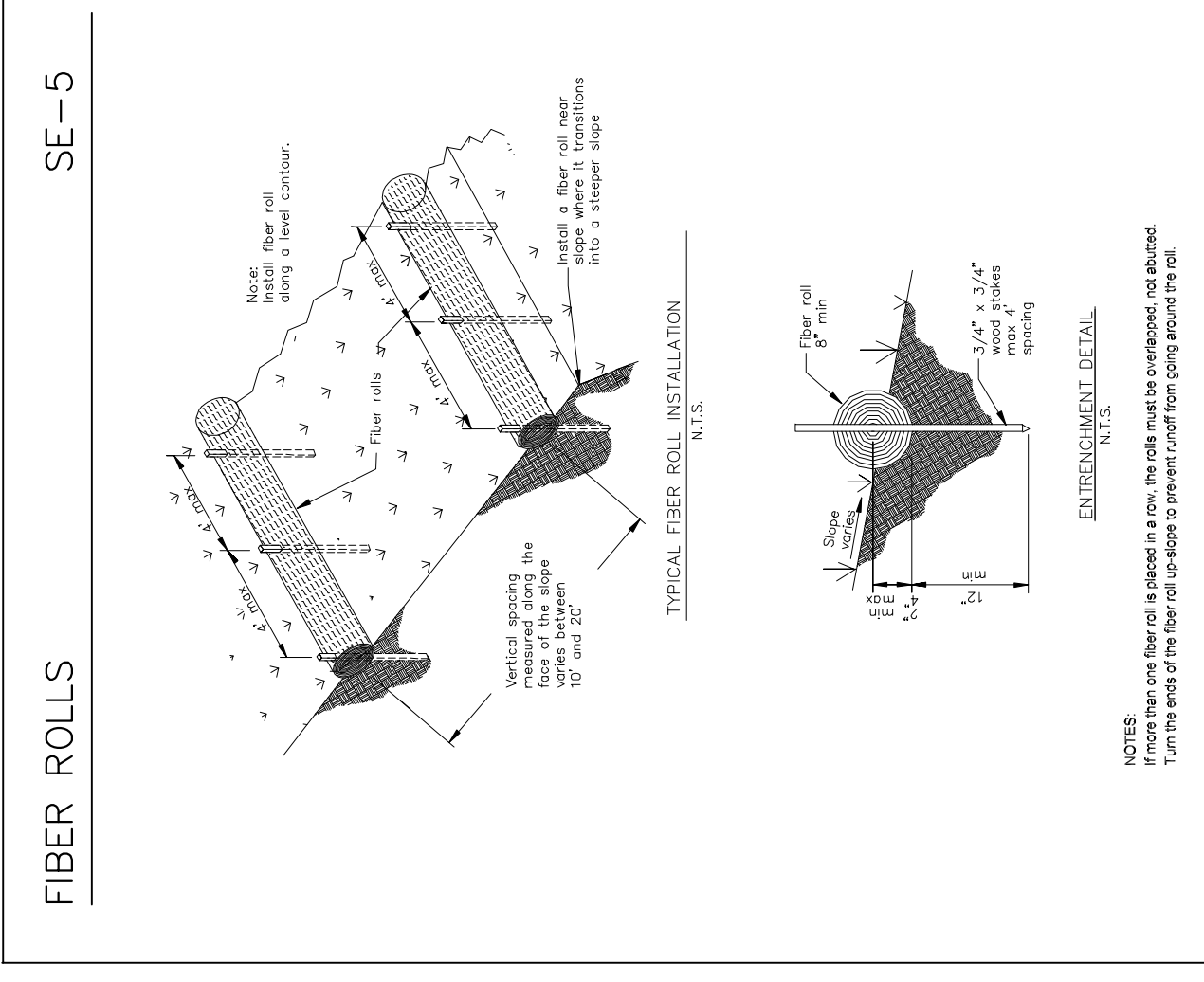


FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

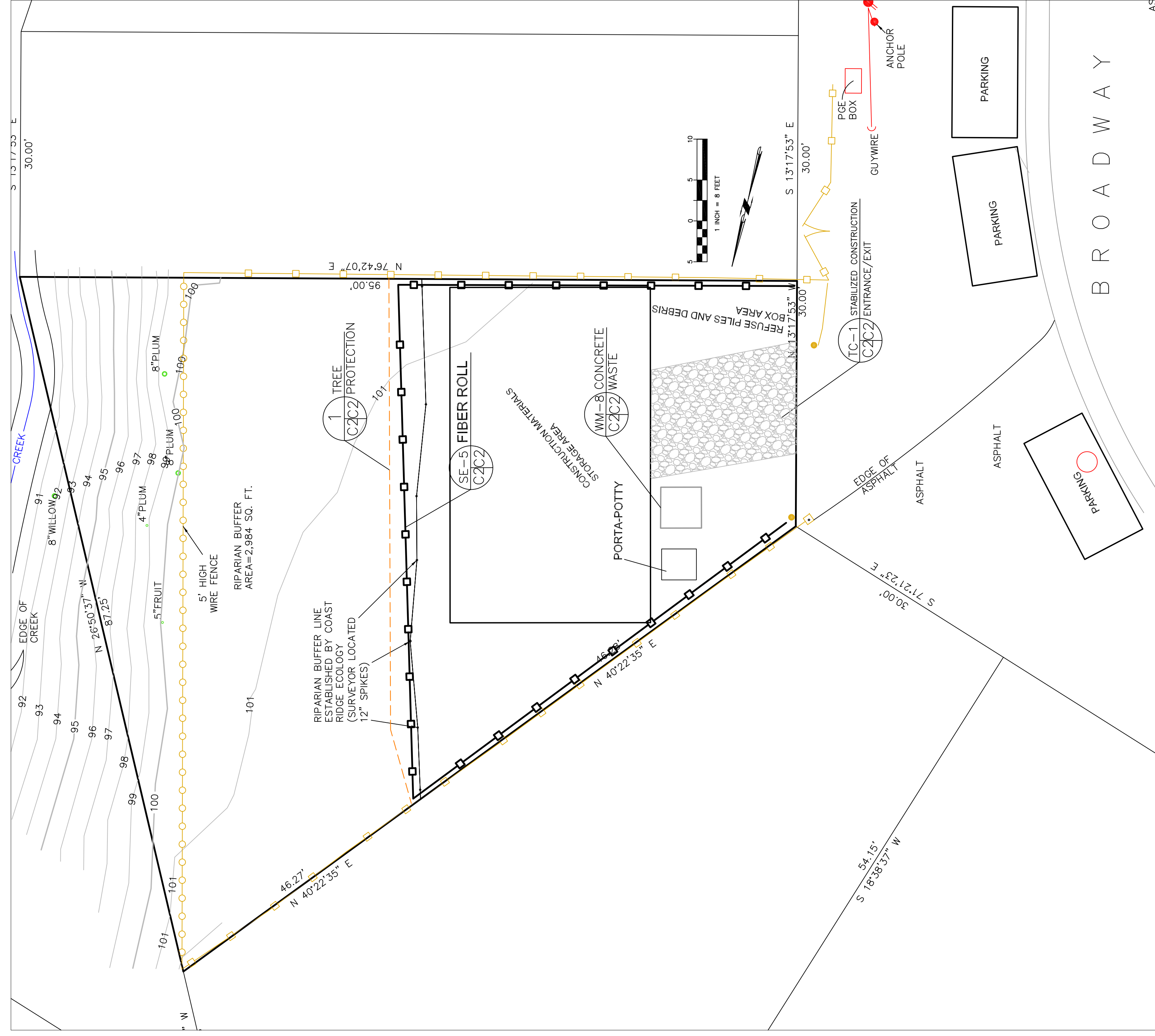
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 18 FEET LONG BY 12 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - B. PAD SHALL BE NOT LESS THAN 12" THICK.
 - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERMANENTLY PROTECTING THE ENTRANCE WITH CONCRETE, PETROLEUM PRODUCTS, AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT.
 - D. SEDIMENT SHALL BE DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - E. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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



- TREE PROTECTION NOTES**
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
 2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
 3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
 4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
 5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
 6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 7. AN ARBORIST WILL EVALUATE THE 24" CYPRESS TREE NEXT TO THE DRIVEWAY TO DETERMINE THE IMPACT OF THE DRIVEWAY ON THE TREE.



EROSION CONTROL POINT OF CONTACT

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

NAME: JEFF MEREYNOLDS
TITLE/QUALIFICATION: OWNER
PHONE: 415-905-0246
PHONE:
E-MAIL: JEFFSQUARED2003@YAHOO.COM

EROSION AND SEDIMENT CONTROL PLAN

McREYNOLDS PROPERTY

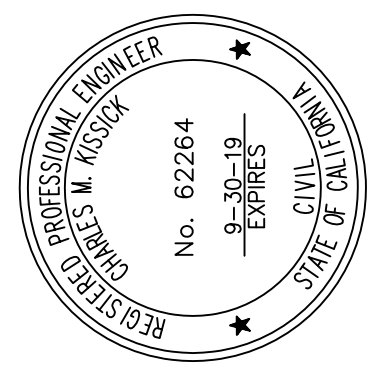
BROADWAY

PRINCETON

APN 047-121-150

SHEET

C-2



Sigma Prime Geosciences, Inc.

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

DATE: 5-29-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

