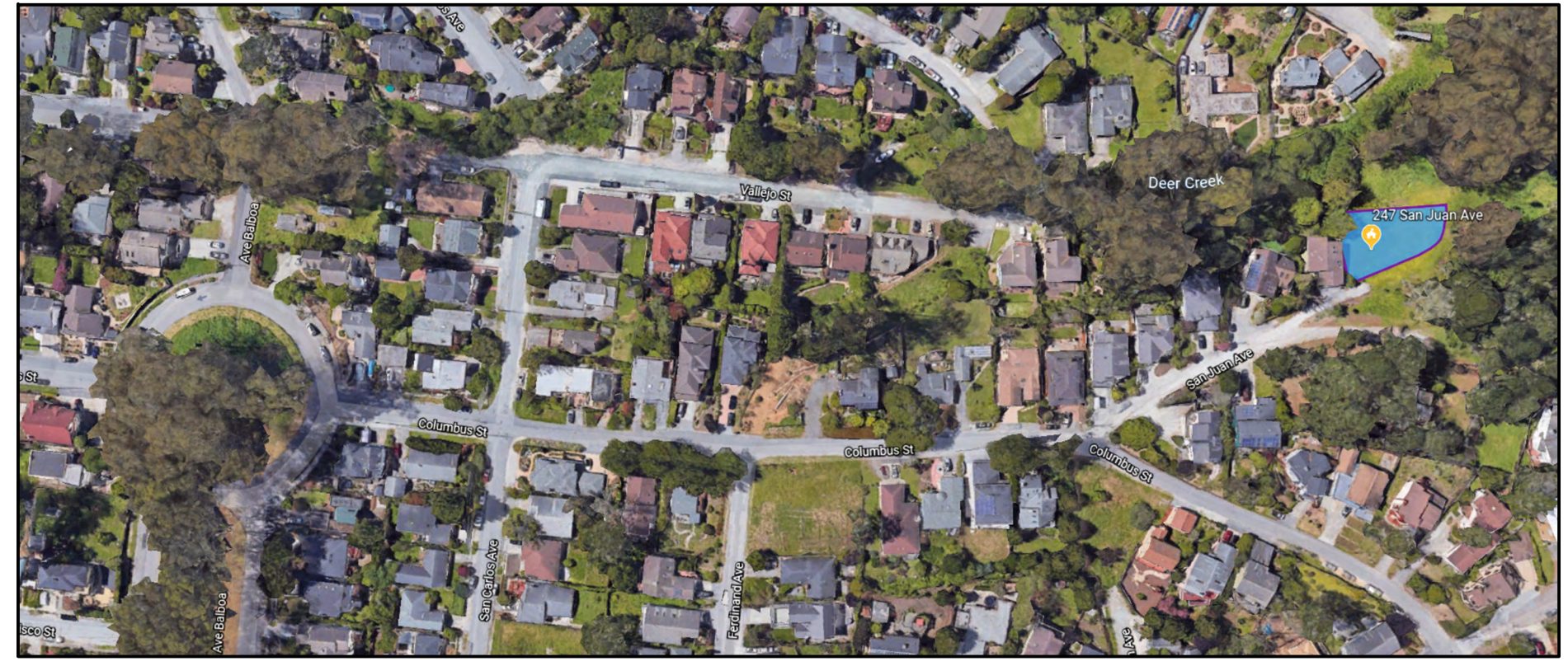
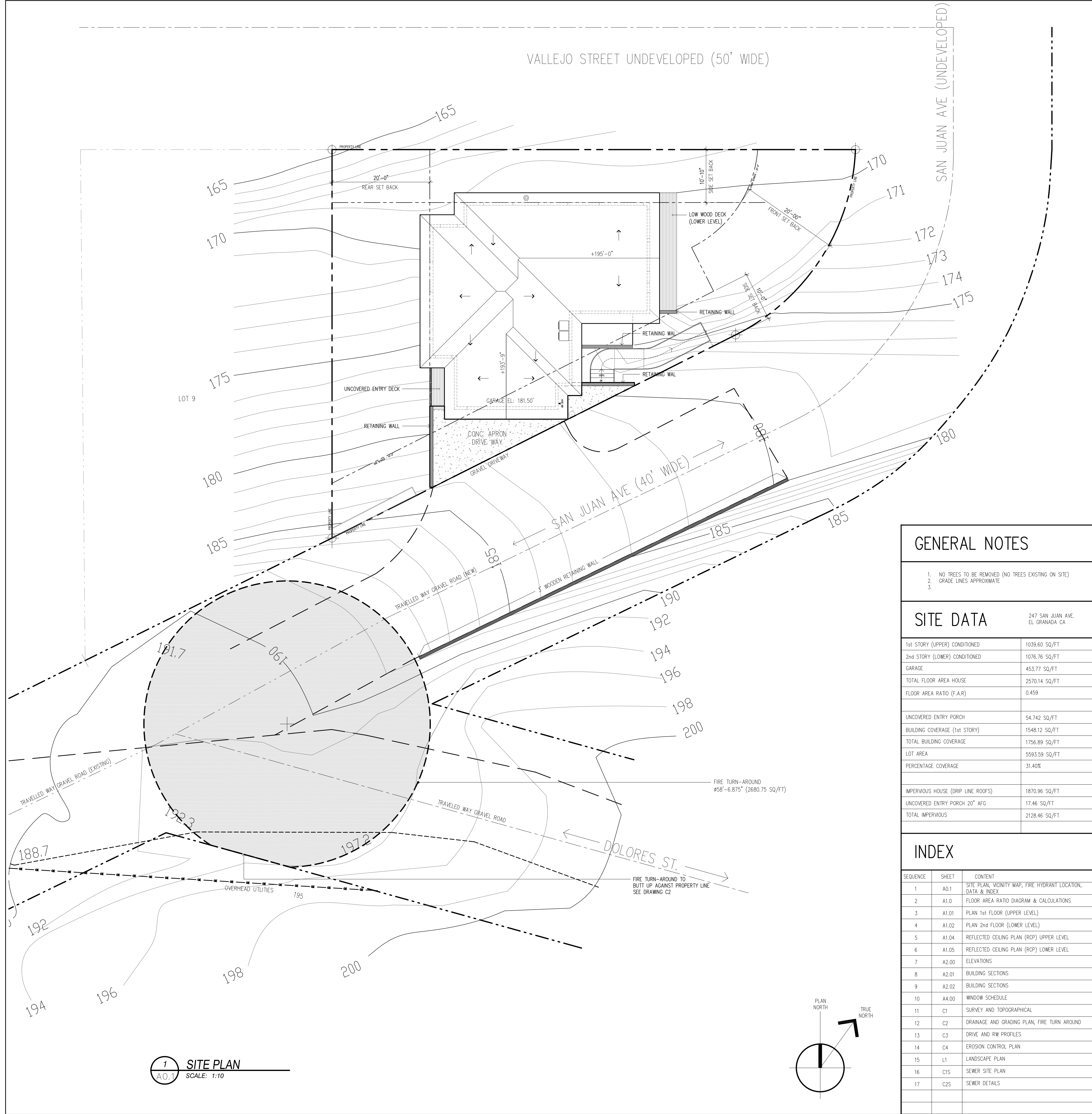




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



2 VICINITY MAP
SCALE: NONE



3 FIRE HYDRANT LOCATION - PLAN
SCALE: NONE

GENERAL NOTES

1. NO TREES TO BE REMOVED (NO TREES EXISTING ON SITE)
2. GRADE LINES APPROXIMATE
- 3.

SITE DATA

	247 SAN JUAN AVE. EL GRANADA CA
1st STORY (UPPER) CONDITIONED	1039.60 SQ/FT
2nd STORY (LOWER) CONDITIONED	1076.76 SQ/FT
GARAGE	453.77 SQ/FT
TOTAL FLOOR AREA HOUSE	2570.14 SQ/FT
FLOOR AREA RATIO (F.A.R.)	0.459
UNCOVERED ENTRY PORCH	54.742 SQ/FT
BUILDING COVERAGE (1st STORY)	1548.12 SQ/FT
TOTAL BUILDING COVERAGE	1756.89 SQ/FT
LOT AREA	5593.59 SQ/FT
PERCENTAGE COVERAGE	31.40%
IMPERVIOUS HOUSE (DRIP LINE ROOFS)	1870.96 SQ/FT
UNCOVERED ENTRY PORCH 20" AFG	17.46 SQ/FT
TOTAL IMPERVIOUS	2128.46 SQ/FT

INDEX

SEQUENCE	SHEET	CONTENT
1	A0.1	SITE PLAN, VICINITY MAP, FIRE HYDRANT LOCATION, DATA & INDEX
2	A1.0	FLOOR AREA RATIO DIAGRAM & CALCULATIONS
3	A1.01	PLAN 1st FLOOR (UPPER LEVEL)
4	A1.02	PLAN 2nd FLOOR (LOWER LEVEL)
5	A1.04	REFLECTED CEILING PLAN (RCP) UPPER LEVEL
6	A1.05	REFLECTED CEILING PLAN (RCP) LOWER LEVEL
7	A2.00	ELEVATIONS
8	A2.01	BUILDING SECTIONS
9	A2.02	BUILDING SECTIONS
10	A4.00	WINDOW SCHEDULE
11	C1	SURVEY AND TOPOGRAPHICAL
12	C2	DRAINAGE AND GRADING PLAN, FIRE TURN AROUND
13	C3	DRIVE AND RW PROFILES
14	C4	EROSION CONTROL PLAN
15	L1	LANDSCAPE PLAN
16	C1S	SEWER SITE PLAN
17	C2S	SEWER DETAILS

FIRE NOTES

- SMOKE DETECTORS WHICH ARE HARD WIRED: AS PER THE CALIFORNIA BUILDING CODE, STATE FIRE MARSHAL REGULATIONS AND COASTSIDE FIRE DISTRICT ORDINANCE 2016-10, THE APPLICANT IS REQUIRED TO INSTALL STATE FIRE MARSHAL APPROVED AND LISTED SMOKE DETECTORS WHICH ARE HARD WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP. THESE DETECTORS ARE REQUIRED TO BE PLACED IN EACH NEW AND RECONDITIONED SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA SERVING ACCESS TO EACH SEPARATE SLEEPING AREA IN EXISTING SLEEPING ROOMS. AREAS MAY HAVE BATTERY POWERED SMOKE ALARMS. A MINIMUM OF ONE DETECTOR SHALL BE PLACED ON EACH FLOOR. SMOKE DETECTORS SHALL BE TESTED AND APPROVED PRIOR TO BUILDING FINAL.
- ADD NOTE TO PLANS SMOKE ALARM/DETECTORS ARE TO BE HARDWIRED, INTERCONNECTED, OR WITH BATTERY BACK UP. SMOKE ALARMS TO BE INSTALLED PER MANUFACTURER INSTRUCTION AND NEMA 72.
- ADD NOTE: ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 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.
- OCCUPANCY SEPARATION: AS PER THE 2016 CBC, SECTION 406.1.4, A ONE-HOUR OCCUPANCY SEPARATION WALL SHALL BE INSTALLED WITH A SOLID CORE, 20-MINUTE FIRE RATED, SELF-CLOSING DOOR ASSEMBLY W/ SMOKE GASKET BETWEEN THE GARAGE AND THE RESIDENCE. ALL ELECTRICAL BOXES INSTALLED IN RATED WALLS SHALL BE METAL OR PROTECTED.
- ADD THE FOLLOWING NOTE TO PLANS: NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH THE BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC BAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY WHERE BUILDING ARE WHERE BUILDING ARE LOCATED REMOTELY TO THE PUBLIC ROADWAY, ADDITIONAL SIGNAGE AT THE DRIVEWAY/ROADWAY ENTRANCE LEADING TO THE BUILDING AND/OR ON EACH INDIVIDUAL BUILDING SHALL BE REQUIRED BY THE COASTSIDE FIRE DISTRICT. THIS REMOTE SIGNAGE SHALL CONSIST OF A 6" BY 18" GREEN REFLECTIVE METAL SIGN WITH 3" REFLECTIVE NUMBERS/LETTERS SIMILAR TO HY-KO 911 OR EQUIVALENT.
- ROOF COVERING: AS PER COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE AND PUBLIC RESOURCES CODE 42914 - A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30FT, AND MAY BE REQUIRED TO A DISTANCE OF 100FT OR TO THE PROPERTY LINE. IN SRA (STATE RESPONSIBLE AREA) THE FUEL BREAK IS 100FT, OR TO THE PROPERTY LINE.
- TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVED DEAD AND DRYING PORTIONS, AND LIMBED UP TO 10 FT. TO 10 FT. ABOVE THE GROUND. NEW TREE PLANTING IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FT. TO ADJACENT TREES WHEN FULLY GROWN OR
- AT MATURITY, REMOVE THAT PORTION OF ANY EXISTING TREE, WHICH EXTENDS WITHIN 10FT. OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5FT. OF ANY STRUCTURE.
- SPKA ON OTHER SIDE OF ROAD
- FIRE ACCESS ROADS: THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD WIDTH SHALL NOT BE LESS THAN 20FT. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20FT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
- FIRE HYDRANT: AS PER 2016 CFC, APPENDIX B AND C, FIRE DISTRICT APPROVED FIRE HYDRANT (LOW 90) MUST BE LOCATED WITHIN 500FT OF THE PROPOSED SINGLE FAMILY DWELLING UNIT MEASURED BY WAY OF DRIVEABLE ACCESS. AS PER 2016 CFC, APPENDIX B, THE HYDRANT MUST PRODUCE A MINIMUM FLOW OF 1000 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR 2 HOURS. CONTACT THE LOCAL WATER PURVEYOR FOR WATER FLOW DETAILS.
- AUTOMATIC FIRE SPRINKLER SYSTEM: 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 SPRINKLER INCLUDING CLOSETS AND BATHROOMS. THE ONLY EXCEPTION IS A SMALL LINEN CLOSET LESS THAN 24 SQ. FT. WITH FULL DEPTH SHELING. THE PLANS FOR THIS SYSTEM MUST BE SUBMITTED TO THE SAN MATEO COUNTY PLANNING AND BUILDING DIVISION OR THE CITY OF HALF MOON BAY. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL PLANS ARE 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 SYSTEM SHALL BE IN ACCORDANCE WITH HALF MOON BAY ORDINANCE NO. 2006-01. FEES SHALL BE PAID PRIOR TO PLAN REVIEW.
- INSTALLATION OF UNDERGROUND SPRINKLER PIPE SHALL BE FLUSHED AND VISUALLY INSPECTED BY FIRE DISTRICT PRIOR TO HOOK-UP TO RISER. ANY SOLDERED FITTINGS MUST BE PRESSURED TESTED WITH TRENCH OPEN.
- EXTERIOR BELL AND INTERIOR HORN/STROBE: ARE REQUIRED TO BE WIRED INTO THE REQUIRED FLOOR SWITCH ON YOUR FIRE SPRINKLER SYSTEM. THE BELL, HORN, STROBE AND FLOW SWITCH ALONG THE GARAGE DOOR OPENER ARE TO BE WIRED INTO A SEPARATED CIRCUIT BREAKER AT THE MAIN PANEL AND LABELED.
- ADD NOTE TO THE TITLE PAGE THAT THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.

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DavidHirzelDesign@gmail.com

REV-01	REVISION	DATE
#	DESCRIPTION	DATE

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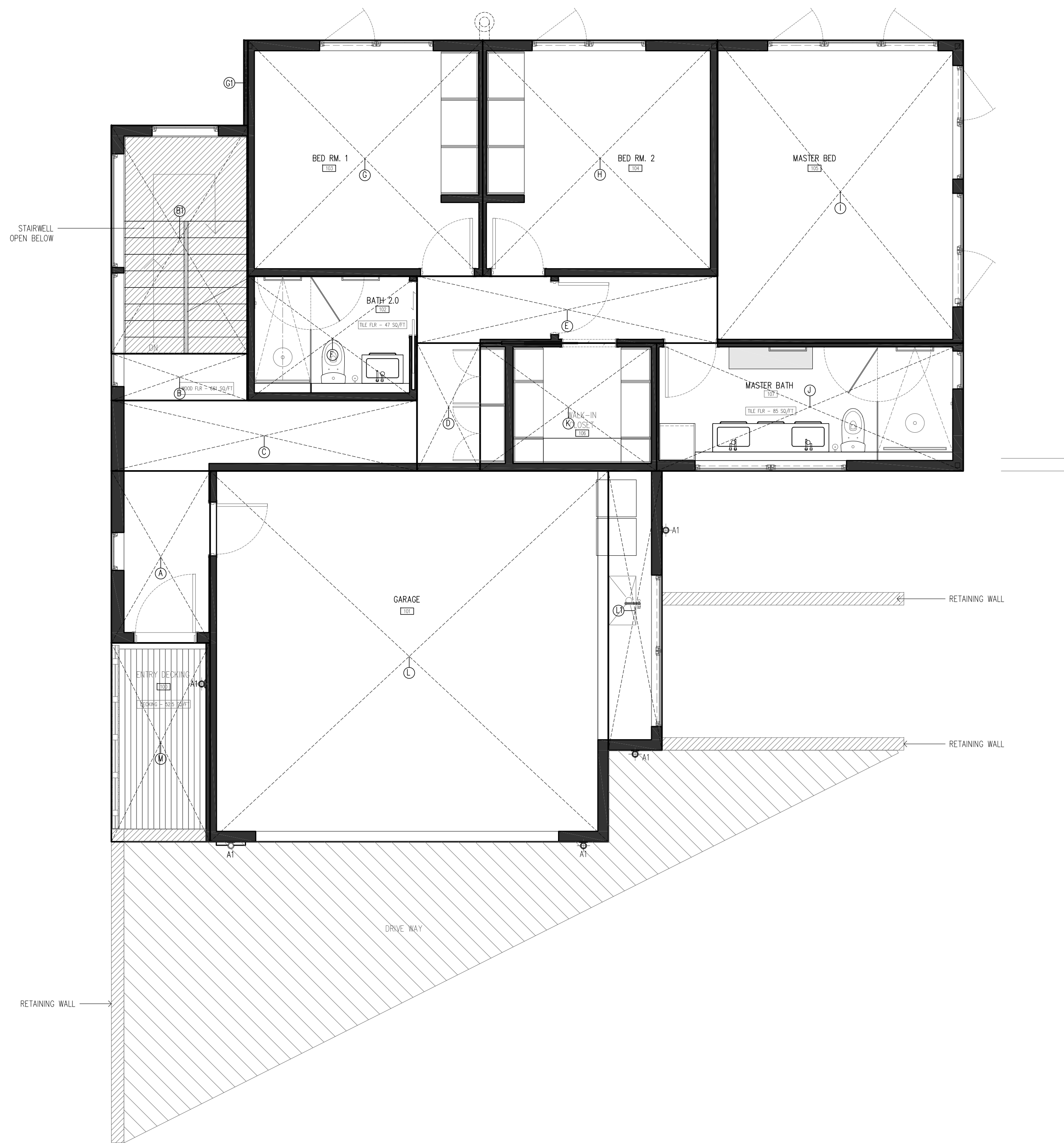
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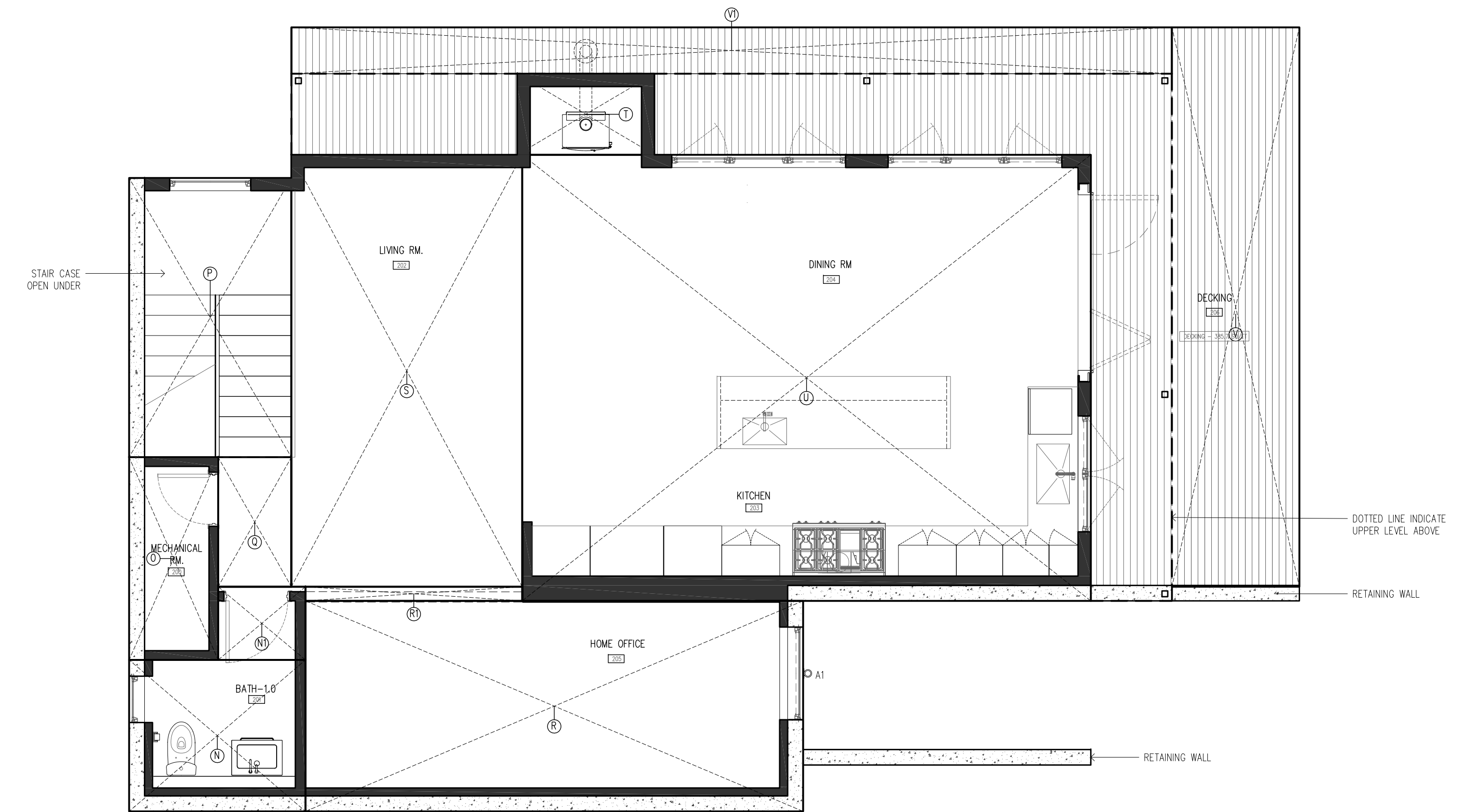
KEY PLAN

PLAN
SITE PLAN

A0.01



1 PLAN - FIRST FLOOR (UPPER LEVEL)
Scale: 1/4" = 1'-0"



2 PLAN - SECOND FLOOR (GROUND LEVEL)
Scale: 1/4" = 1'-0"

FLOOR AREA CALCULATION

MARK	DIMENSIONS	AREA
FIRST FLOOR (UPPER LEVEL)		
A	5'-2 1/2" X 9'-1"	47.363 SQ/FT
B	7'-2 1/2" X 2'-5 1/2"	17.847 SQ/FT
BI (STAIRS) + WALLS	7'-2 1/2" X 12'-0 1/2"	86.927 SQ/FT
C	16'-1 1/2" X 3'-8 1/2"	60.129 SQ/FT
D	3'-4" X 6'-9 1/2"	22.517 SQ/FT
E	15'-10 1/2" X 3'-6 1/2"	56.037 SQ/FT
F	8'-11 1/2" X 6'-6 1/2"	58.623 SQ/FT
G	12'-4 1/2" X 12'-5 1/2"	154.561 SQ/FT
GI	2 1/2" X 4'-6"	0.961 SQ/FT
H	12'-4 1/2" X 12'-5 1/2"	154.561 SQ/FT
I	12'-11 1/2" X 16"	207.682 SQ/FT
J	16'-2 1/2" X 6'-9 1/2"	109.435 SQ/FT
K	9'-3 1/2" X 6'-9 1/2"	62.971 SQ/FT
L (GARAGE)	21'-0 1/2" X 19'-7"	411.976 SQ/FT
L1 (GARAGE)	2'-10" X 14'-9"	41.798 SQ/FT

MARK	DIMENSIONS	AREA
SECOND FLOOR (GROUND LEVEL)		
N	7'-7 1/2" X 6'-6 1/2"	49.740 SQ/FT
NI	3'-1 1/2" X 3'-1 1/2"	11.894 SQ/FT
O	3'-10 1/2" X 8'-9"	33.591 SQ/FT
P	7'-00" X 12'-0 1/2"	84.363 SQ/FT
Q	3'-1 1/2" X 5'-7 1/2"	17.653 SQ/FT
R	21'-5 1/2" X 9'-1"	195.07 SQ/FT
R1	9'-4 1/2" X 7 1/2"	5.697 SQ/FT
S	9'-11 1/2" X 18'-7 1/2"	185.678 SQ/FT
T	5'-11" X 3'-6"	20.708 SQ/FT
U	24'-6 1/2" X 19'-3"	472.367 SQ/FT

TOTAL FIRST FLOOR (A-L1) AREA	1493.38 SQ/FT
TOTAL SECOND FLOOR (N-U) AREA	1076.76 SQ/FT
TOTAL FIRST FLOOR AREA + SECOND FLOOR AREA =	2570.14 SQ/FT

FLOOR AREA RATIO	
LOT AREA	5593.59 SQ/FT
F.A.R (TOTAL FLOOR AREA / LOT SIZE) =	0.459

LOT COVERAGE CALCULATION

MARK	DIMENSIONS	AREA
M (ENTRY DECKING)	5'-2 1/2" X 10'-6"	54.742 SQ/FT
V (DECKING UNCOVERED)	5'-6" X 24'-1 1/2"	132.77 SQ/FT
V1 (DECKING UNCOVERED)	38'-00" X 2'-00"	76 SQ/FT
TOTAL FIRST FLOOR AREA		1493.38 SQ/FT
TOTAL BUILDING COVERAGE		1756.89 SQ/FT
TOTAL LOT COVERAGE PERCENTAGE (TOTAL BUILDING COVERAGE) / (LOT AREA) X (100%) =		31.40%

REV-02	UPDATED LOT COVERAGE CALCULATION	10/19/2019
REV-01	UPDATED LOT COVERAGE CALCULATION	09/25/2019
#	DESCRIPTION	DATE
	REVISION	

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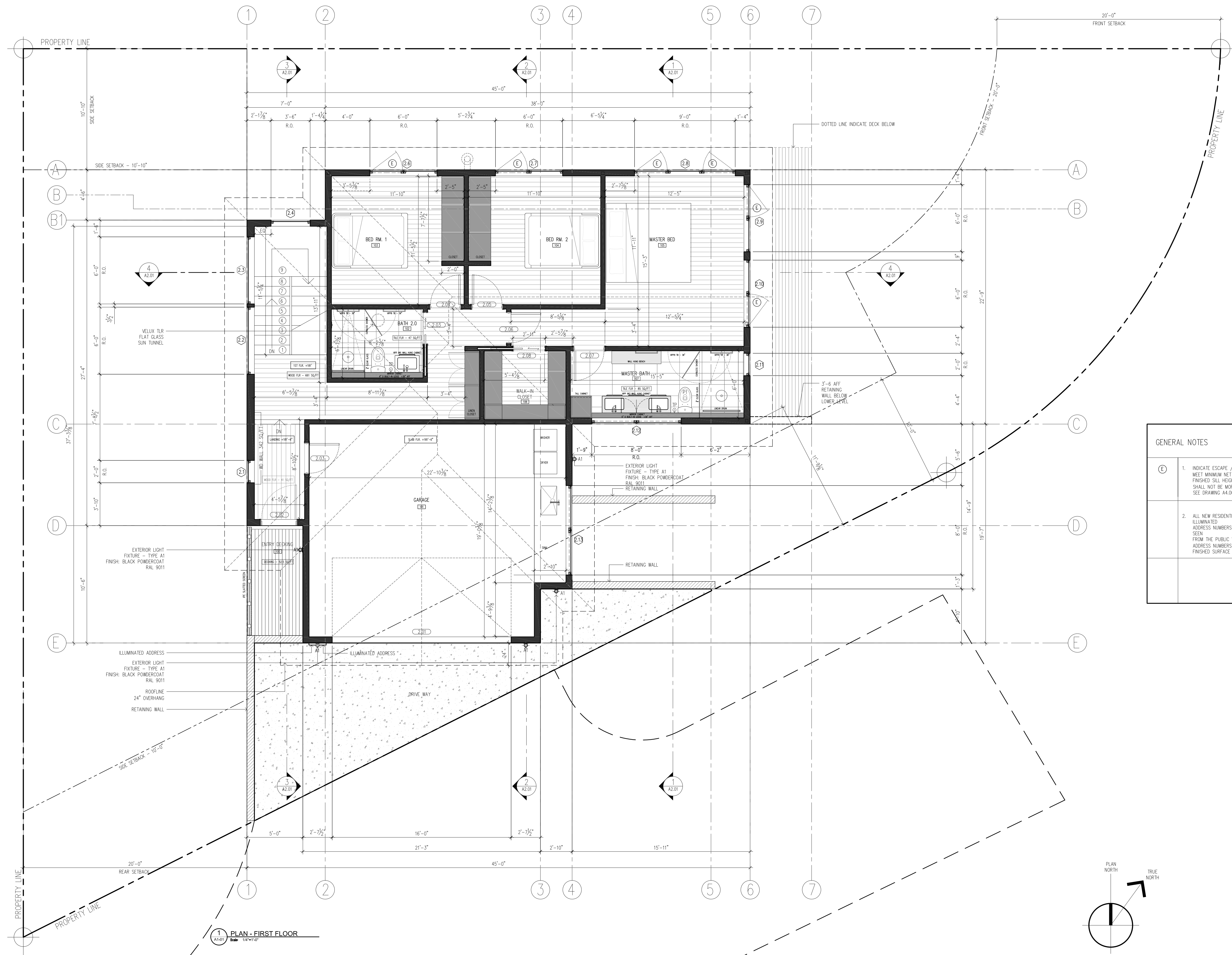
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KEY PLAN

FLOOR AREA RATIO
1ST & 2ND FLOOR

A1.06

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GENERAL NOTES

- INDICATE ESCAPE / RESCUE WINDOWS ON PLAN. THESE WINDOWS MEET MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ/FT. ALL FINISHED SILL HEIGHTS SHALL NOT BE MORE THAN 44" AFF. SEE DRAWING A4.00 WINDOW SCHEDULE FOR SILL HEIGHT DETAILS.
- ALL NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST 6'-0" ABOVE THE FINISHED SURFACE OF DRIVE WAY.

REV-02	RESUBMITTED FOR PLANNING	2020.04.10
REV-01	RESUBMITTED FOR PLANNING	2019.04.22
#	DESCRIPTION	DATE
	REVISION	

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2020.04.12

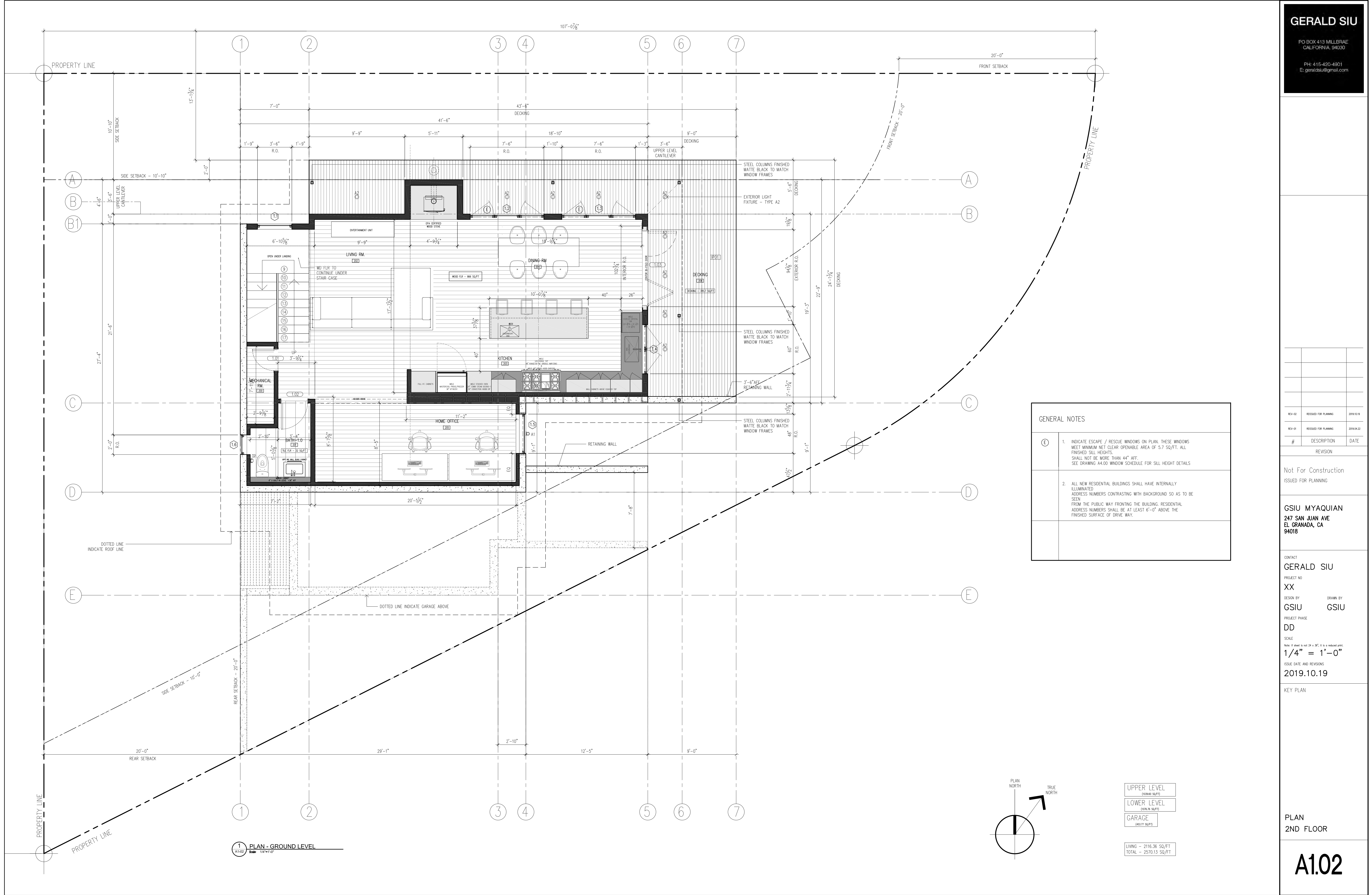
KEY PLAN

UPPER LEVEL (103.95 SQ/FT)
LOWER LEVEL (107.76 SQ/FT)
GARAGE (65.77 SQ/FT)
LIVING - 216.36 SQ/FT TOTAL - 2570.13 SQ/FT

PLAN
 1ST FLOOR

A1.01

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 PLOTTED ON: Monday, 13 Apr 2020, 4:05pm



GENERAL NOTES		
E	1.	INDICATE ESCAPE / RESCUE WINDOWS ON PLAN. THESE WINDOWS MEET MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ/FT. ALL FINISHED SILL HEIGHTS SHALL NOT BE MORE THAN 44" AFF. SEE DRAWING A4.00 WINDOW SCHEDULE FOR SILL HEIGHT DETAILS.
	2.	ALL NEW RESIDENTIAL BUILDINGS SHALL HAVE INTERNALLY ILLUMINATED ADDRESS NUMBERS CONTRASTING WITH BACKGROUND SO AS TO BE SEEN FROM THE PUBLIC WAY FRONTING THE BUILDING. RESIDENTIAL ADDRESS NUMBERS SHALL BE AT LEAST 6'-0" ABOVE THE FINISHED SURFACE OF DRIVE WAY.

REV-02	ISSUED FOR PLANNING	2019.10.19
REV-01	ISSUED FOR PLANNING	2019.04.22
#	DESCRIPTION	DATE
REVISION		

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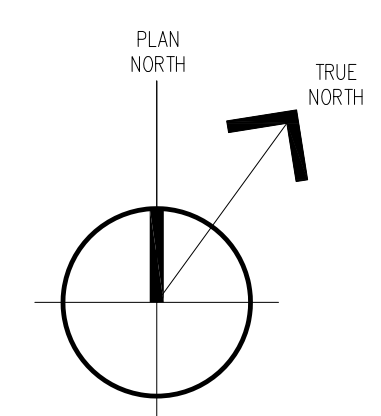
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KEY PLAN

PLAN
2ND FLOOR

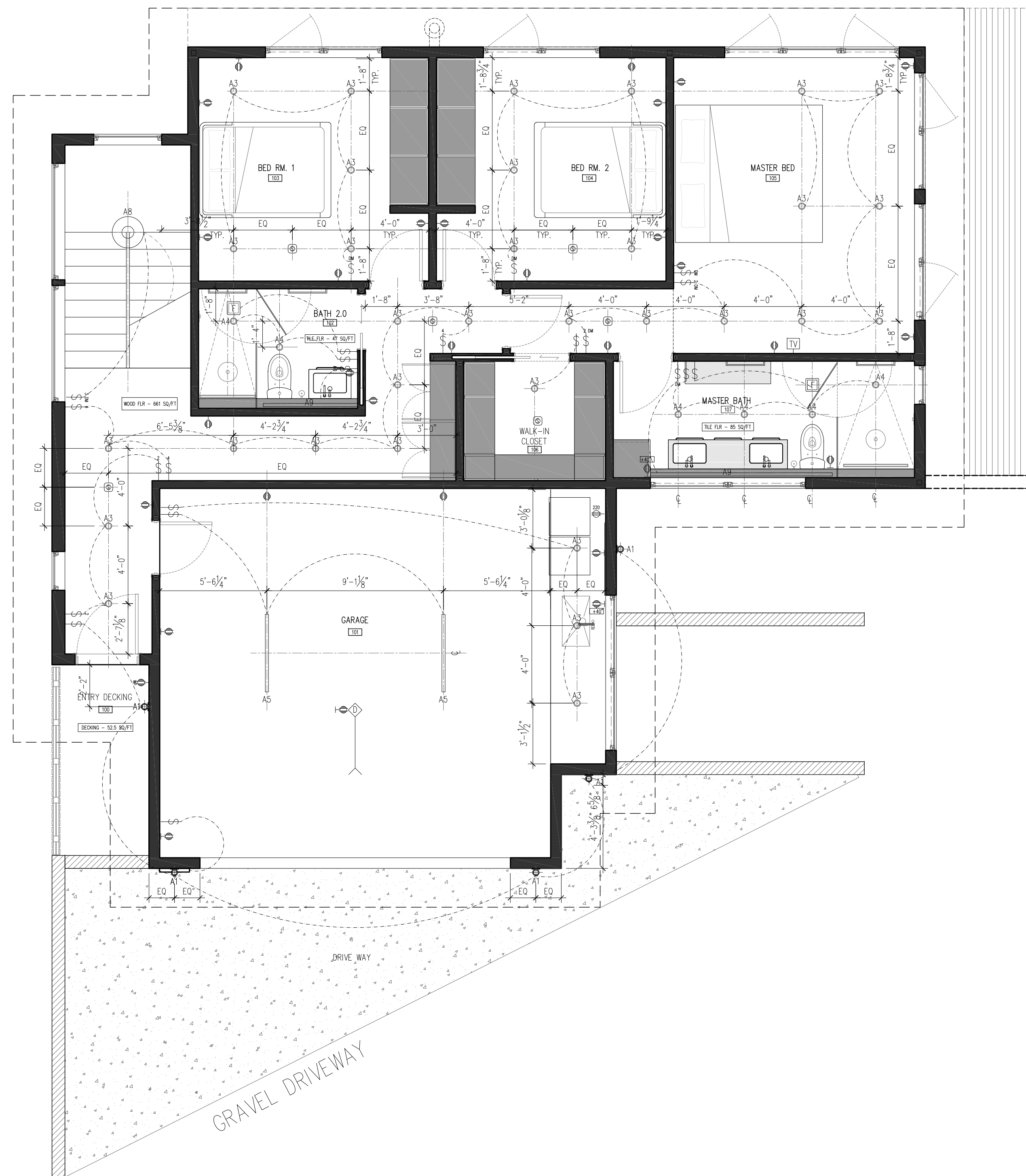
A1.02

UPPER LEVEL (1030.00 SQ/FT)
LOWER LEVEL (1030.00 SQ/FT)
GARAGE (453.77 SQ/FT)
LIVING - 2116.36 SQ/FT
TOTAL - 2570.13 SQ/FT



1 PLAN - GROUND LEVEL
DATE: 10-19-19

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1 REFLECTED CEILING PLAN - FIRST FLOOR
 1/8" = 1'-0"

ELECTRICAL KEY

A1	LIGHT FIXTURE TYPE A1 SURFACE MOUNT EXTERIOR. DARK SKY COMPLIANCE. SEE CUT SHEETS
A2	LIGHT FIXTURE TYPE A2 RECESSED DOWN LIGHT EXTERIOR SEE CUT SHEETS
A3	LIGHT FIXTURE TYPE A3 RECESSED DOWN LIGHT INTERIOR SEE CUT SHEETS
A4	LIGHT FIXTURE TYPE A4 RECESSED DOWN LIGHT MET LOCATION INTERIOR SEE CUT SHEETS
A5	LIGHT FIXTURE TYPE A5 SURFACE MOUNT LINEAR LED INTERIOR SEE CUT SHEETS
A6	LIGHT FIXTURE TYPE A6 PENDANT LED SEE CUT SHEETS - KITCHEN
A7	LIGHT FIXTURE TYPE A7 PENDANT SEE CUT SHEETS - DINING RM.
A8	LIGHT FIXTURE TYPE A8 PENDANT SEE CUT SHEETS - STAIRCASE
A9	LIGHT FIXTURE TYPE A9 - UNDERMOUNT LINEAR LED LIGHT - BATH ROOMS
S	NEST SMOKE & CARBON MONOXIDE DETECTOR. SEE CUT SHEETS
F	BATH EXHAUST FAN. SEE CUT SHEET
D	DUPLEX RECEPTACLE 120V WITH USB.
D ^{WP}	WATER PROOF DUPLEX RECEPTACLE 120V.
SW	SINGLE DIMMABLE LIGHT SWITCH.
SW ²	2 WAY DIMMABLE LIGHT SWITCH.
SW ² ND	2 WAY NON-DIMMABLE LIGHT SWITCH.
SW ³	3 WAY DIMMABLE LIGHT SWITCH.
SW ³ ND	3 WAY NON-DIMMABLE LIGHT SWITCH.
SW ⁴	4 WAY NON-DIMMABLE LIGHT SWITCH.
SW ^S	SINGLE NON-DIMMABLE LIGHT SWITCH.
CS	CARBAGE DISPOSAL SWITCH
TV	T.V. / COAXIAL CABLE
E	ETHERNET CABLE
GO	AUTOMATIC GARAGE DOOR OUTLET

ELECTRICAL GENERAL NOTES/REQUIREMENTS

S	SMOKE & CARBON MONOXIDE DETECTORS - TO BE HARD WIRED INTERCONNECTED WITH BATTERY BACK UP. DETECTORS ARE TO BE PLACED IN EACH BEDROOM AND A POINT CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH FLOOR. TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND NFPA 72
D ^{WP}	1. WATER PROOF HEAD REQUIRED AT ALL EXTERIOR DUPLEXOUTLETS 2. WATER PROOF FIXTURE TRIM REQUIRED AT ALL BATHROOM SHOWER OR TUB OVERHEAD FIXTURE 3. WATER PROOF ENCLOSURE OR FIXTURE TRIM REQUIRED AT ALL EXTERIOR LIGHTING FIXTURE SHALL BE LISTED FOR MET LOCATION AS PER NEC ARTICLE 410.4

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REV-02	REVISION	DATE
REV-01	REVISION	DATE

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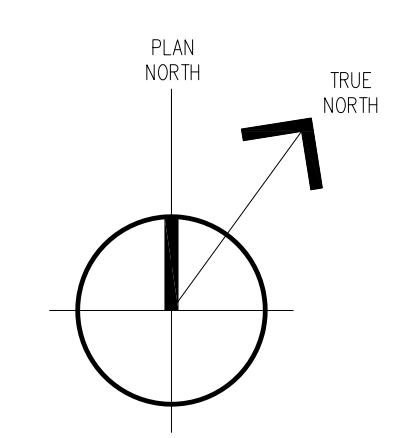
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KEY PLAN

RCP
 1ST FLOOR

A1.04

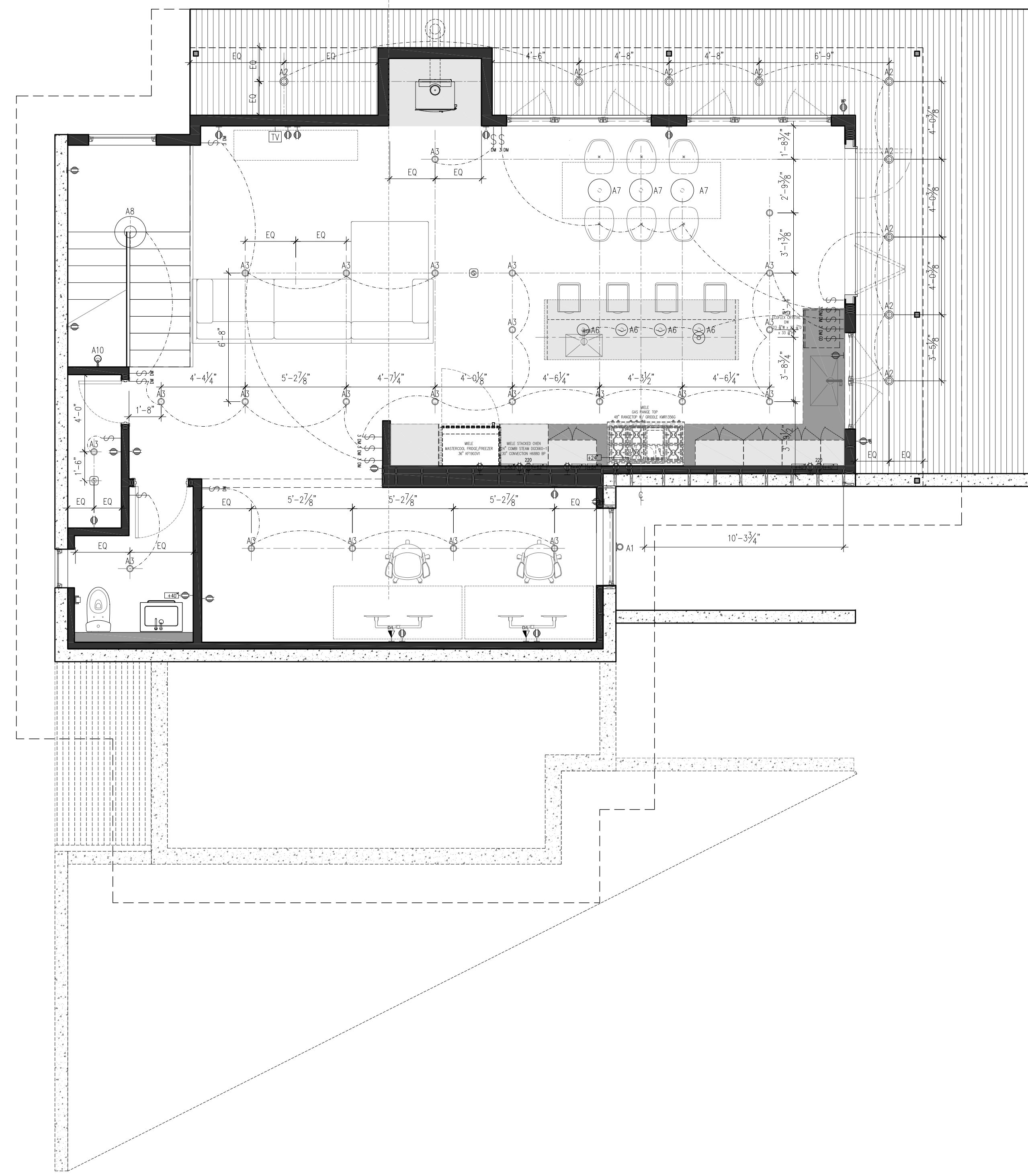


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 PLOTTER DRIVER: HP DesignJet T1100e PCL6
 PLOTTER SETTINGS: 11x17, 1/8" = 1'-0", 1/4" = 1'-0"

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ELECTRICAL KEY

	LIGHT FIXTURE TYPE A1 SURFACE MOUNT EXTERIOR. DARK SKY COMPLIANCE. SEE CUT SHEETS
	LIGHT FIXTURE TYPE A2 RECESSED DOWN LIGHT EXTERIOR SEE CUT SHEETS
	LIGHT FIXTURE TYPE A3 RECESSED DOWN LIGHT INTERIOR SEE CUT SHEETS
	LIGHT FIXTURE TYPE A4 RECESSED DOWN LIGHT MET LOCATION INTERIOR SEE CUT SHEETS
	LIGHT FIXTURE TYPE A5 SURFACE MOUNT LINEAR LED INTERIOR SEE CUT SHEETS
	LIGHT FIXTURE TYPE A6 PENDANT LED SEE CUT SHEETS - KITCHEN
	LIGHT FIXTURE TYPE A7 PENDANT SEE CUT SHEETS - DINING RM.
	LIGHT FIXTURE TYPE A8 PENDANT SEE CUT SHEETS - STAIRCASE
	LIGHT FIXTURE TYPE A9 - UNDERMOUNT LINEAR LED LIGHT - BATH ROOMS (VARIOUS LENGTHS)
	LIGHT FIXTURE A10 - WALL MOUNTED SPOTLIGHT
	NEST SMOKE & CARBON MONOXIDE DETECTOR. SEE CUT SHEETS
	BATH EXHAUST FAN. SEE CUT SHEET
	DUPLEX RECEPTACLE 120V WITH USB.
	WATER PROOF DUPLEX RECEPTACLE 120V.
	SINGLE DIMMABLE LIGHT SWITCH.
	2 WAY DIMMABLE LIGHT SWITCH.
	2 WAY NON-DIMMABLE LIGHT SWITCH.
	3 WAY DIMMABLE LIGHT SWITCH.
	3 WAY NON-DIMMABLE LIGHT SWITCH.
	SINGLE NON-DIMMABLE LIGHT SWITCH.
	GARBAGE DISPOSAL SWITCH
	T.V. / COAXIAL CABLE
	ETHERNET CABLE
	AUTOMATIC GARAGE DOOR OUTLET



ELECTRICAL GENERAL NOTES/REQUIREMENTS

	SMOKE & CARBON MONOXIDE DETECTORS - TO BE HARD WIRED INTERCONNECTED WITH BATTERY BACK UP. DETECTORS ARE TO BE PLACED IN EACH BEDROOM AND A POINT CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH FLOOR. TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND NFPA 72
	1. WATER PROOF HEAD REQUIRED AT ALL EXTERIOR DUPLEX OUTLETS 2. WATER PROOF FUTURE TRIM REQUIRED AT ALL BATHROOM SHOWER OR TUB OVERHEAD FIXTURE 3. WATER PROOF ENCLOSURE OR FIXTURE TRIM REQUIRED AT ALL EXTERIOR LIGHTING FIXTURE SHALL BE LISTED FOR MET LOCATION AS PER NEC ARTICLE 410.4

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GSIU MYAQUIAN
 247 SAN JUAN AVE
 EL GRANADA, CA
 94018

CONTACT
GERALD SIU
 PROJECT NO
 XX
 DESIGN BY
GSIU
 DRAWN BY
GSIU

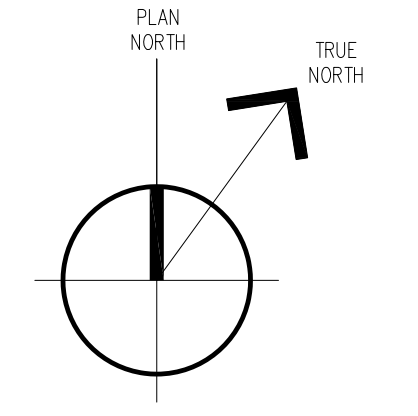
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DD
 SCALE
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1/4" = 1'-0"
 ISSUE DATE AND REVISIONS
2019.04.22

KEY PLAN

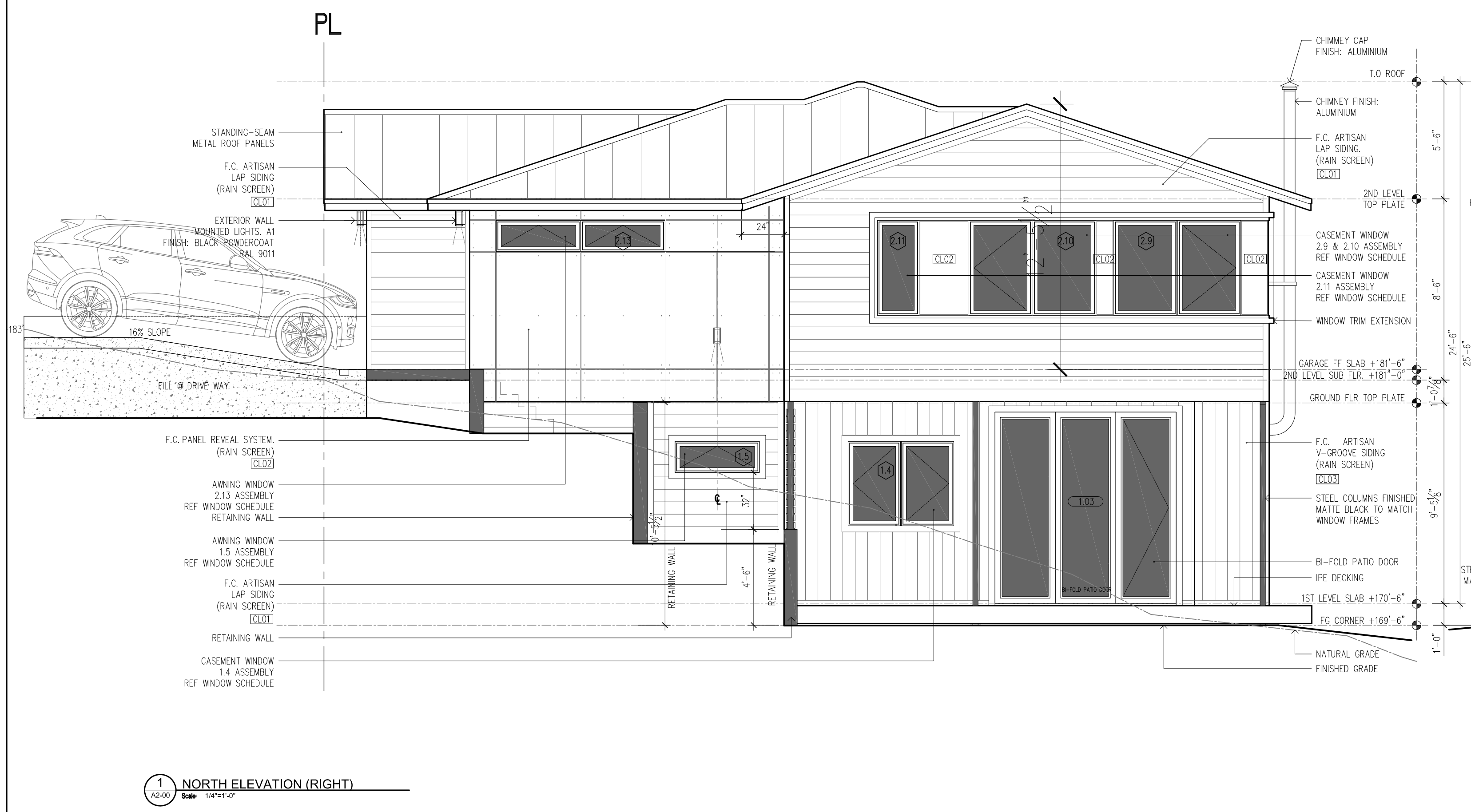
 RCP
 2ND FLOOR

A1.05

1 REFLECTED CEILING PLAN - GROUND LEVEL
 Scale: 1/4"=1'-0"



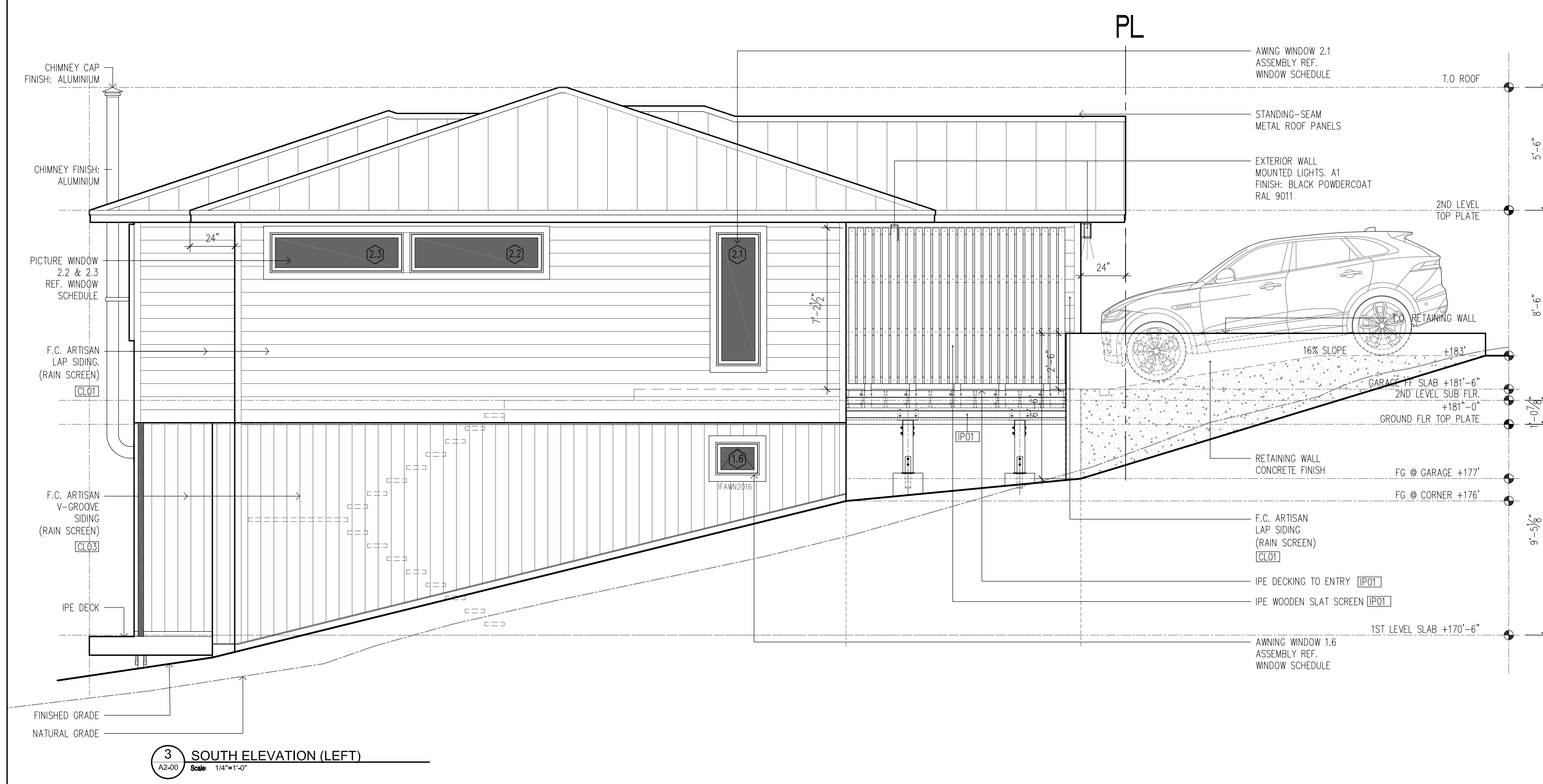
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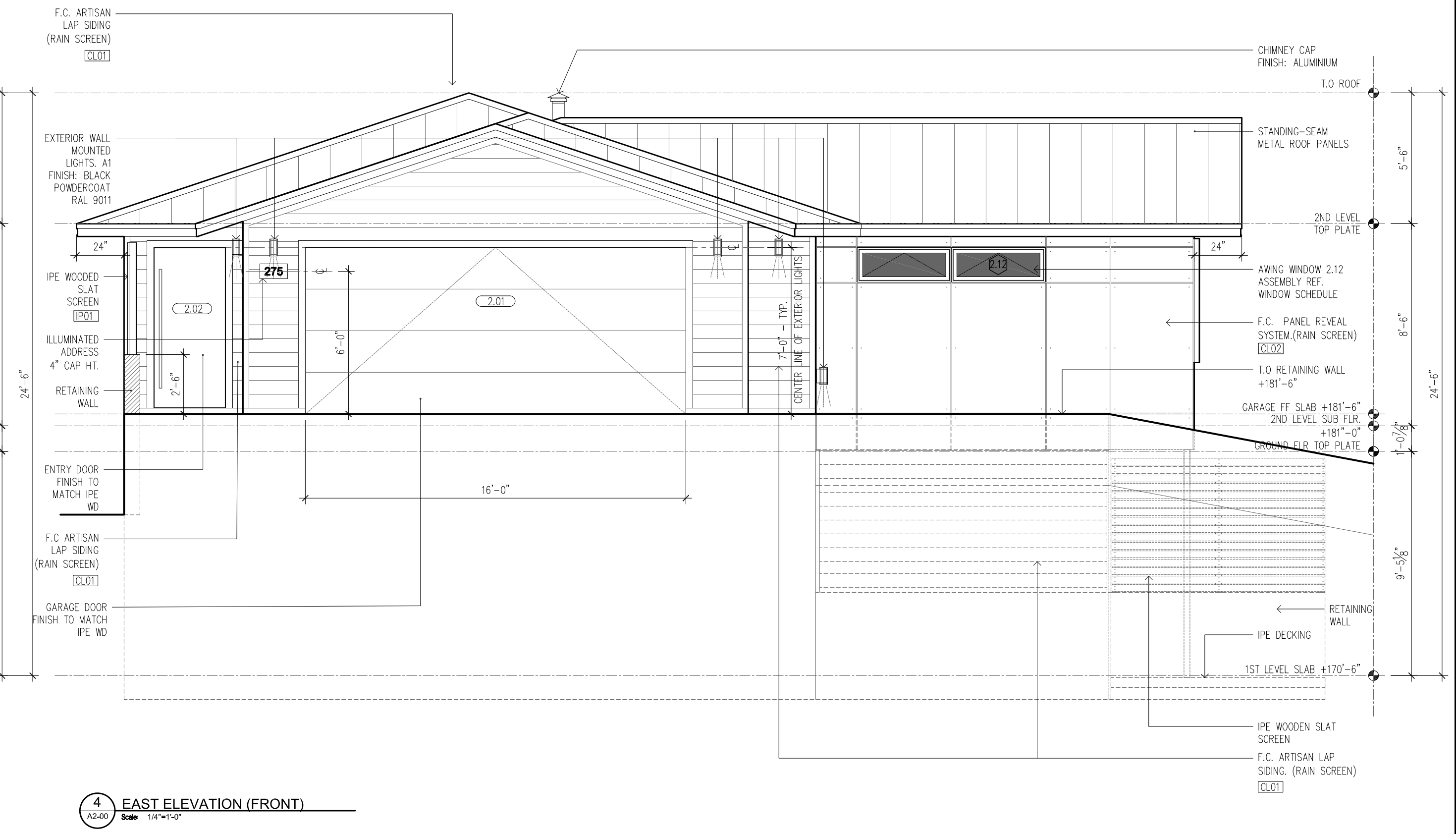
1 NORTH ELEVATION (RIGHT)
Scale: 1/4"=1'-0"



2 WEST ELEVATION (REAR)
Scale: 1/4"=1'-0"



3 SOUTH ELEVATION (LEFT)
Scale: 1/4"=1'-0"



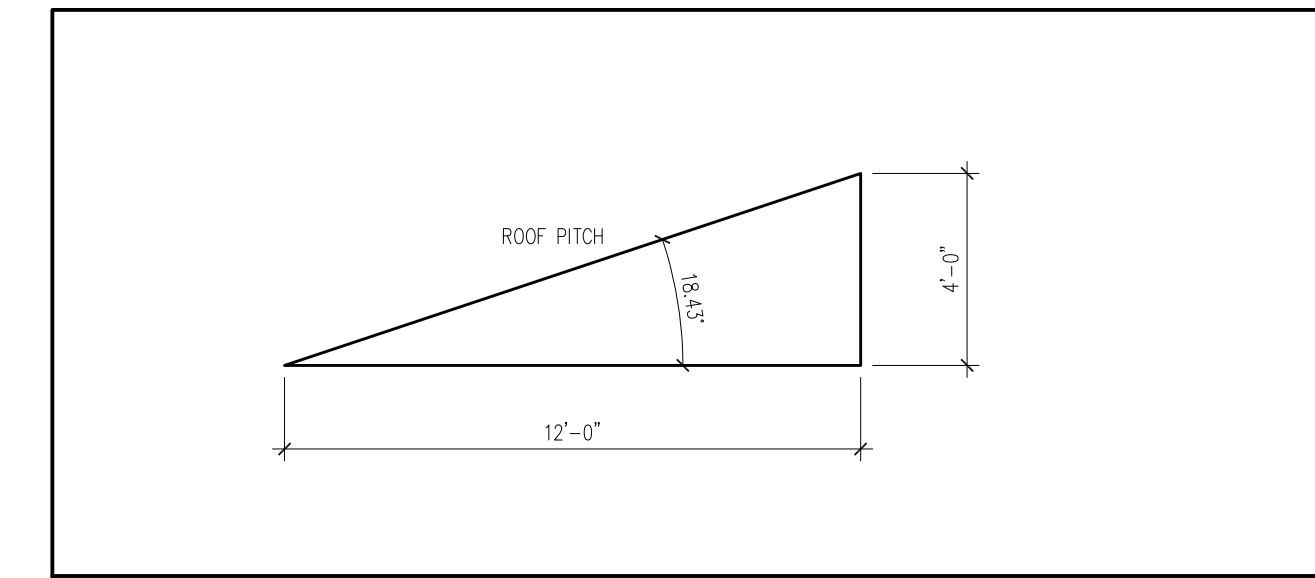
4 EAST ELEVATION (FRONT)
Scale: 1/4"=1'-0"

EXTERIOR FINISHES

MARK	ITEM	MANUFACTURE	DESCRIPTION	SIZE - WIDTH	THICKNESS	FINISH COLOR	CONTACT	CONTACT
[C101]	EXT. SIDING	JAMES HARDIE	ARTISAN LAP SIDING	8 1/2" (EXPOSURE 7")	3/8"	EVENING BLUE		
[C102]	EXT. SIDING	JAMES HARDIE	REVEAL PANEL W/ RECESS TRIM & COUNTERSUNK FASTENER	47 3/4" (MAX)	3/8"	LIGHT MIST		SEE ELEVATIONS FOR PANEL SIZES
[C103]	EXT. SIDING	JAMES HARDIE	ARTISAN V-GROOVE SIDING	8 1/2" (EXPOSURE 7")	3/8"	EVENING BLUE		
[C104]	EXT. TRIM	JAMES HARDIE	ARTISAN ACCENT TRIM	3 1/2"	1 3/8"	EVENING BLUE		
[F101]	FASCIA PANEL							
[D101]	DECKING / SCREEN		IPE DECKING	3 1/2"	3/4"	NATURAL		

GENERAL NOTES

1. FACADE ARTICULATION APPROACH IS BEING USED



REV	DESCRIPTION	DATE
REV-03	REVISION FOR PLANNING	2020.04.12
REV-02	REVISION FOR PLANNING	2019.08.02
REV-01	REVISION FOR PLANNING	2019.04.22

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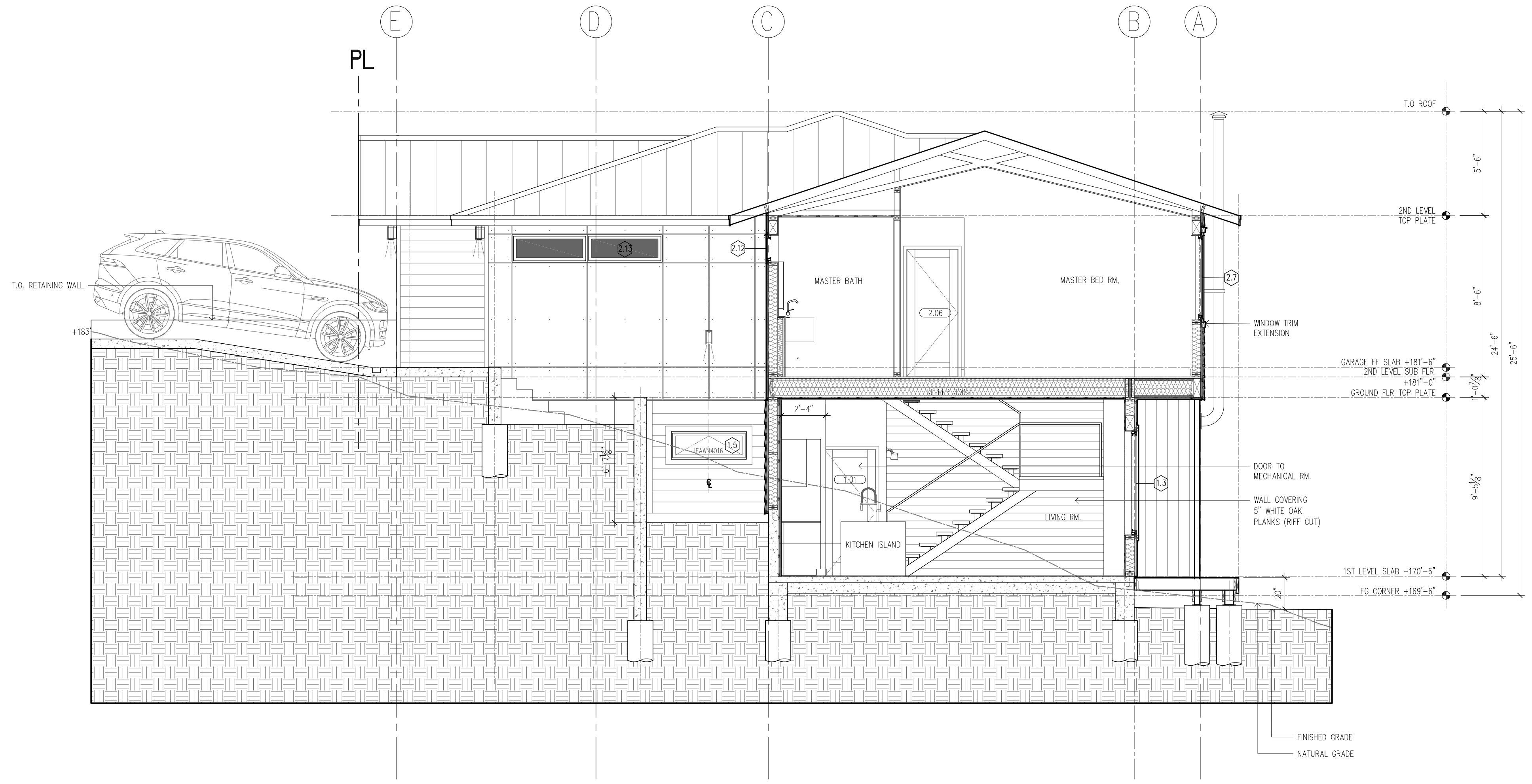
GSIU MYAQUIAN
247 SAN JUAN AVE
EL GRANADA, CA
94018

CONTACT
GERALD SIU
PROJECT NO
XX
DESIGN BY
GSIU
DRAWN BY
GSIU
PROJECT PHASE
DD
SCALE
Note: If sheet is 11 1/2" x 17 1/2" or 18" x 24" use 1/4" = 1'-0"
1/4" = 1'-0"
ISSUE DATE AND REVISIONS
2020.04.12

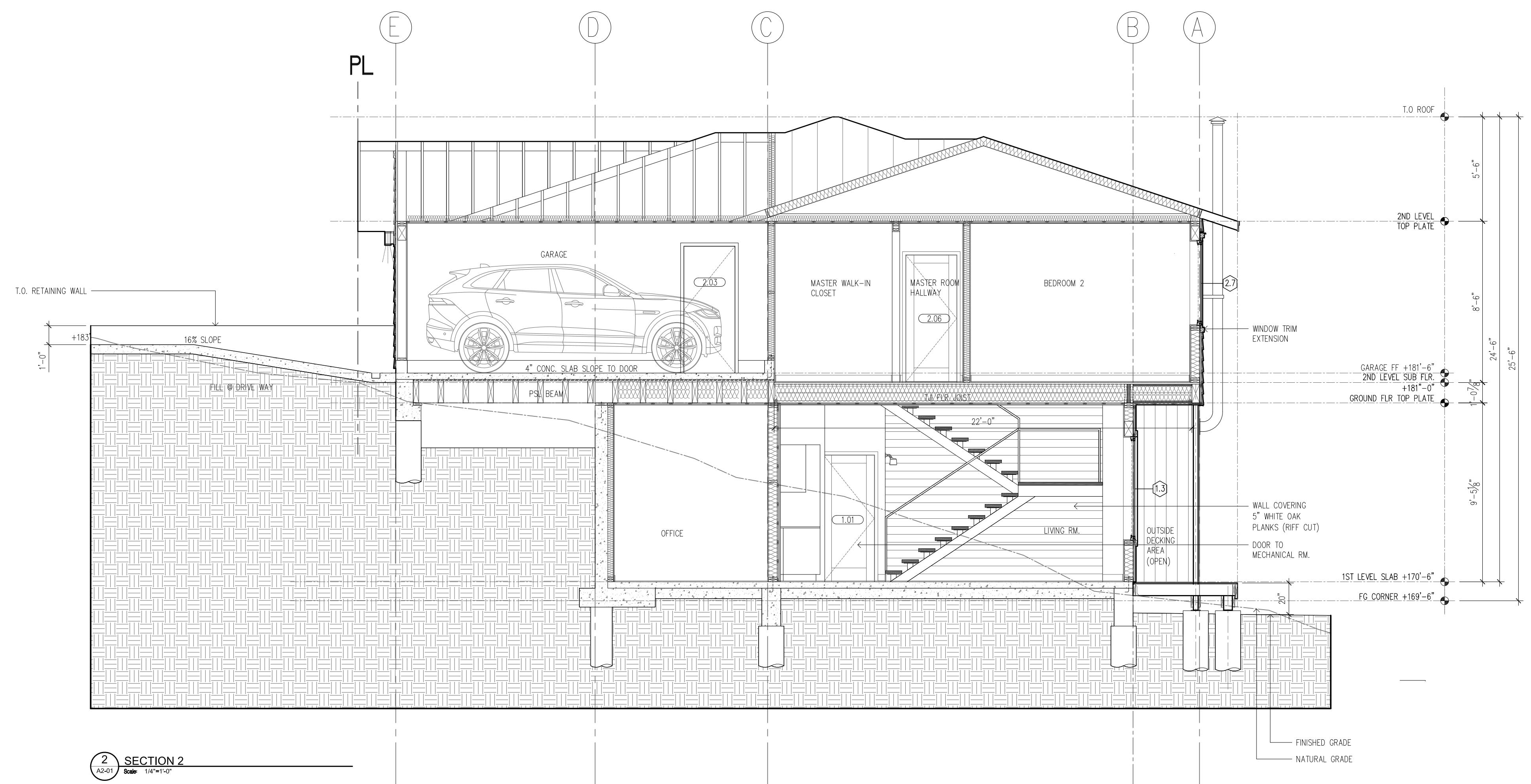
KEY PLAN

ELEVATIONS

A2.00



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



2 SECTION 2
Scale: 1/4" = 1'-0"

#	DESCRIPTION	DATE
REV-02	ISSUED FOR PLANNING	2019.10.19
REV-01	ISSUED FOR PLANNING	2019.04.22

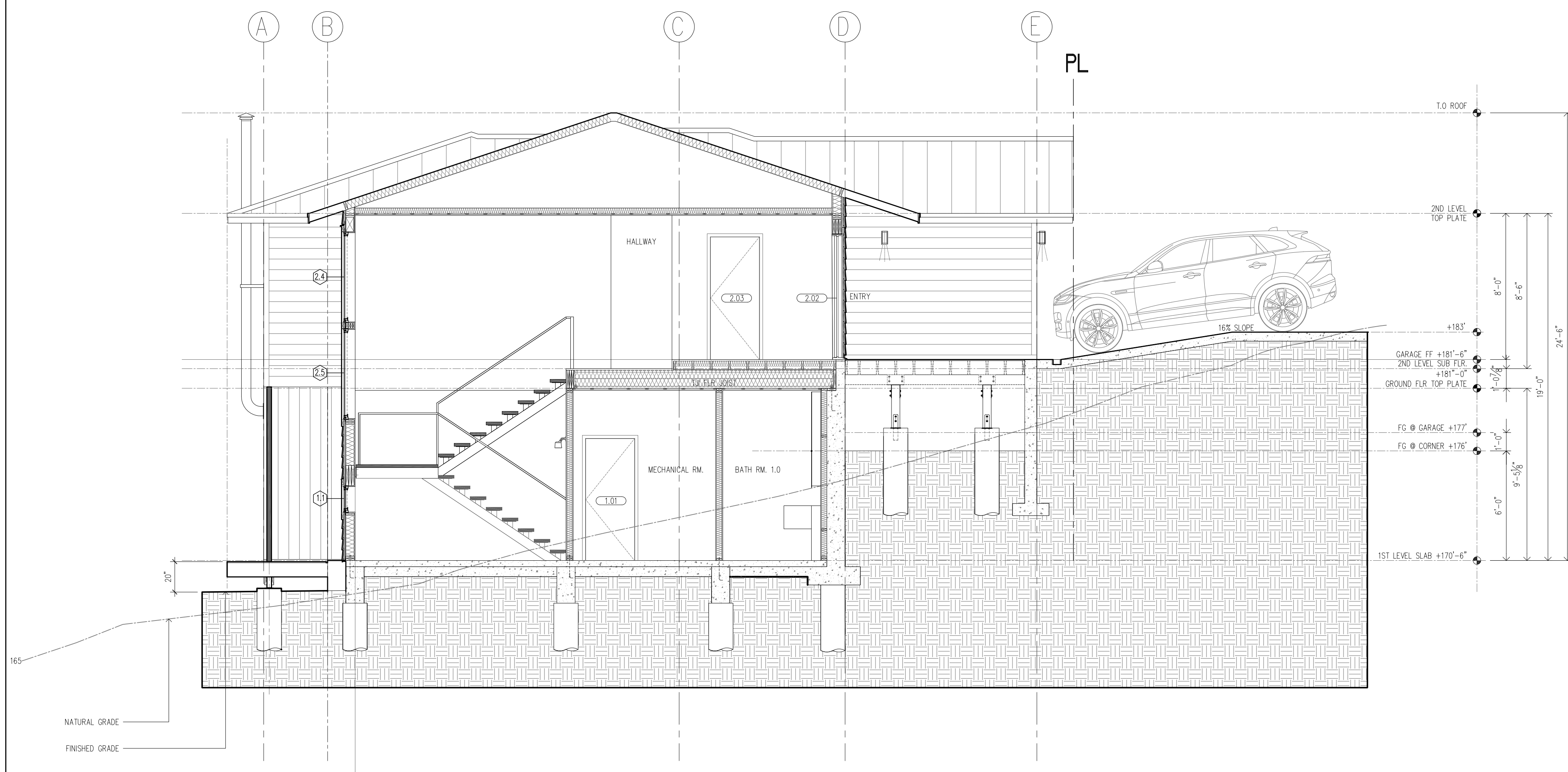
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94018

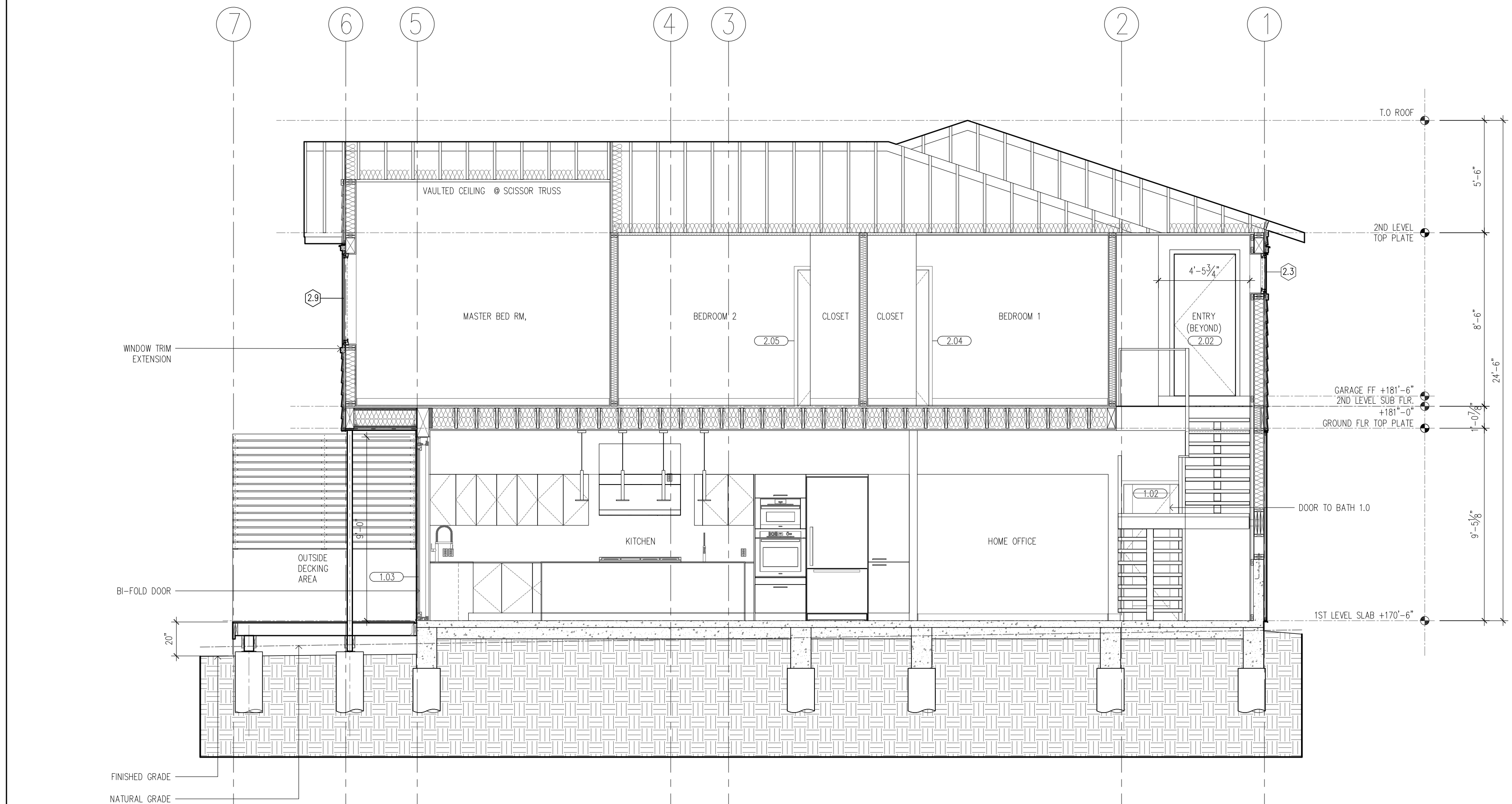
CONTACT
GERALD SIU
PROJECT NO
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GSIU
DRAWN BY
GSIU
PROJECT PHASE
DD
SCALE
1/4" = 1'-0"
ISSUE DATE AND REVISIONS
2019.10.19

KEY PLAN

SECTIONS



1 SECTION 3
Scale: 1/4" = 1'-0"



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

#	DESCRIPTION	DATE
REV-02	REVISED FOR PLANNING	2019.10.19
REV-01	REVISED FOR PLANNING	2019.04.22

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EL GRANADA, CA
94018

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GSIU DRAWN BY
GSIU
PROJECT PHASE
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SCALE
1/4" = 1'-0"
ISSUE DATE AND REVISIONS
2019.10.19

KEY PLAN

SECTIONS

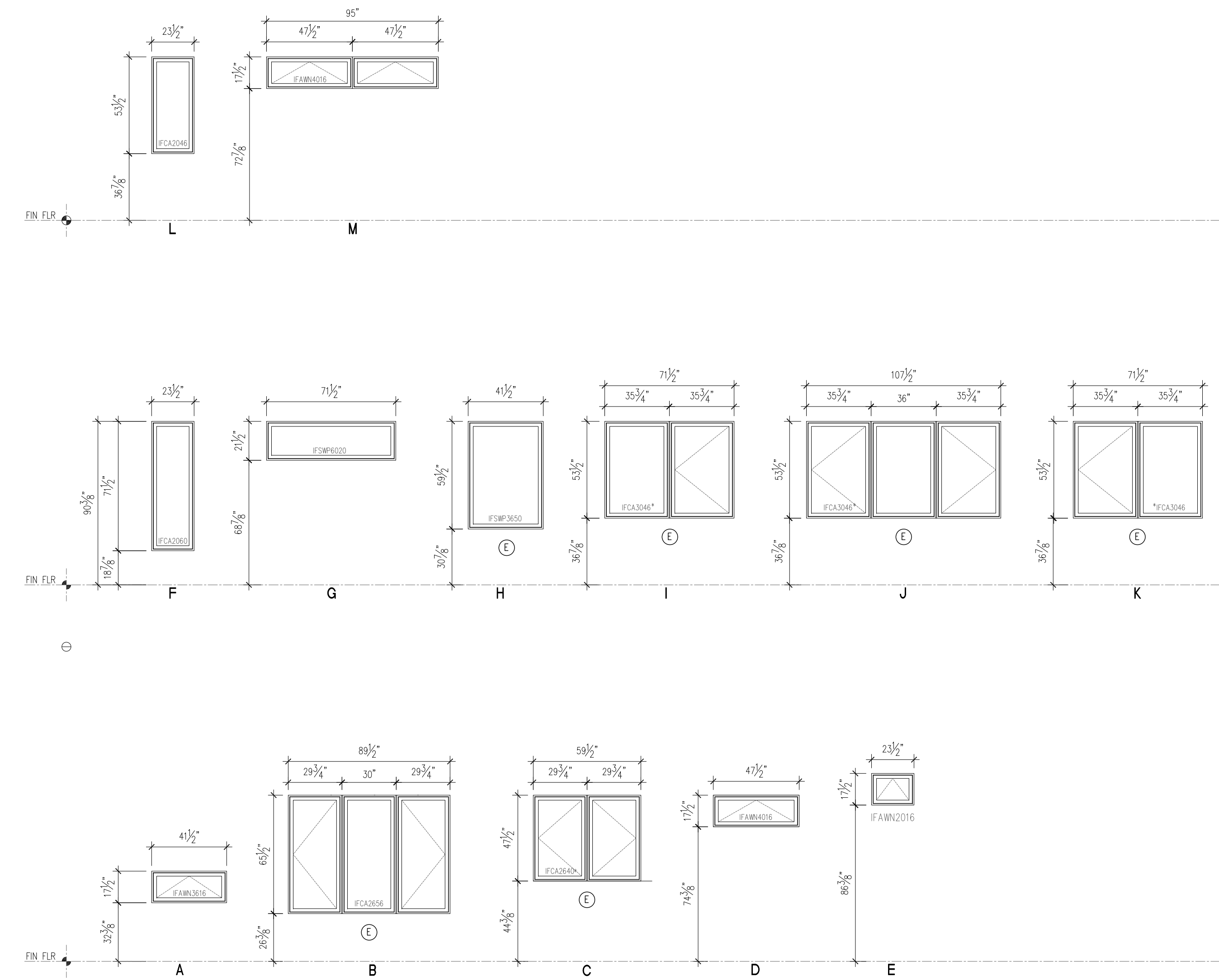
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WINDOW SCHEDULE

MARK	TYPE	SILL HT.	FRAME SIZE		ROUGH OPENING (W x H)	WINDOW TYPE	MANUFACTURER	CODE #	MATERIAL / FINISH INTERIOR & EXT	REMARKS
			WIDTH	HEIGHT						
FIRST LEVEL FLOOR										
1.1	A	2'-8"	41 1/2"	17 1/2"	3'-6" x 1'-6"	AWNING	INTEGRITY BY MARVIN	IFAWN3616	ALL ULTIREX / EBONY	0
1.2	B	2'-2"	89 1/2"	65 1/2"	7' x 5'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA2656	ALL ULTIREX / EBONY	0XXX
1.3	B	2'-2"	89 1/2"	65 1/2"	7' x 5'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA2656	ALL ULTIREX / EBONY	0XXX
1.4	C	3'-8"	59 1/2"	47 1/2"	5' x 4'	CASEMENT	INTEGRITY BY MARVIN	IFCA2640	ALL ULTIREX / EBONY	00
1.5	D	6'-2"	47 1/2"	17 1/2"	4' x 1'-6"	AWNING	INTEGRITY BY MARVIN	IFAWN4016	ALL ULTIREX / EBONY	0
1.6	E	6'-2"	23 1/2"	17 1/2"	2' x 1'-6"	AWNING	INTEGRITY BY MARVIN	IFAWN2016	ALL ULTIREX / EBONY	0
SECOND LEVEL FLOOR										
2.1	F	18 1/2"	23 1/2"	71 1/2"	2' x 6'	STATIONARY	INTEGRITY BY MARVIN	IFCA2060	ALL ULTIREX / EBONY	X
2.2	G	68 1/2"	71 1/2"	21 1/2"	6' x 2'	STATIONARY	INTEGRITY BY MARVIN	IFSWP6020	ALL ULTIREX / EBONY	X
2.3	G	68 1/2"	71 1/2"	21 1/2"	6' x 2'	STATIONARY	INTEGRITY BY MARVIN	IFSWP6020	ALL ULTIREX / EBONY	X
2.4	H	30 1/2"	41 1/2"	59 1/2"	3'-6" x 5'	STATIONARY	INTEGRITY BY MARVIN	IFSWP3650	ALL ULTIREX / EBONY	X
2.5	H	30 1/2" (TO LANDING)	41 1/2"	59 1/2"	3'-6" x 5'	STATIONARY	INTEGRITY BY MARVIN	IFSWP3650	ALL ULTIREX / EBONY	X
2.6	I	36 1/2"	71 1/2"	53 1/2"	6' x 4'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA3046	ALL ULTIREX / EBONY	XO RIGHT HAND OPENING LEFT HAND STATIONARY. WINDOW OPENING CONTROL DEVICE.
2.7	I	36 1/2"	71 1/2"	53 1/2"	6' x 4'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA3046	ALL ULTIREX / EBONY	XO RIGHT HAND OPENING LEFT HAND STATIONARY. WINDOW OPENING CONTROL DEVICE.
2.8	J	36 1/2"	107 1/2"	53 1/2"	9' x 4'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA3046	ALL ULTIREX / EBONY	OXO LEFT HAND OPENING LEFT HAND STATIONARY RIGHT HAND OPENING.
2.9	I	36 1/2"	71 1/2"	53 1/2"	6' x 4'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA3046	ALL ULTIREX / EBONY	XO RIGHT HAND OPENING LEFT HAND STATIONARY.
2.10	K	36 1/2"	71 1/2"	53 1/2"	6' x 4'-6"	CASEMENT	INTEGRITY BY MARVIN	IFCA3046	ALL ULTIREX / EBONY	OX RIGHT HAND STATIONARY LEFT HAND OPENING.
2.11	L	36 1/2"	23 1/2"	53 1/2"	2' x 4'-6"	STATIONARY	INTEGRITY BY MARVIN	IFCA2046	ALL ULTIREX / EBONY	X
2.12	M	66 1/2"	95"	17 1/2"	8' x 1'-6"	AWNING	INTEGRITY BY MARVIN	IFAWN4016	ALL ULTIREX / EBONY	00
2.13	M	66 1/2"	95"	17 1/2"	8' x 1'-6"	AWNING	INTEGRITY BY MARVIN	IFAWN4016	ALL ULTIREX / EBONY	00

Ⓔ THESE UNITS MEET NATIONAL EGRESS CODES REQUIRING 5.7 50/FT CLEAR OPENING, 20" CLEAR WIDTH, AND 24" CLEAR HEIGHT, NOT EXCEED A FLOOR TO SILL HEIGHT OF 44"



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

GERALD SIU

PO BOX 413 MILLBRAE CALIFORNIA 94030

PH: 415-420-4901
E: geraldsiu@gmail.com

REV-01	ISSUED FOR PLANNING	2019.04.22
#	DESCRIPTION	DATE
REVISION		

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CONTACT
GSIU MYAQUIAN
247 SAN JUAN AVE
EL GRANADA, CA
94018

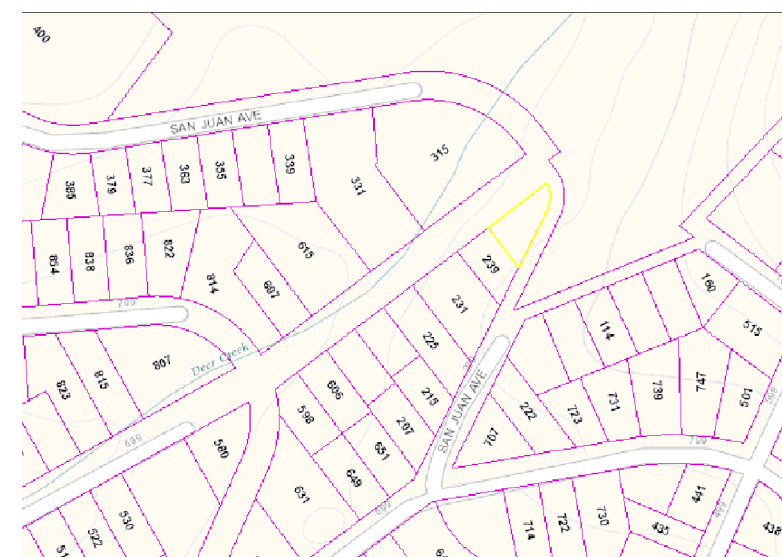
PROJECT NO
XX
DESIGN BY
GSIU
DRAWN BY
GSIU

PROJECT PHASE
DD
SCALE
1/4" = 1'-0"
ISSUE DATE AND REVISIONS
2019.04.22

KEY PLAN

PROJECT SCHEDULES

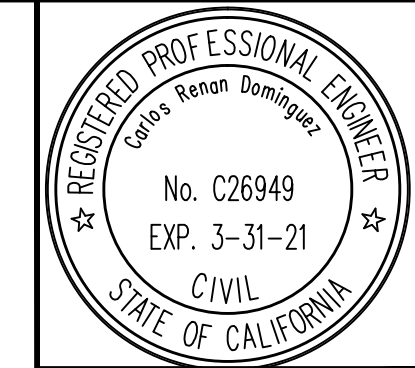
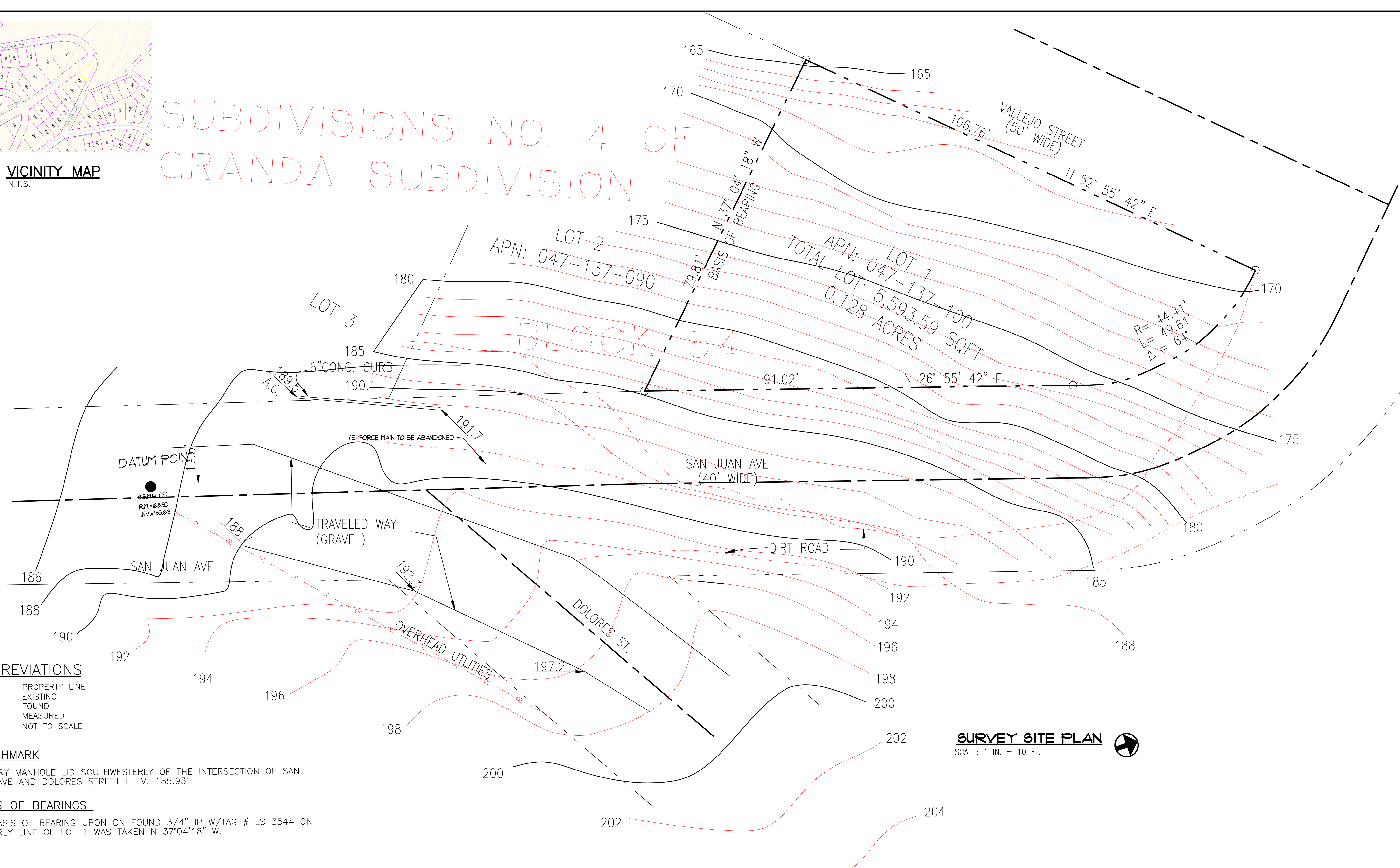
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VICINITY MAP
N.T.S.

SUBDIVISIONS NO. 4 OF GRANDA SUBDIVISION

BLOCK 54



TOPOGRAPHY MAP FOR GERALD SIU & MARTHA YAQUIAN
LOTS 1 BLOCK 54 - SUBDIVISION NO. 4 OF GRANADA

PACIFICA CA 94044
(650) 359-0947

40 HUMBOLDT CT

DOMINGUEZ ASSOCIATES LLC

ABBREVIATIONS

P/L	PROPERTY LINE
EX.	EXISTING
FND.	FOUND
MEAS.	MEASURED
N.T.S.	NOT TO SCALE

BENCHMARK

SANITARY MANHOLE LID SOUTHWESTERLY OF THE INTERSECTION OF SAN JUAN AVE AND DOLORES STREET ELEV. 185.93'

BASIS OF BEARINGS

THE BASIS OF BEARING UPON ON FOUND 3/4" IP W/TAG # LS 3544 ON WESTERLY LINE OF LOT 1 WAS TAKEN N 37°04'18" W.

SPECIAL NOTES

- ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND:

- EXISTING PROPERTY FOR 1 APN: 047-137-100
- - - EXISTING PROPERTY LINES
- MONUMENT LINE
- ○ ○ ○ ○ FENCE
- EDGE OF PAVEMENT
- FOUND 3/4" IP W/ TAG LS 3544

SURVEY SITE PLAN

SCALE: 1 IN. = 10 FT.

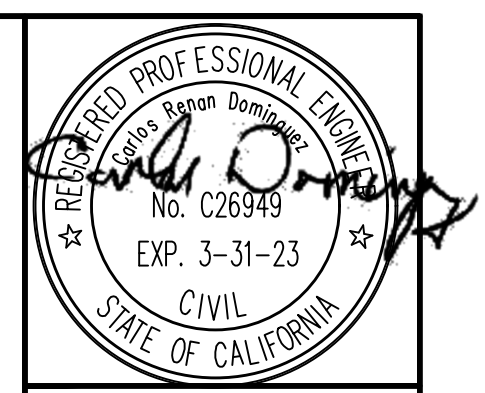


REVISION	
NO.	DATE

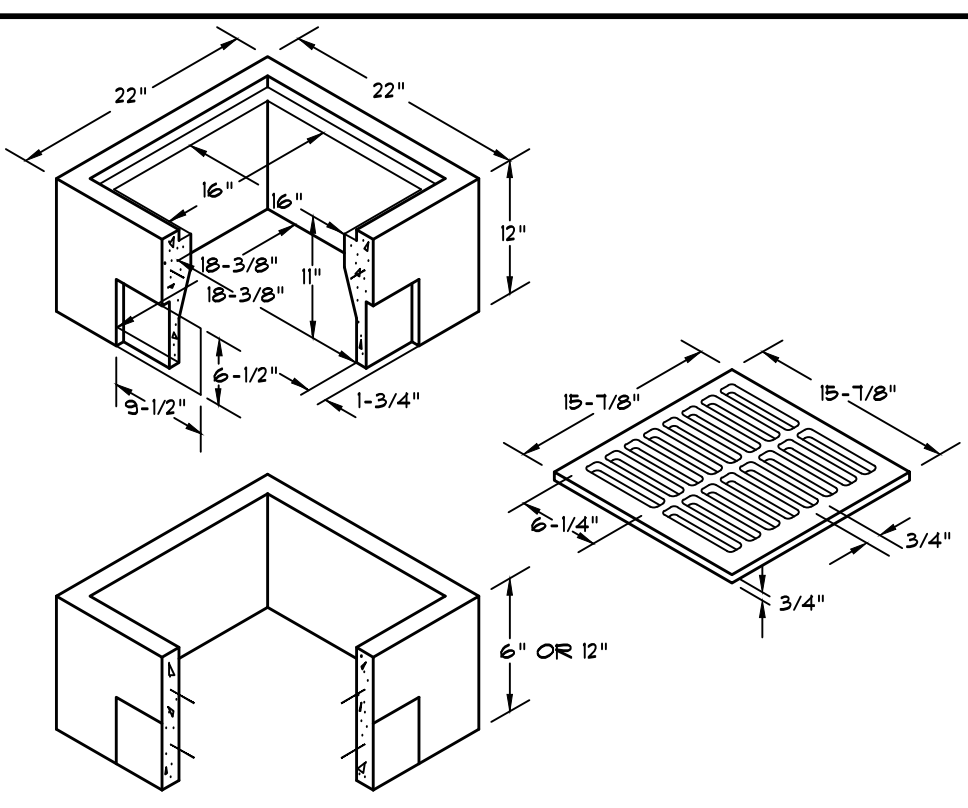
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SHEET NUMBER

C1

OF SHEETS
DATE 3-6-19
FILE HIR 1803

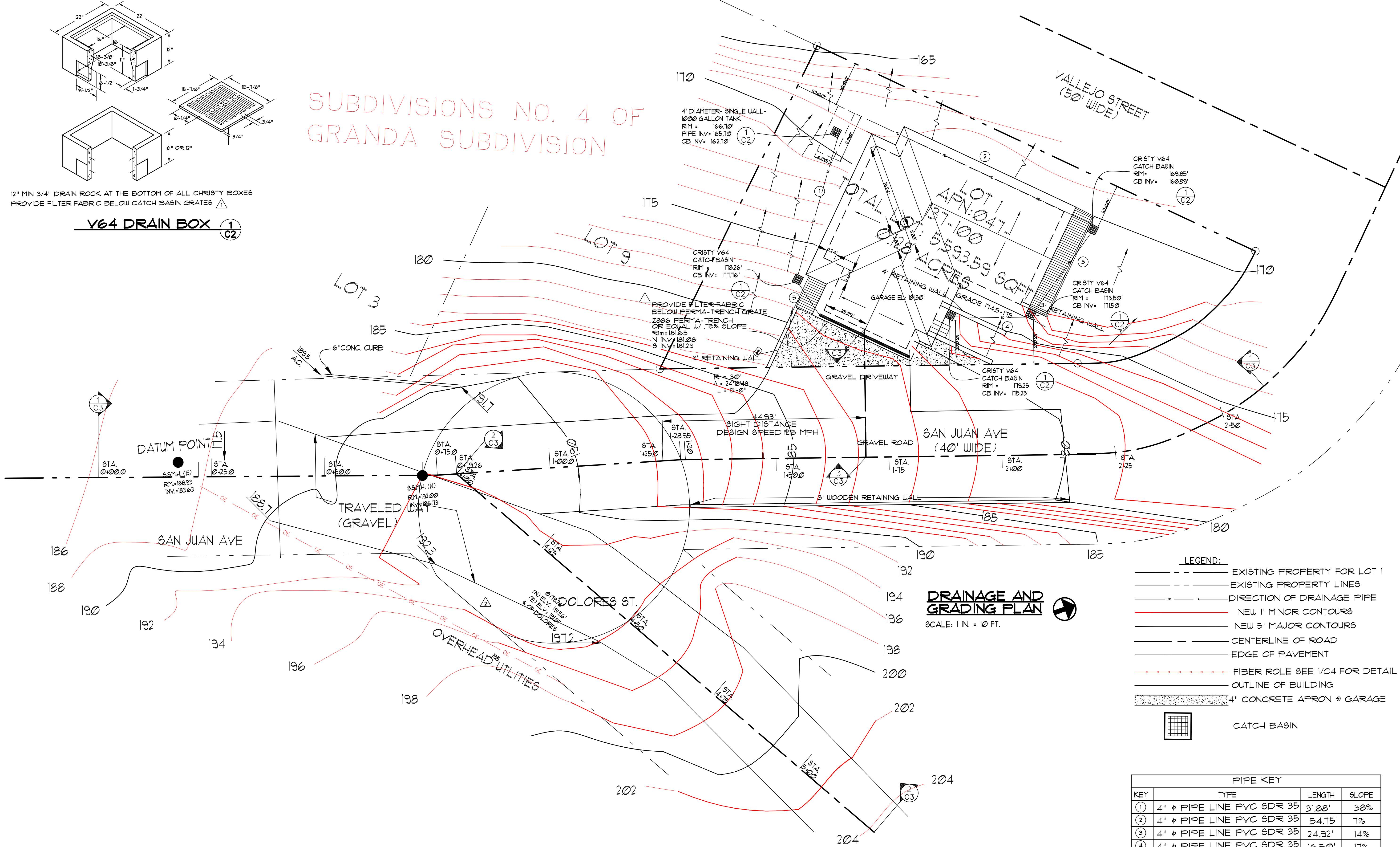


SUBDIVISIONS NO. 4 OF GRANDA SUBDIVISION



12" MIN 3/4" DRAIN ROCK AT THE BOTTOM OF ALL CRISTY BOXES
PROVIDE FILTER FABRIC BELOW CATCH BASIN GRATES

V64 DRAIN BOX



DRAINAGE AND GRADING PLAN

SCALE: 1 IN. = 10 FT.

- LEGEND:**
- EXISTING PROPERTY FOR LOT 1
 - EXISTING PROPERTY LINES
 - - - DIRECTION OF DRAINAGE PIPE
 - NEW 1' MINOR CONTOURS
 - NEW 5' MAJOR CONTOURS
 - - - CENTERLINE OF ROAD
 - EDGE OF PAVEMENT
 - FIBER ROLE SEE 1/C4 FOR DETAIL
 - OUTLINE OF BUILDING
 - 4" CONCRETE APRON @ GARAGE
 - CATCH BASIN

PIPE KEY			
KEY	TYPE	LENGTH	SLOPE
①	4" Ø PIPE LINE PVC SDR 35	31.88'	3.8%
②	4" Ø PIPE LINE PVC SDR 35	54.75'	7%
③	4" Ø PIPE LINE PVC SDR 35	24.92'	14%
④	4" Ø PIPE LINE PVC SDR 35	16.50'	17%
⑤	4" Ø PIPE LINE PVC SDR 35	8.00'	9%

BENCHMARK
SANITARY MANHOLE LID SOUTHWESTERLY OF THE INTERSECTION OF SAN JUAN AVE AND DOLORES STREET
ELEV. 185.93'

ROAD CUT/FILL SITE CUT/FILL TOTAL CUT/FILL

FILL:	1 CYD	FILL:	0 CYD	FILL:	1 CYD
CUT:	199 CYD	CUT:	106 CYD	CUT:	305 CYD

DRAINAGE AND GRADING PLAN FOR GERALD SIU & MARTHA YAQUIAN LOTS 1 BLOCK 54 - SUBDIVISION NO. 4 OF GRANADA

DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT CT PACIFICA CA 94044 (650) 359-0947

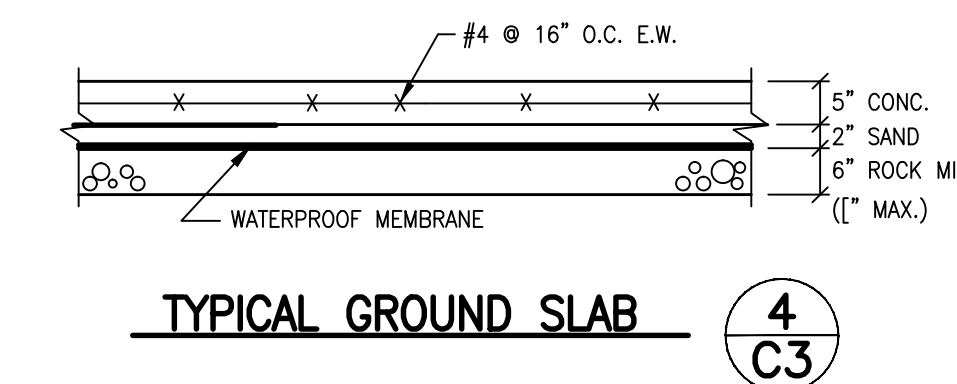
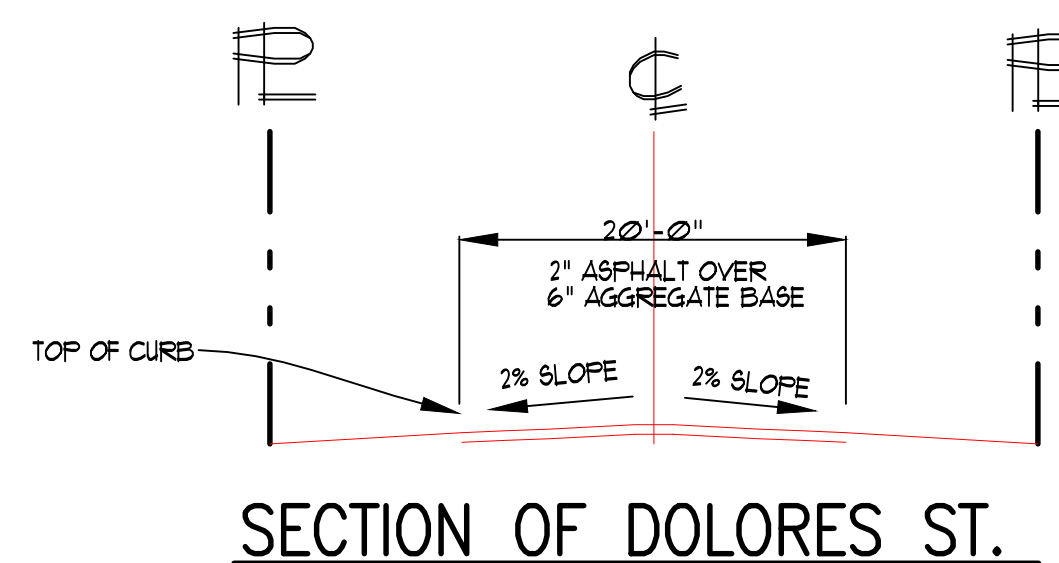
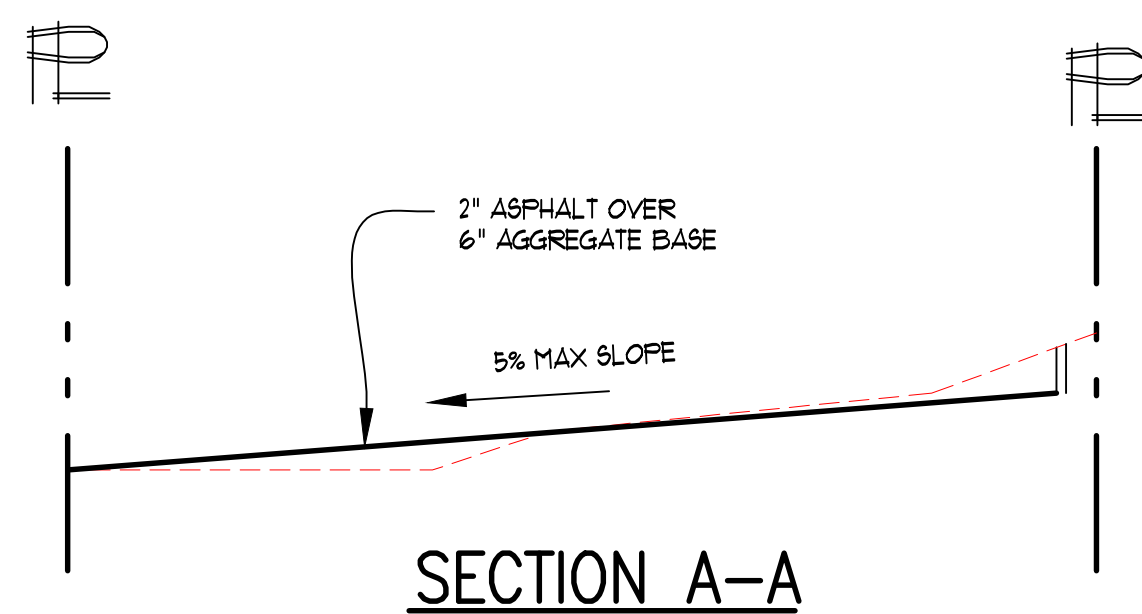
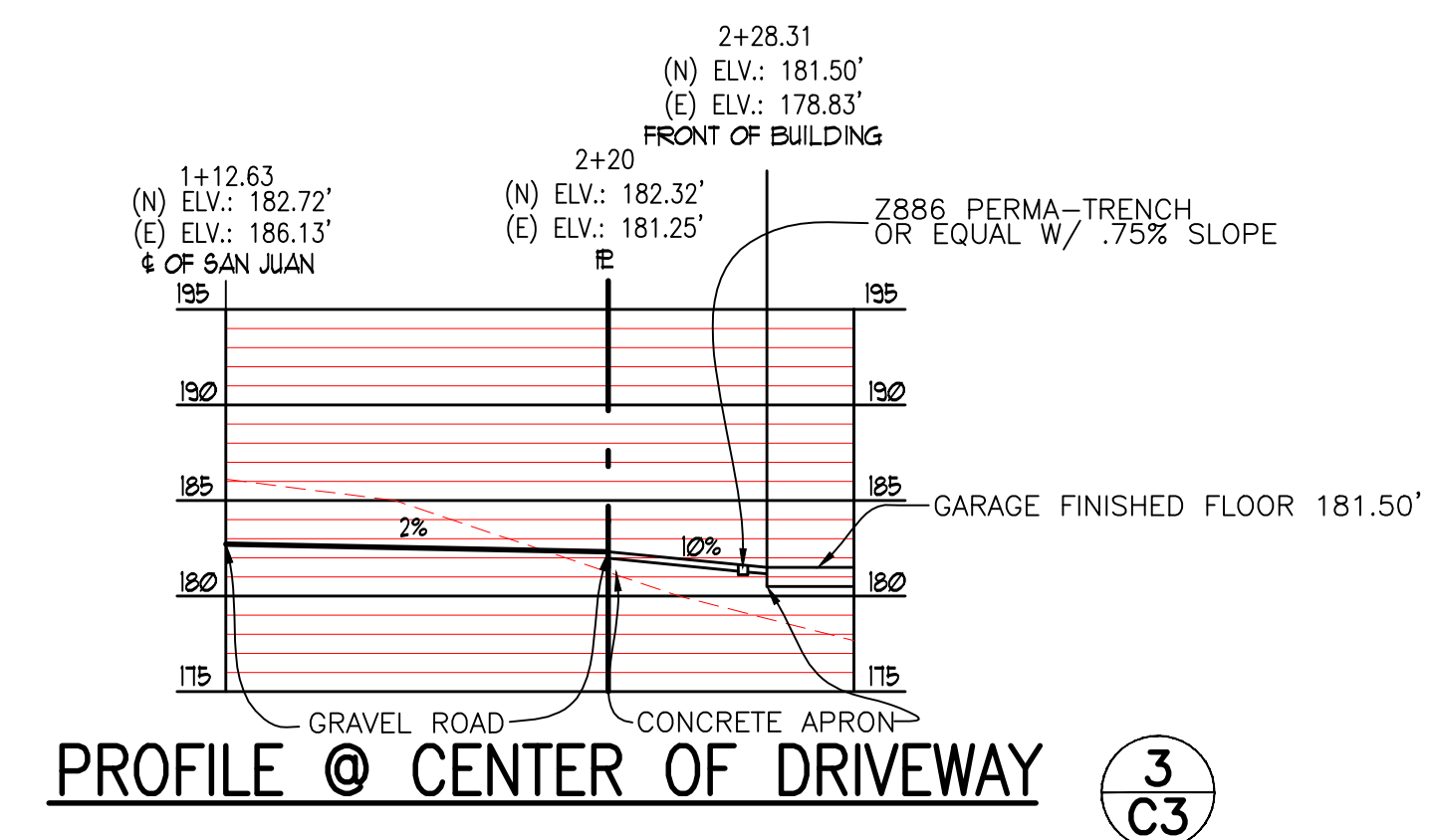
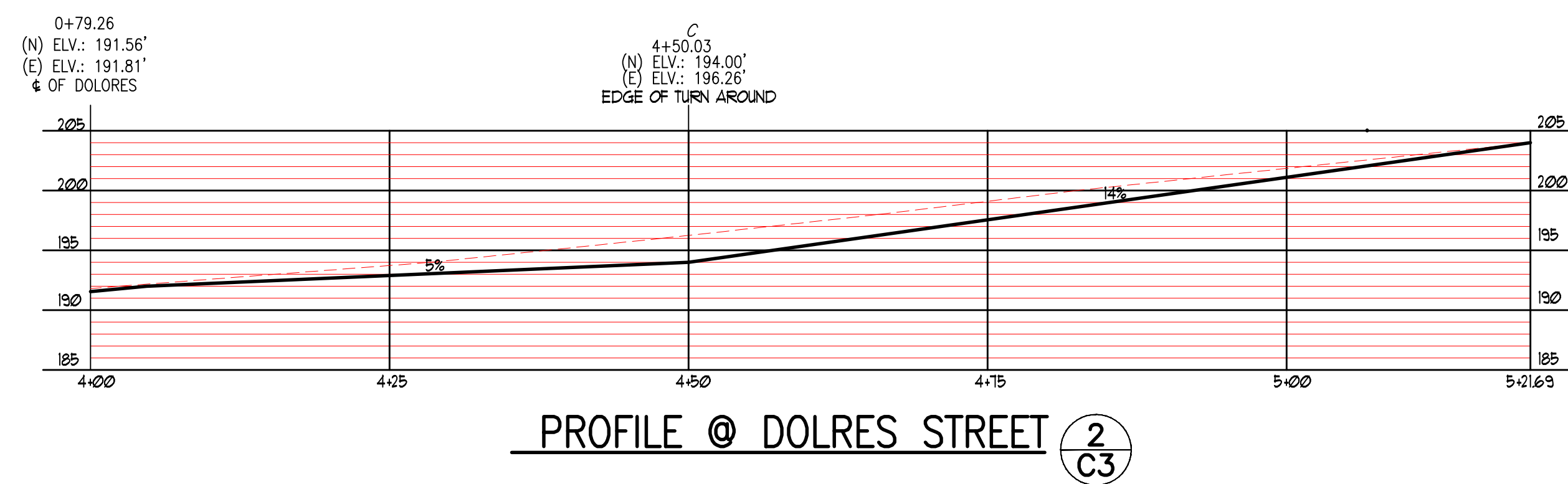
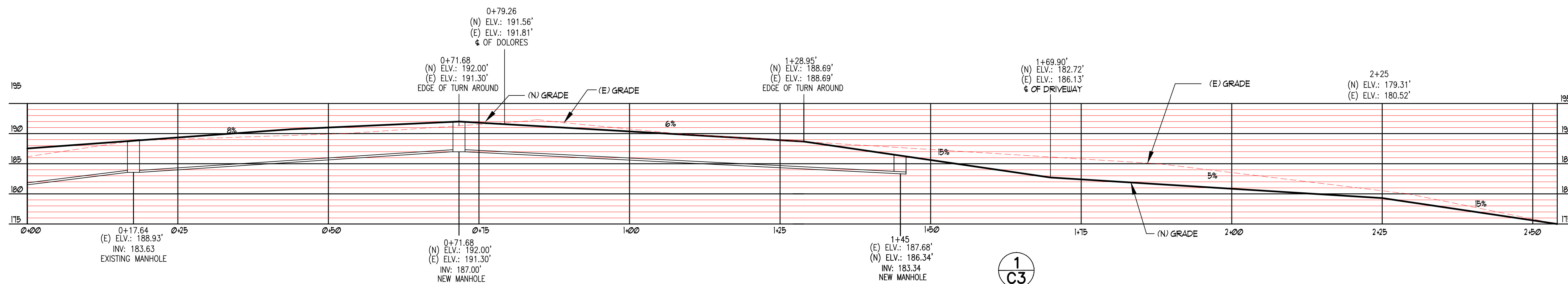
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Δ	4-19-22

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OF SHEETS
DATE 3-6-19
FILE HIR 1803



ROAD CUT/FILL

FILL: 7 CYD
CUT: 199 CYD



DRAINAGE AND GRADING PLAN FOR GERALD SIU & MARTHA YAQUIAN
LOTS 1 BLOCK 54 - SUBDIVISION NO. 4 OF GRANADA

PACIFICA CA 94044
(650) 359-0947

DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT CT

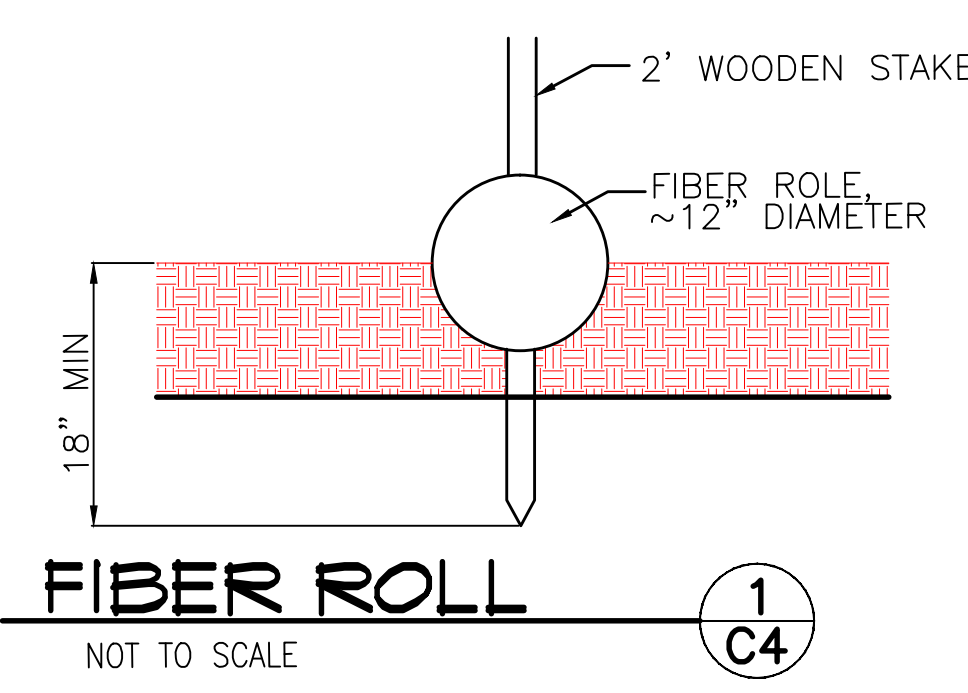
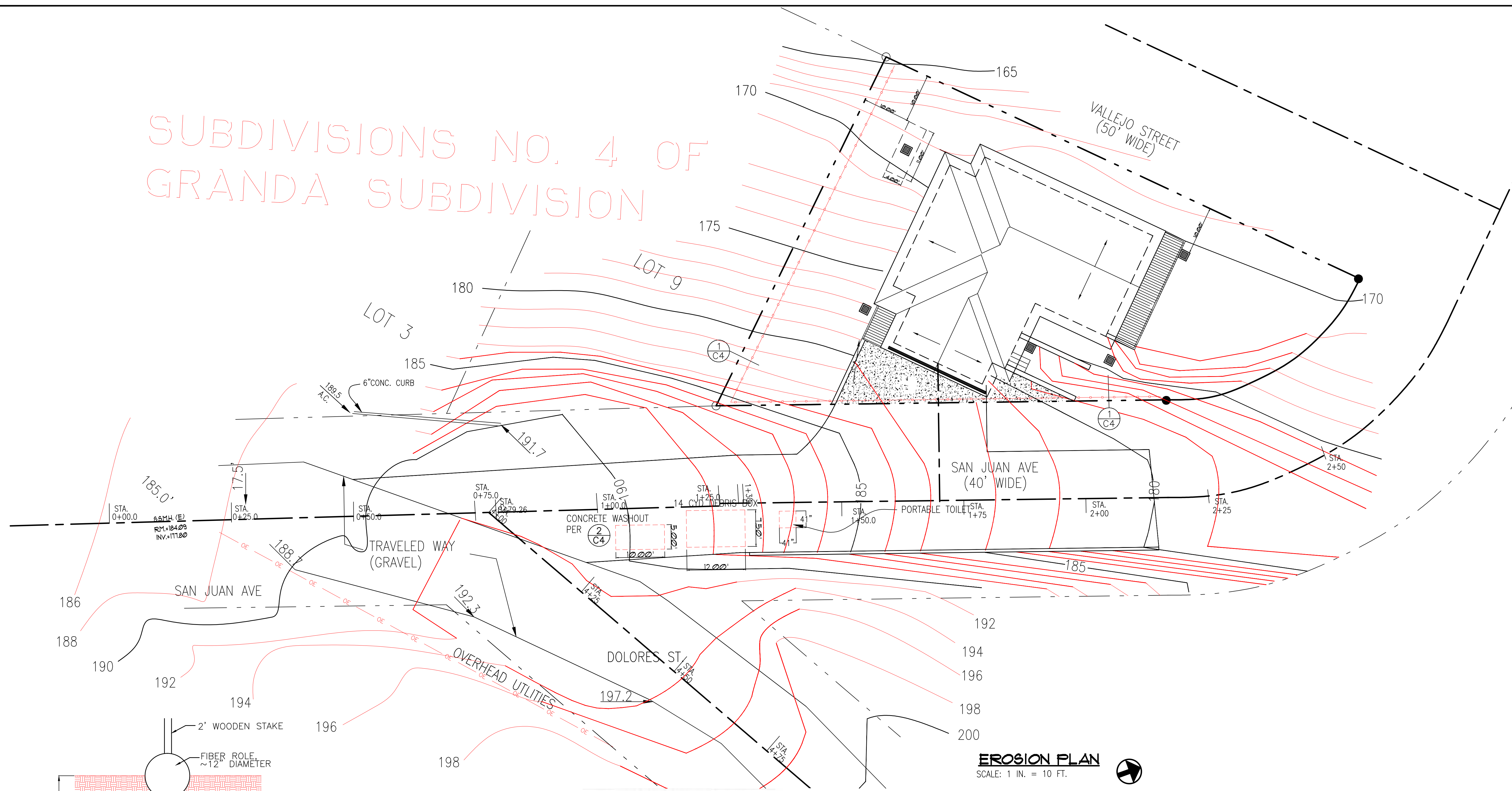
REVISION	
NO.	DATE

SCALE
SHEET NUMBER

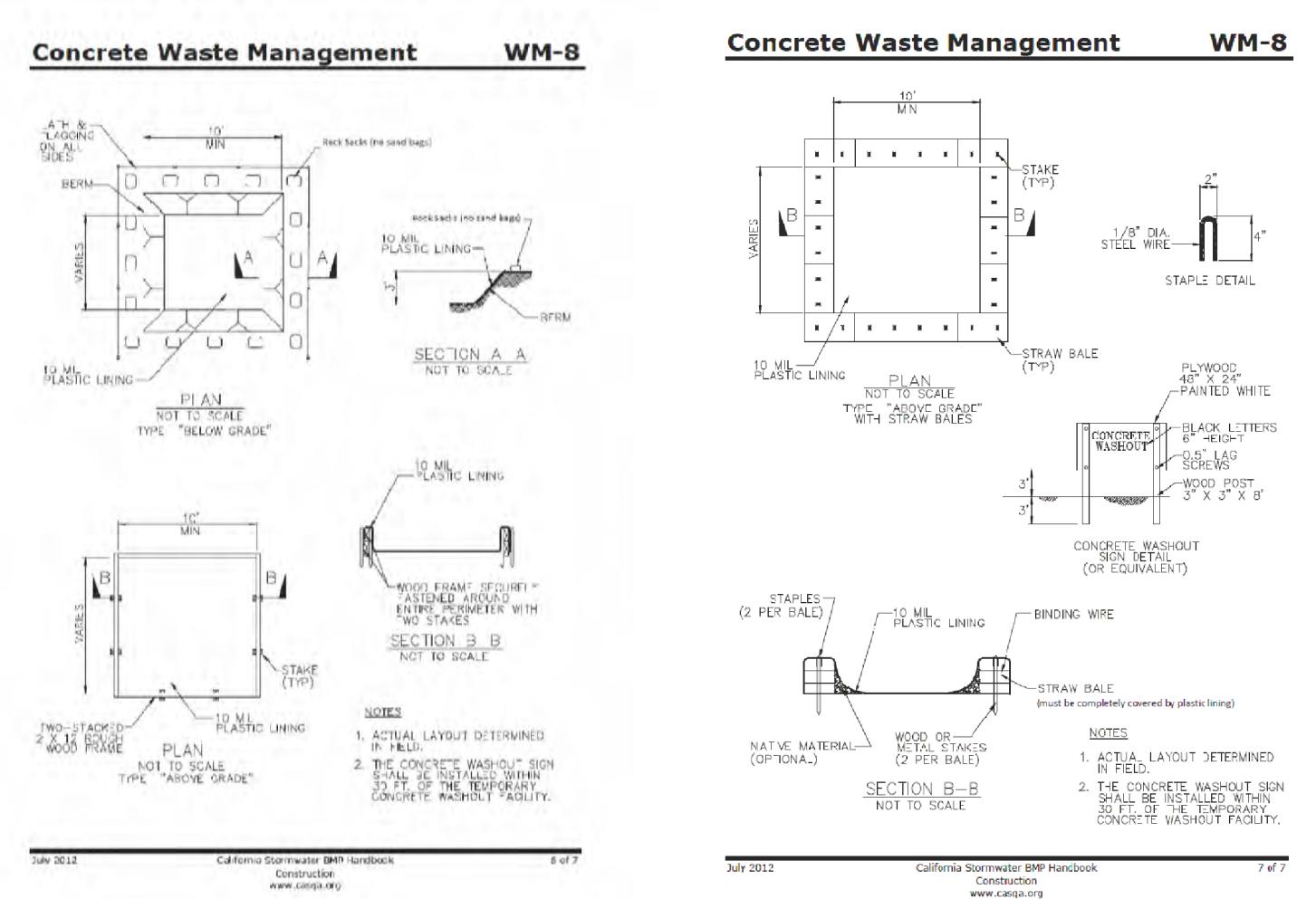
C3

OF SHEETS
DATE 3-6-19
FILE HIR 1803

SUBDIVISIONS NO. 4 OF GRANADA SUBDIVISION



EROSION PLAN
SCALE: 1 IN. = 10 FT.



EROSION CONTROL NOTES

- FIBER ROLE
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL 1/C4
- FOR CONSTRUCTION DURING DRY SEASON, ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
- BETWEEN OCT 15 AND APRIL 15 ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SUCH PROTECTION SHALL CONSIST OF COIR LOGS, AS SHOWN.
- ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
- BEFORE COMPLETION OF PROJECT ALL EXPOSED OR DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION, USING JUTE NETTING AND/OR SEED.

2 C4 CONCRETE WASTE MANAGEMENT

PROPOSED SEWER FOR GERALD SIU & MARTHA YAQUIAN
LOTS 1 BLOCK 54 - SUBDIVISION NO. 4 OF GRANADA

PACIFICA CA 94044
(650) 359-0947

DOMINGUEZ ASSOCIATES LLC 40 HUMBOLDT CT

REVISION	
NO.	DATE

SCALE SHEET NUMBER

C4

OF SHEETS
DATE 3-6-19
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GENERAL LANDSCAPING NOTES

- INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1000 SQ/FT TO A DEPTH OF 6" INTO LANDSCAPE AREA.
- ALL PLANTS ARE DROUGHT TOLERANT PLANTS. INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL TO LITTLE OR NO SUMMER WATER (AV. WUCOL PLANT FACTOR 0.3) FOR 75% OF PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
- A MINIMUM OF 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREA, EXCEPT IN AREAS OF TURF OR CREEPING GROUND COVER.
- ALL PLANTINGS TO BE HAND PLANTED
- TOTAL AREA OF LANDSCAPING 373 SQ/FT

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
 APPLICANT:
 GSIU & M. YAQUIAN RESIDENCE
 247 SAN JUAN AVE, EL GRANADA, CA 94018
 THIS PROJECT DOES NOT INCORPORATE LANDSCAPING THAT IS LESS THAN 2500 SQ/FT AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPING PROJECT.
 TOTAL LANDSCAPING AREA - 373 SQ/FT (NOTE #5 ABOVE IN GENERAL LANDSCAPING NOTES)
 TOTAL TURF - N/A
 SPECIAL LANDSCAPE AREA - N/A
 WATER TYPE - PORTABLE
 NAME OF WATER SURVEYOR - COUNTY COASTSIDE WATER DISTRICT (CCWD)
 I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO

GERALD SIU
 PO BOX 413 MILLBRAE
 CALIFORNIA, 94030
 PH: 415-420-4901
 E: gerald.siu@gmail.com

REV. NO.	REVISION	DATE
1	ISSUED FOR PLANNING	2019.04.22

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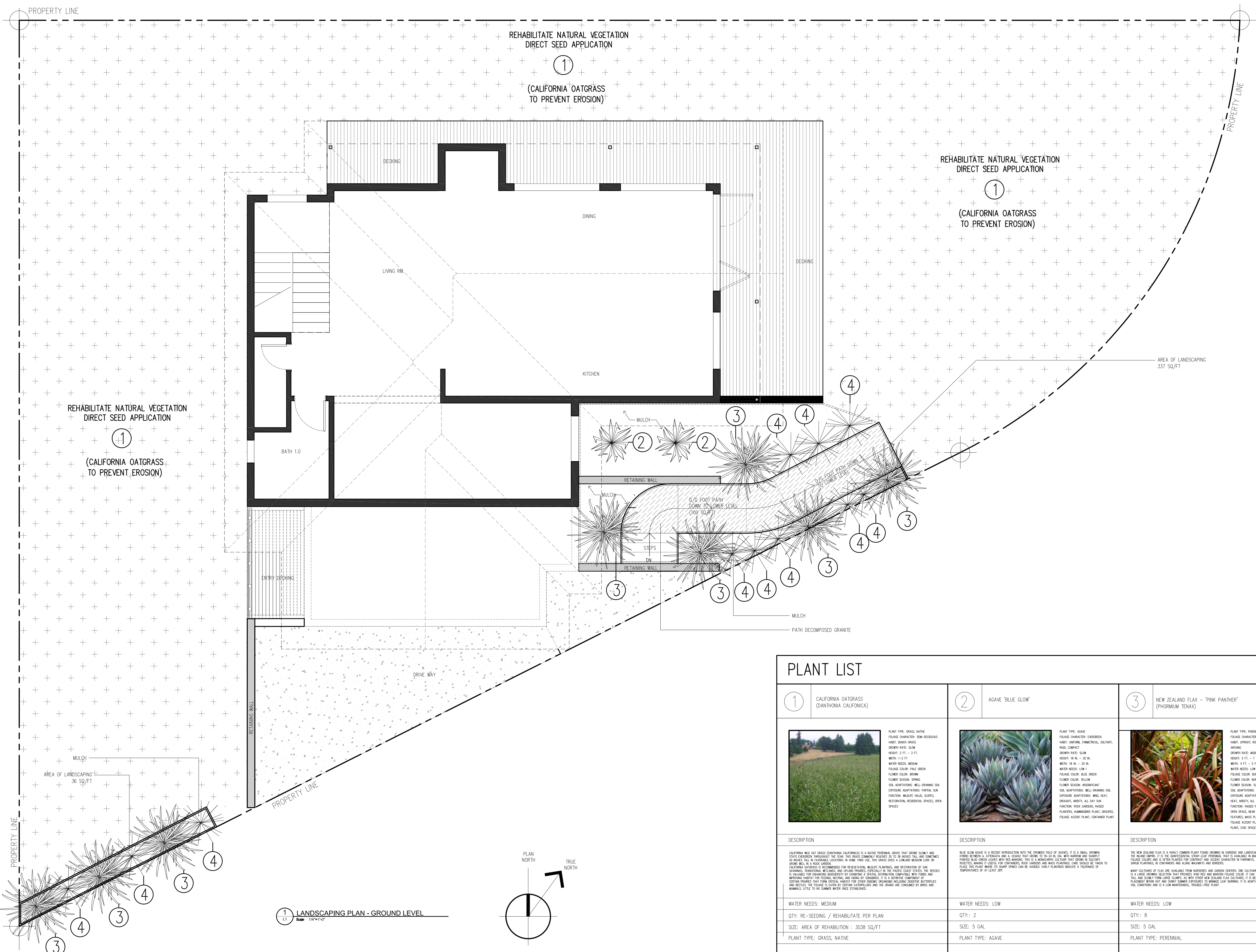
CONTACT
GERALD SIU
 PROJECT NO
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 DESIGN BY
 GSIU
 DRAWN BY
 GSIU

PROJECT PHASE
 DD
 SCALE
 1/4" = 1'-0"
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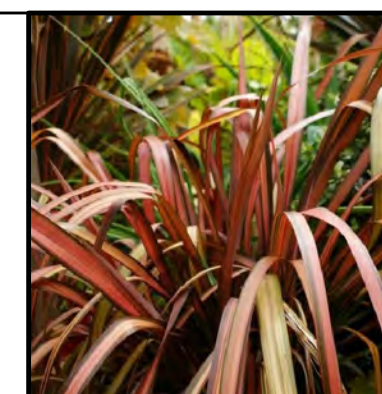

KEY PLAN

LANDSCAPING PLAN

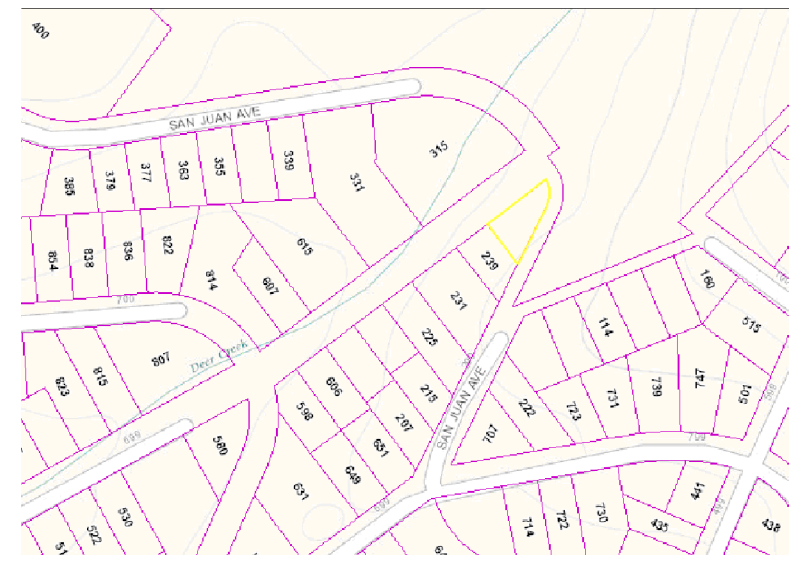
L1



PLANT LIST

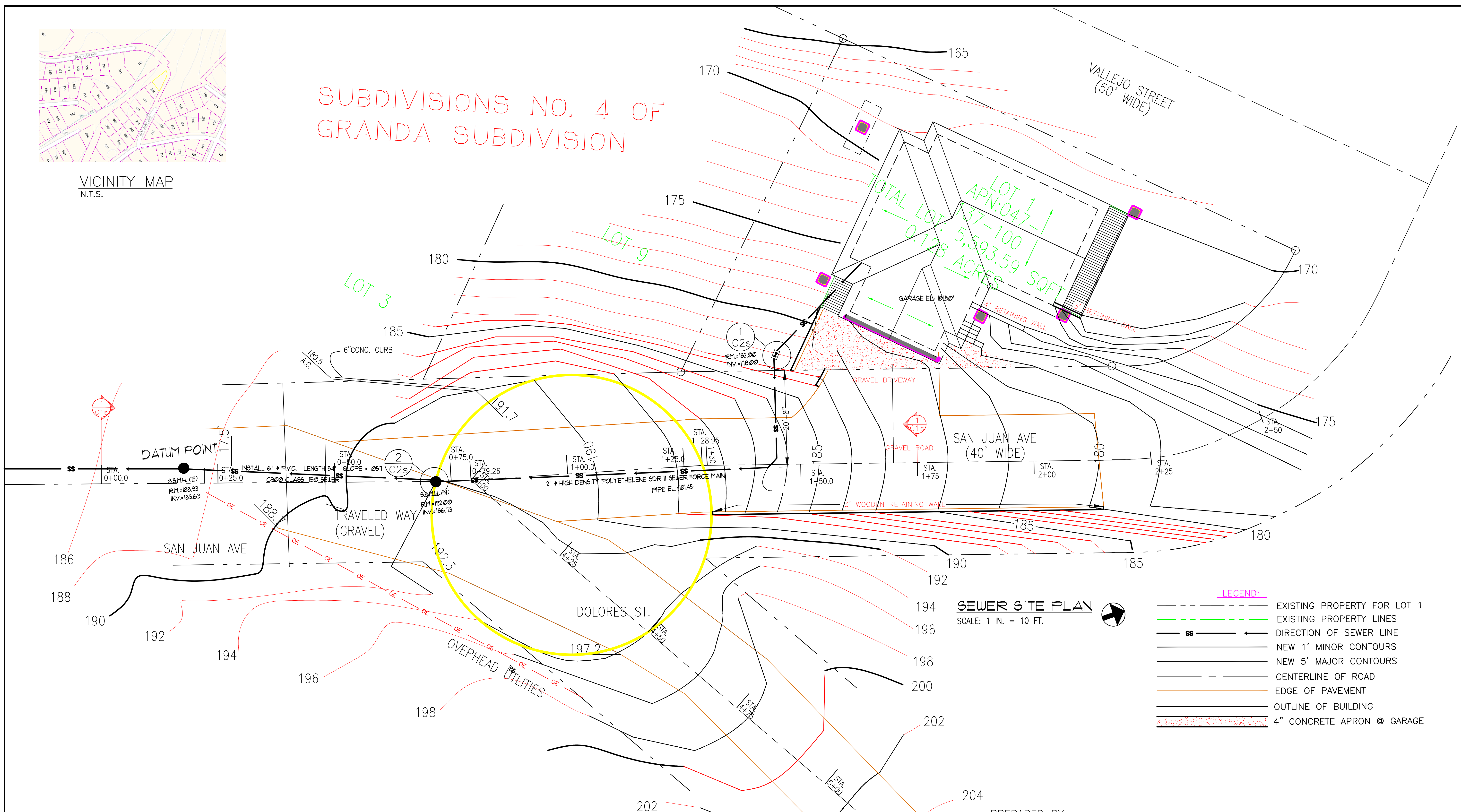
1	2	3	4
<p>1 CALIFORNIA OATGRASS (DANTHONIA CALIFORNICA)</p>  <p>PLANT TYPE: GRASS, NATIVE FOLIAGE CHARACTER: SEM-DECIDUOUS HABIT: BROAD GRASS GROWTH RATE: SLOW HEIGHT: 2 FT. - 3 FT. WIDTH: 1-2 FT. WATER NEEDS: MEDIUM FOLIAGE COLOR: VIVID GREEN FLOWER COLOR: BROWN FLOWER SEASON: SPRING SOIL ADAPTATIONS: WELL-DRAINING SOIL EXPOSURE ADAPTATIONS: PARTIAL SUN FUNCTION: WINDSTOPPER, VISUAL SCREEN, RESTORATION, RECREATIONAL SPACES, OPEN SPACES</p> <p>DESCRIPTION CALIFORNIA WILD OAT GRASS (DANTHONIA CALIFORNICA) IS A NATIVE PERENNIAL GRASS THAT GROWS SLOWLY AND LEAVES A FEW FEET OF SEED HEADS THAT REMAIN FOR UP TO 10 MONTHS. IT IS A SMALL GROUND COVERING GRASS THAT GROWS TO 2-3 FEET TALL AND SPREADS 1-2 FEET WIDE. IT IS A NATIVE PERENNIAL GRASS THAT GROWS TO 2-3 FEET TALL AND SPREADS 1-2 FEET WIDE. IT IS A NATIVE PERENNIAL GRASS THAT GROWS TO 2-3 FEET TALL AND SPREADS 1-2 FEET WIDE.</p> <p>WATER NEEDS: MEDIUM QTY: RE-SEEDING / REHABILITATE PER PLAN SIZE: AREA OF REHABILITATION : 3038 SQ/FT PLANT TYPE: GRASS, NATIVE</p>	<p>2 AGAVE 'BLUE GLOW'</p>  <p>PLANT TYPE: AGAVE FOLIAGE CHARACTER: EVERGREEN HABIT: SPREAD, SUBCAULIS, CLUMPING BUD, COMPACT GROWTH RATE: SLOW HEIGHT: 18 IN. - 20 IN. WIDTH: 18 IN. - 20 IN. WATER NEEDS: LOW FOLIAGE COLOR: BLUE-GREEN FLOWER SEASON: WINTER/EARLY SPRING SOIL ADAPTATIONS: WELL-DRAINING SOIL EXPOSURE ADAPTATIONS: FULL SUN FUNCTION: ROCK GARDENS, BASKED PLANTING, HANGING BASKETS, VISUAL SCREEN, CONTAINER PLANT</p> <p>DESCRIPTION BLUE GLOW AGAVE IS A RECENT INTRODUCTION INTO THE DOMESTIC FIELD OF AGAVES. IT IS A SMALL GROUND COVERING AGAVE THAT GROWS TO 18-20 IN. TALL AND SPREADS 18-20 IN. WIDE. IT IS A RECENT INTRODUCTION INTO THE DOMESTIC FIELD OF AGAVES. IT IS A SMALL GROUND COVERING AGAVE THAT GROWS TO 18-20 IN. TALL AND SPREADS 18-20 IN. WIDE.</p> <p>WATER NEEDS: LOW QTY: 2 SIZE: 5 GAL PLANT TYPE: AGAVE</p>	<p>3 NEW ZEALAND FLAX - "PINK PANTHER" (PHORMIUM TENAX)</p>  <p>PLANT TYPE: PERENNIAL FOLIAGE CHARACTER: SEM-DECIDUOUS HABIT: SPREAD, BASKED, CLUMPING BASKED GROWTH RATE: MODERATE HEIGHT: 3 FT. - 4 FT. WIDTH: 3 FT. - 4 FT. WATER NEEDS: LOW FOLIAGE COLOR: BURGUNDY, RED FLOWER COLOR: YELLOW FLOWER SEASON: WINTER/EARLY SPRING SOIL ADAPTATIONS: WELL-DRAINING SOIL EXPOSURE ADAPTATIONS: PARTIAL SUN FUNCTION: BASKED PLANTING, VISUAL SCREEN, RESTORATION, RECREATIONAL SPACES, OPEN SPACES</p> <p>DESCRIPTION THE NEW ZEALAND FLAX IS A HIGHLY COMMON PLANT FOUND GROWING IN GARDENS AND LANDSCAPES THROUGHOUT THE WORLD. IT IS A PERENNIAL PLANT THAT GROWS TO 3-4 FEET TALL AND SPREADS 3-4 FEET WIDE. IT IS A PERENNIAL PLANT THAT GROWS TO 3-4 FEET TALL AND SPREADS 3-4 FEET WIDE.</p> <p>WATER NEEDS: LOW QTY: 8 SIZE: 5 GAL PLANT TYPE: PERENNIAL</p>	<p>4 DEER GRASS (MULLENBERGIA RIGENS)</p>  <p>PLANT TYPE: GRASS, NATIVE FOLIAGE CHARACTER: SEM-DECIDUOUS HABIT: BASKED, BASKED, BASKED GROWTH RATE: FAST HEIGHT: 2 FT. - 3 FT. WIDTH: 2 FT. - 3 FT. WATER NEEDS: LOW FOLIAGE COLOR: PINK-GREEN FLOWER COLOR: CREAM FLOWER SEASON: WINTER/EARLY SPRING SOIL ADAPTATIONS: WELL-DRAINING SOIL EXPOSURE ADAPTATIONS: PARTIAL SUN FUNCTION: BASKED PLANTING, VISUAL SCREEN, RESTORATION, RECREATIONAL SPACES, OPEN SPACES</p> <p>DESCRIPTION DEER GRASS IS A HIGHLY POPULAR CLUMPING GRASS FOR COMMERCIAL AND RESIDENTIAL PLANTINGS. THIS IS A BASKED GRASS THAT GROWS TO 2-3 FEET TALL AND SPREADS 2-3 FEET WIDE. IT IS A BASKED GRASS THAT GROWS TO 2-3 FEET TALL AND SPREADS 2-3 FEET WIDE.</p> <p>WATER NEEDS: LOW QTY: 11 SIZE: 5 GAL PLANT TYPE: GRASS, NATIVE</p>
<p>TOTAL PLANTS: 21 - 5GAL</p> <p>I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO PER APPENDIX D CHECKLIST FORM ATTACHED</p>			

PLOTTED ON: 12/14/2019 10:00 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1/4" = 1'-0"
 PLOT SIZE: 36" x 48"



VICINITY MAP
N.T.S.

SUBDIVISIONS NO. 4 OF GRANDA SUBDIVISION

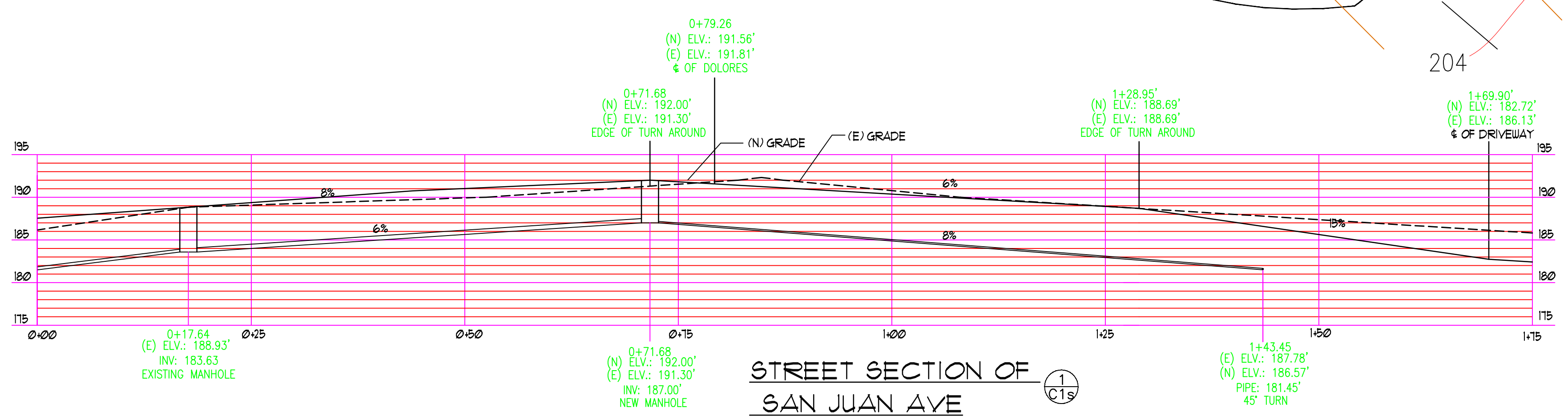


SEWER SITE PLAN
SCALE: 1 IN. = 10 FT.

- LEGEND:**
- EXISTING PROPERTY FOR LOT 1
 - EXISTING PROPERTY LINES
 - DIRECTION OF SEWER LINE
 - NEW 1' MINOR CONTOURS
 - NEW 5' MAJOR CONTOURS
 - CENTERLINE OF ROAD
 - EDGE OF PAVEMENT
 - OUTLINE OF BUILDING
 - 4" CONCRETE APRON @ GARAGE

PREPARED BY:
CARLOS DOMINGUEZ RCE C26949 DATE:

REVIEWED AND APPROVED BY:
GRANADA SANITARY SEWER DISTRICT RCE 22493 DATE:



TOPOGRAPHY MAP FOR GERALD SIU & MARTHA YAQUIAN
LOTS 1 BLOCK 54 - SUBDIVISION NO. 4 OF GRANADA

PACIFICA CA 94044
(650) 359-0947

40 HUMBOLDT CT
DOMINGUEZ ASSOCIATES LLC

REVISION	
NO.	DATE

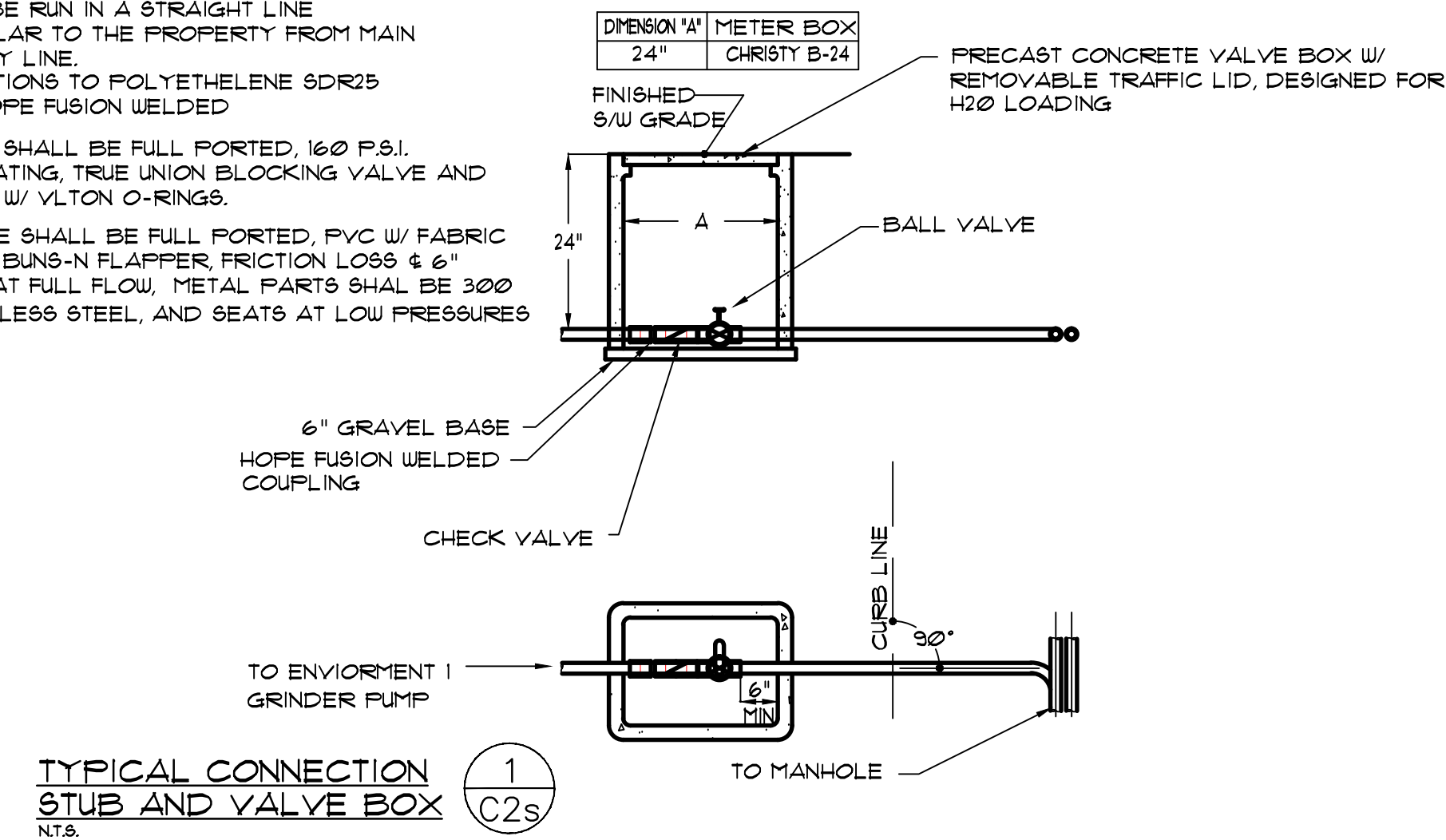
SCALE
SHEET NUMBER
C1s
OF SHEETS
DATE 3-6-19
FILE HIR 1803

SEWER NOTES:

- YOUR ATTENTION IS DIRECTED TO THE TECHNICAL SPECIFICATIONS AND STANDARD DETAILS OF THE GRANADA SANITARY DISTRICT BEING APPLICABLE TO THIS PROJECT.
- ALL TRENCH BEDDING AND STRUCTURAL BACKFILL MATERIAL SHALL BE AS SPECIFIED ON THE STANDARD DETAIL SHEET NO. 13. HDPE PIPE SHALL BE BEDDED IN SAND CONFORMING TO CALTRANS SPECIFICATION JULY 1992, SECTION 19 PARAGRAPH 19-3.025B SAND BEDDING.
- TESTING AND CLEANING OF THE CONSTRUCTED PIPELINE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE GRANADA SANITARY.
- THE CONTRACTOR IS EXPECTED TO COMPLETE CONSTRUCTION OF THE MAIN SEWER WITHIN A CONTINUOUS 10 CALENDAR DAY PERIOD. NO TRENCH SECTION SHALL BE LEFT UNCOVERED AT THE END OF EVERY WORKING DAY.
- THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS (AS-BUILT) TO DISTRICT UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT TO THE DISTRICT SUFFICIENT CONSTRUCTION PHOTOGRAPHS OF THE PROJECT'S CONSTRUCTION.
- THE CONTRACTOR SHALL NOT ALLOW THE SITE TO BE LITTERED WITH TRASH AND WASTE MATERIAL. UPON COMPLETION OF WORK, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION ACCEPTABLE TO THE DISTRICT.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATION TO OFFER LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN ALL ACCESS TO AND FROM PUBLIC STREETS MID SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE CONSTRUCTION DUST AND NOISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO ANY EXISTING UTILITIES. ALL REPAIRS SHALL BE DONE BY CONTRACTOR AT HIS EXPENSE.
- COSTS FOR TRENCH BACKFILL TESTING SHALL BE BORNE BY THE CONTRACTOR/DEVELOPER
- COPIES OF CERTIFIED COMPACTION TESTS SHALL BE FORWARDED TO SAN MATEO COUNTY PUBLIC WORKS AND DISTRICT ENGINEER, PRIOR TO FINAL APPROVAL OF THE PROJECT BY THE COUNTY.
- CONTRACTOR/OWNER TO RETAIN SURVEYOR/ENGINEER TO PLACE CONSTRUCTION STAKES REQUIRED FOR THE WORK, PRIOR TO COMMENCEMENT OF WORK MID FOR REVIEW BY THE PUBLIC WORKS INSPECTOR.
- PROVIDE A PLASTIC COATED TRACER WIRE ON THE LATERALS AND FORCEMAIN.
- PROVIDE A WOODEN POST AT THE UPSTREAM END OF THE FORCEMAIN FOR USE AS MARKERS.
- FOR INSPECTIONS CALL (650) 852-2800 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION.

NOTE:

- DISTRICT SEWER LINE AND CUSTOMER SEWER LINE SHALL BE RUN IN A STRAIGHT LINE PERPENDICULAR TO THE PROPERTY FROM MAIN TO PROPERTY LINE.
- ALL CONNECTIONS TO POLYETHYLENE SDR25 SHALL BE HOPE FUSION WELDED.
- BALL VALVE SHALL BE FULL PORTED, 160 PSI, PRESSURE RATING, TRUE UNION BLOCKING VALVE AND PVC VALVES W/ VLTON O-RINGS.
- CHECK VALVE SHALL BE FULL PORTED, PVC W/ FABRIC REINFORCED BUNG-N FLAPPER FRICTION LOSS & 6" WATER COLL. AT FULL FLOW, METAL PARTS SHAL BE 300 SERIES STAINLESS STEEL, AND SEATS AT LOW PRESSURES

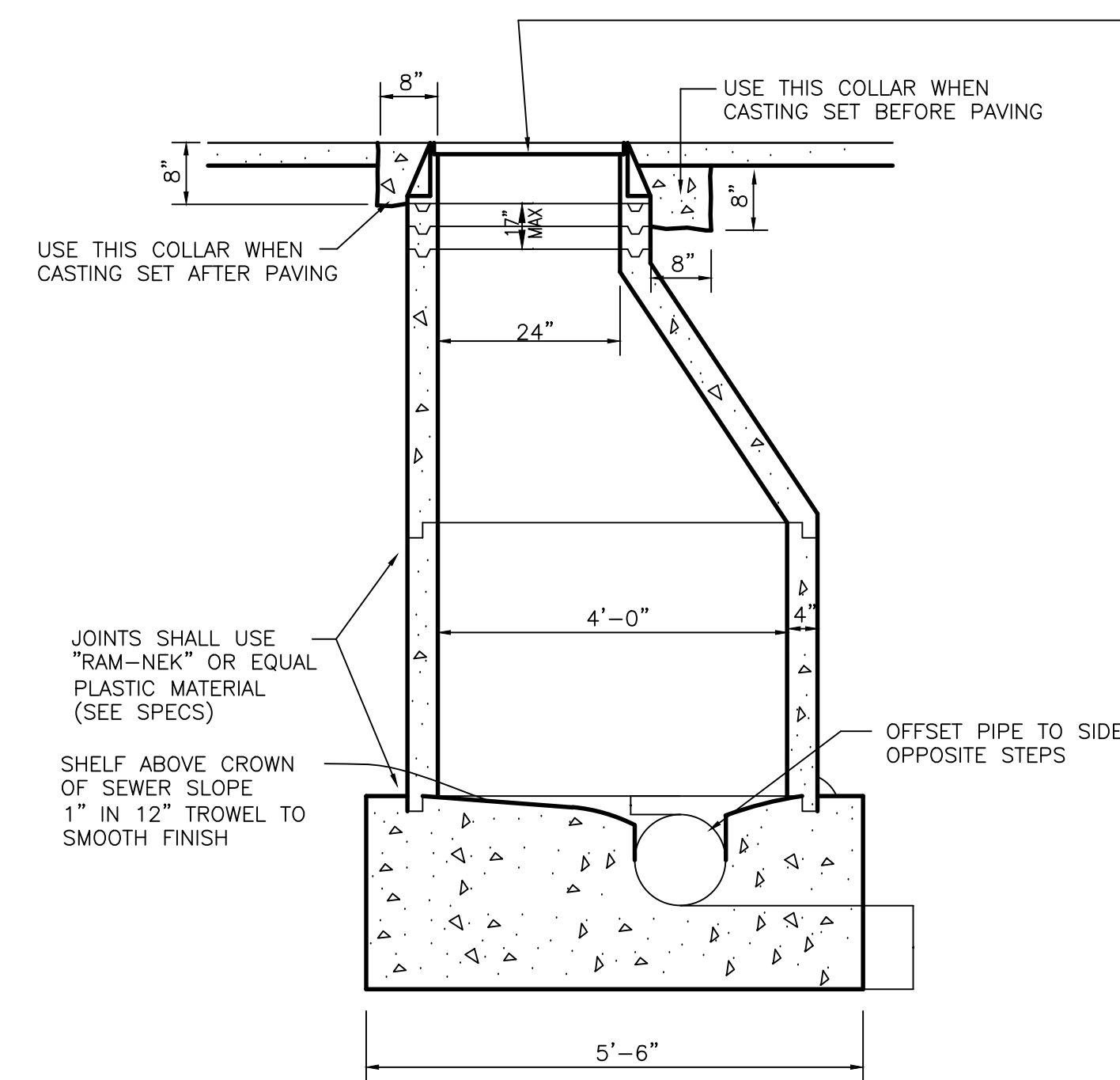


MANHOLE FRAME AND COVER

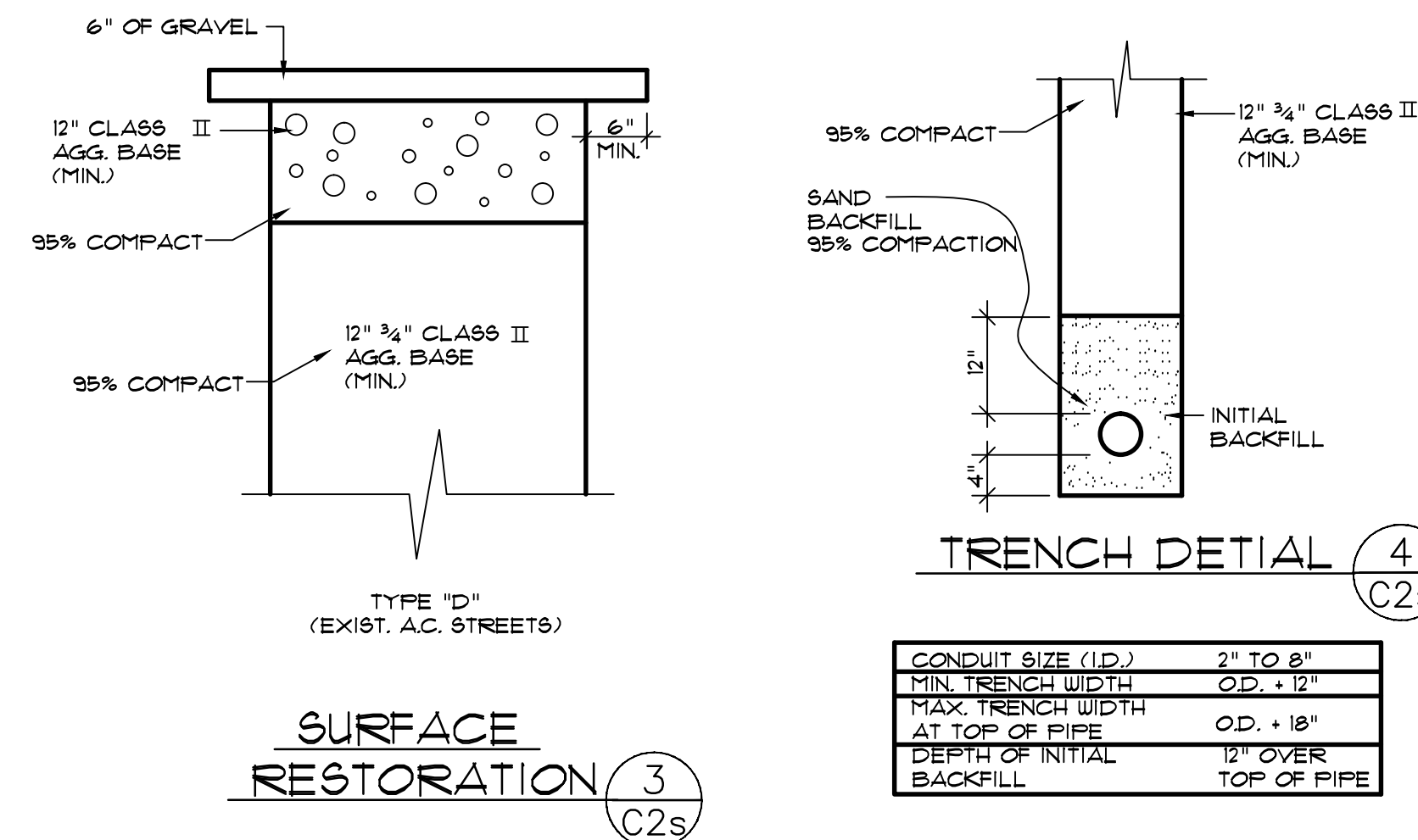
SEE GRANADA SANITARY DISTRICT STANDARD DETAIL # 2 MANHOLE FRAME AND COVER

NOTE:

- BASE SHALL BE CLASS "B" (5 SACK) CONCRETE PLACED AGAINST UNDISTURBED EARTH.
- CONDUIT SHALL BE LAID THROUGH MANHOLE WHENEVER POSSIBLE.
- CONCRETE CHANNELS SHALL BE BRUSH FINISHED.
- PRECAST BARREL AND ECCENTRIC CONE SHALL CONFORM TO ASTM SPECIFICATION C-478 EXCEPT THAT TYPE II CEMENT SHALL BE USED.
- MORTAR JOINTS SHALL USE "RAM-NEK" OR EQUAL PLASTIC MATERIAL (SEE SPECS)
- MANHOLE FRAME MAY BE ADJUSTED EITHER BEFORE OR AFTER PAVING, BUT THE FINAL GRADE OF THE FRAME MUST MATCH THAT OF THE PAVING WITHIN ".
- WHERE FRAME IS SET AFTER PAVING, EXPOSED CONCRETE SURFACES SHAL BY COLORED. WITH SS 1 PAVING OIL BEFORE THE CONCRETE HAS SET.
- COLLAR SHALL BE CLASS "B" (5 SACK) CONCRETE.
- NO CONCRETE SHALL BE PLACED PRIOR TO FORM INSPECTION BY THE AGENCY ENGINEER.



TYPICAL MANHOLE 2 C2s



SURVEY & TOPOGRAPHY FOR GERALD SIU & MARTHA YAQUIAN
 LOTS 1 & 2, BLOCK 54 - SUBDIVISION NO. 4 OF GRANADA

PACIFICA CA 94044
 (650) 359-0947

40 HUMBOLDT CT

DOMINGUEZ ASSOCIATES LLC

REVISION	
NO.	DATE

SCALE
 SHEET NUMBER
C2s
 OF SHEETS
 DATE 3-6-19
 FILE HIR 1803



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



COAST RIDGE ECOLOGY^{LLC}

BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 13, 2019

Martha Yaquian
P.O. Box 413
Millbrae CA 94030

Subject: *Update to LCP Biotic (Biological) Assessment Report for Parcel (APN 047-137-100)*

Dear Ms. Yaquian:

As requested, this letter provides an update to the LCP (Local Coastal Program) Biotic Assessment Report prepared by Thomas Reid Associates of Palo Alto, California on March 12, 2003, for the parcel located at 247 San Juan Avenue, El Granada (Half Moon Bay), California. The primary objective of this report is to assess any change in the site's conditions since 2003, especially evaluating for presence or potential to support special status species, their critical habitat, or sensitive natural communities. This report update is intended as a supplement to the report from 2003.

The proposed project is to develop a single family residence on the property. The parcel is 0.12 acres of undeveloped land at the undeveloped right-of-way intersection of San Juan Avenue and Vallejo Street. The site is approximately 0.5 miles north of El Granada Beach (Surfer's Beach) and the Pacific Ocean (Figure 1). The street address of 247 San Juan Avenue has not yet been assigned to this property at this time. The parcel is located in a single-family residential area of El Granada, an unincorporated community in northern San Mateo County.

Report summary

In 2003, the site was described as covered with annual Mediterranean grassland (nonnative annual grassland) and invasive exotic plant species. Potential dispersal (non-breeding) habitat for California red-legged frog (CRLF) and San Francisco garter snake (SFGS) was identified on the project site. No other special status species or habitats were present or reasonably expected. Current habitat conditions on the property were found to be consistent with those described in the 2003 report. The site has been extensively graded in the past and potential habitat for special status species is of poor quality or unexpected on the site.

On January 3, 2019, Patrick Kobernus surveyed the site for biological resources. Moderate potential still exists for dispersal habitat for CRLF and SFGS on the property. An intermittent creek, Deer Creek, is located approximately 94 feet north of the proposed building envelope of the project. The project site is outside of the required 30-foot riparian buffer zone of Deer Creek. Reevaluation for Hickman's cinquefoil in grassland areas revealed a low potential for occurrence of this species. Within approximately 100 feet from the proposed building envelope, there is a eucalyptus grove that has potential overwintering habitat for western monarch butterfly, though no Monarch butterflies were observed during the site visit. Within the tall grasses, shrubs and trees on the property there is potential for nesting birds.

An updated special status species map documenting species occurrences within 3 miles of the project site is shown in Figure 1). Mitigation measures as previously proposed in the 2003 report remain adequate to reduce potential impacts to less than significant levels for CRLF and SFGS.

Additional recommended mitigation measures include: a reconnaissance level rare plant survey in the spring, a pre-construction nesting bird survey; and incorporating California native plants into the landscaping plan for the parcel. No trees are to be removed as part of the proposed project according to current plans.

Project and Property Description

Current project plans and the property description appear consistent as previously described in the 2003 biological report. The property has remained vacant since the previous biotic assessment in 2003. Current project plans showing the proposed building envelope were evaluated for project impacts (prepared by Gerald Siu, dated August 15, 2018) for this report.

Methodology

On January 3, 2019, Coast Ridge Ecology principal biologist Patrick Kobernus performed a site assessment of the parcel and adjacent vicinity. Weather was partly cloudy with air temperature approximately 55 degrees (F) and minimal wind. This reconnaissance-level survey focused on documenting biological resources present and evaluating areas on site for potential presence of special status species or their habitat, as well as sensitive natural communities. The Deer Creek riparian corridor located to the north of the property boundary was evaluated, as well as of the plant communities and plant species on site. Plants and animals observed during the survey are listed in results below. No special status species were observed during this site visit.

Though no breeding habitat for CRLF and SFGS is present on site, there is potential for dispersal habitat for these species due to the documented occurrences of these species in the surrounding region. CRLF have been documented within 1000 feet of the site, and SFGS have been documented within 1.25 miles of the site (CNDDDB 2019).

Searches of the California Natural Diversity Database (CNDDDB) and the California Native Plant Society (CNPS) Rare Plant Inventory showed occurrences of special status species in the USGS 7.5' quadrangle for Montara Mountain as well as neighboring quadrangles. Critical Habitat for listed species was also reviewed. Occurrences of special status species within a 3-mile radius of the property are shown in Figure 1. The potential for special status species and/or sensitive natural communities to occur on site is discussed below.

Results

Non-native annual grassland

The dominant vegetation on the property is non-native annual grassland. This plant community consists of low-growing non-native herbaceous plant cover typical of areas that have been heavily disturbed. This plant community consists of a mixture of cape weed (*Arctotheca calendula*) and gazania (*Gazania linearis*). Other non-native herbs present are Bermuda buttercup (*Oxalis pes-caprae*), rough cat's-ear (*Hypochaeris radicata*), bristly ox-tongue (*Helminthotheca echioides*), Queen Anne's lace (*Daucus carota*), bull thistle (*Cirsium vulgare*), and borage (*Borago officinalis*). Individual Cape ivy (*Delairea odorata*), cotoneaster (*Cotoneaster* sp.), and fennel (*Foeniculum vulgare*) were found near property boundary edges. Many of these species are moderately to highly invasive plant species. Also present on site was a sparse amount of native California oat grass (*Danthonia californica*). Grassland areas on and adjacent to the property contain low potential for special status plant species such as Hickman's cinquefoil (*Potentilla hickmanii*), a state and federal endangered plant species.

Riparian Corridor

Deer Creek is an intermittent stream (USGS, 2018) that flows northeast to southwest and flows into Half Moon Bay (Pacifica Ocean). The creek was flowing within the low flow channel at the time of the reconnaissance survey on January 3, 2019. Channel width was observed to be approximately 2 feet, and water depth was observed to be approximately 3 inches. No riparian vegetation is present on the property.

Vegetation within Deer Creek riparian corridor consists of non-native species such as blue gum (*Eucalyptus globulus*) trees, (dominant), Monterey pine saplings (*Pinus radiata*), English ivy (*Hedera helix*), cape ivy (*Delairea oderata*) and Jubata grass (*Cortaderia jubata*). Some native species are present such as arroyo willow (*Salix lasiolepis*) and red elderberry (*Sambucus racemosa*). Section 7.7 of the San Mateo County Local Coastal Program (LCP) defines riparian corridors as having at least 50% native species coverage. The native riparian species coverage within Deer Creek is less than 10% cover, and thus does not meet the LCP definition (San Mateo County, 2013). Therefore the riparian buffer zone for Deer Creek would be 30 feet from the midpoint of the Creek¹. The proposed building envelope for the project is 94 feet from the centerline of the creek.

Wildlife Corridors

The portion of Deer Creek bordering the property may be used as a local wildlife corridor for various common and/ or opportunistic wildlife species. Rancho Corral de Tierra is a large protected open space area located approximately 500 feet to the north of the project site. Rancho Corral de Tierra is one of the largest swaths of undeveloped land on the peninsula at nearly 4,000 acres, which was transferred to the National Park Service to become part of the Golden Gate National Recreation Area in 2011. Due to the availability of large open space areas to the east of the property that will remain contiguous with the eastern portion of the property, this project is not expected to significantly impact any potential wildlife corridors.

Special status species

There were 25 special status species discussed in the 2003 report. Updated results from searches of CNDDDB and CNPS databases produced a list of 136 special status species recorded within a six quadrangle area² around the project site, at least 22 of which are recorded within a 3.0 mile radius (Figure 1). This discrepancy is partly due to a radius of 3.0 miles considered for this report, compared to a focus on the nearest 0.25 miles for the previous report. Also, the number of special status species occurrences has grown as more occurrence data for these species is entered into the databases.

Nearly all of the 136 species are unlikely to occur on the project site because there is a lack of suitable habitat present on the property. The 2003 report determined that soils on the property are in the Miramar series, thus excluding potential for special status plants associated with serpentine such as San Francisco owl's-clover (*Triphysaria floribunda*) and woodland woollythreads (*Monolopia gracilens*). The site does not contain coastal bluff, chaparral or wetland habitats. Steelhead (*Oncorhynchus mykiss irideus*), a federally listed fish species, is not considered present in Deer Creek.

The following is an update on the special status species that have some potential for presence on the property:

¹ Section 7.11 Establishment of Buffer Zones: a. On both sides of riparian corridors, from the "limit of riparian vegetation" extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams. b. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams.

² USGS 7.5 minute quadrangles: Montara Mountain, San Francisco South, Hunters Point, San Mateo, Half Moon Bay, and Woodside.

Wildlife:

California red-legged frog (CRLF, *Rana draytonii*)

The California red-legged frog is a federally threatened species that occurs in a variety of habitats, such as artificial flowing or standing waters, freshwater marsh, marsh and swamp, riparian forest, scrub, woodland, and wetlands. Seven CRLF occurrences are located within 3.0 miles of the site, the closest of which is located at the Deer Creek stream impoundment less than 1000 feet northeast of the project site. This occurrence record was briefly discussed in the 2003 report. Critical habitat begins approximately 500-1000 feet upstream and uphill from the project site, at Rancho Corral de Tierra. Because CRLF are known to be present just upstream, they can be assumed to use the riparian corridor and to potentially use the surrounding areas as dispersal habitat. There is moderate potential for CRLF to utilize the project site as dispersal habitat.

San Francisco gartersnake (SFGS, *Thamnophis sirtalis tetrataenia*)

The San Francisco garter snake is a federal and state endangered species that can occur in a variety of habitat types, such as marsh, swamp, wetlands and adjacent upland habitats. Three SFGS occurrences are located within 3.0 miles of the site, the closest of which is located along Denniston Creek approximately 1.25 miles northwest of the project site³. If present, SFGS would likely use the project site as dispersal habitat. There is a lack of information on the distribution of this species due to a lack of survey effort over the last 20 years (Brian Acord, CDFW, personal communication on January 18, 2019). Potential breeding habitat is present for this species upstream in Rancho Coral de Tierra. Critical habitat has not been determined for SFGS. There is moderate potential for SFGS to disperse through the project site.

Migratory Bird Treaty Act (MBTA)

Nesting birds, including raptors, protected under the MBTA (USFWS, 1918) may occur on the property. The project is unlikely to impact any nesting raptors as there are no trees on the project site. The project does not anticipate any tree removals. Bird nests may occur in trees adjacent to the project site. Raptors that forage over the property include red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), and other bird species protected under the MBTA.

Western monarch butterfly (*Danaus plexippus plexippus*)

Blue gum eucalyptus groves near the project site have matured since 2003, and provide low potential habitat for overwintering monarchs. The western monarch butterfly does not have state or federal protection status, but is considered imperiled by several organizations (Xerces, IUCN) and is a Special Animal taxon tracked by CDFW. There are three monarch butterfly overwintering habitat occurrences within 3.0 miles of the site, the closest of which is located approximately less than 500 feet northeast of the site, as reported by a Xerces habitat monitoring program (Xerces, 2019; Katie Hietala-Henschell, Xerces, personal communication, February 5, 2019). There are also two records from CNDDB (see Figure 1). There is low potential during overwintering season for monarchs to use forested areas adjacent to the site. No trees are expected to be impacted by the project, and the closest blue gum eucalyptus trees on the property begin approximately 100 feet north of the proposed building envelope (outer edge of building).

Western pond turtle (*Emys marmorata*)

The western pond turtle is a Species of Special Concern in California that prefers ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft. elevation. No occurrences of western pond turtle have been documented within

³ Location information for SFGS is not included in Figure 3 because known occurrences are suppressed and held confidential by California Department of Fish and Wildlife (CDFW).

3.0 miles of the site, potentially due to a lack of surveys rather than a confirmed species absence. Deer Creek in the vicinity of the project site does not provide suitable habitat for this species due to the very shallow water depth in the creek.

Plants:

Hickman's cinquefoil (*Potentilla hickmanii*)

Hickman's cinquefoil is a federal and state endangered perennial herbaceous plant that grows in coastal freshwater riparian areas, meadows, and seeps such as near small streams in open or forested areas along the coast at elevations 5-125 meters. One documented occurrence for this species is located approximately 2.75 miles northwest of the project site. This species can inhabit disturbed grassland sites. There is a very low potential for Hickman's cinquefoil to occur in the grasslands on the project site.

Sensitive natural communities

Vegetation alliances on the project site consist of semi-natural stands of non-native species. The following sensitive natural communities occur within area 3-mile radius around the property: northern maritime chaparral, valley needlegrass grassland and coastal terrace prairie grassland. These plant communities, as described and concluded in the 2003 report, were not observed and are not expected to occur on the project site.

Heritage and Significant Trees

Impacts to heritage and significant trees as a result of tree pruning and/or tree removal require a permit from the County of San Mateo as specified in the Heritage Tree Ordinance and Significant Tree Ordinance. No trees are expected to be impacted or planned for removal by the proposed project.

Impacts and Mitigations

Impacts and recommended mitigation measures are described below.

Impact BIO-1: Construction activities may result in "take" or harm to SFGS and CRLF individuals. The proposed construction may potentially impact non-breeding dispersal habitat for SFGS and CRLF.

Mitigation Measure BIO-1: A Qualified Biologist shall perform a pre-construction survey for SFGS and CRLF within 48 hours prior to any site disturbance, and inspect and provide guidance on installation of a wildlife exclusion fence. Any vegetation or potential burrows within the construction zone that may provide cover or conceal SFGS or CRLF will be inspected by the Qualified Biologist prior to ground disturbance or grading activities. The wildlife exclusion fence should be constructed along the north and east sides to prevent the potential for CRLF and/or SFGS from entering the work area. Fencing shall be installed before any grading or disturbance on the property. The fence should be maintained throughout the construction period. The Qualified Biologist will also provide an environmental training to all crew workers that work on the construction site, and keep a record of those trained. If either SFGS or CRLF are observed on the property, they must be avoided and construction related activities must cease immediately until such time as the Qualified Biologist can document that all individuals have left the site unharmed.

Impact BIO-2: Construction activities and residential use may result in impacts to water quality due to erosion and stormwater runoff. Also, indirect impacts possible to SFGS and CRLF.

Mitigation Measure BIO-2A: Best management practices for proper erosion control and control of dust and toxins during construction should be implemented in order to prevent any impacts to jurisdictional waters in the vicinity of the project site. Design and implement appropriate control measures for both stormwater and erosion. This may include straw wattles, silt fencing, and/or stormwater containment and treatment measures incorporated into the project design. Construction equipment should also be clean and free of mud and debris that could bring in seeds of invasive plant species.

Mitigation Measure BIO-2B: To minimize any impacts to the Deer Creek riparian corridor from construction of the project, invasive species such as pampas grass (*Cortaderia sp.*), eucalyptus saplings, Himalaya blackberry and English ivy shall be removed from where they are encroaching into the property, and California native plants should be incorporated into the landscape plan for this area. This will prevent further establishment of invasive species and enhance this area with additional native riparian plant cover.

Impact BIO-3: Construction activities may result in impacts to nesting birds on or adjacent to the property.

Mitigation Measure BIO-3: A preconstruction nesting bird survey for bird species protected under the Migratory Bird Treaty Act (MBTA) shall be conducted by a Qualified Biologist within 2 weeks of project construction, if the project is initiated during the nesting bird season (February 15 to August 31). If birds including raptors are detected nesting on or adjacent to the property, buffer zones will be determined based on consultation with CDFW.

Impact BIO-4: Construction activities may result in impacts to Hickman's cinquefoil plants potentially growing in grassland areas on the property.

Mitigation Measure BIO-4: A Qualified Biologist shall perform at least one reconnaissance level rare plant survey on the property during the flowering season (April- August) when this plant is visible and identifiable. This survey should also be timed to include a visit to a nearby reference population. If Hickman's cinquefoil is detected, extent of the occurrence should be documented, and USFWS and CDFW should be consulted on appropriate avoidance and/or mitigation measures.

This report was prepared by CRE Biologists Patrick Kobernus and Karen Whitestone (qualifications attached).



Karen Whitestone
Associate Biologist
Coast Ridge Ecology, LLC



Patrick Kobernus
Managing Member/ Senior Biologist
Coast Ridge Ecology, LLC

REFERENCES

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FIGURE 1: CALIFORNIA NATURAL DIVERSITY DATABASE (CNDDDB) MAP

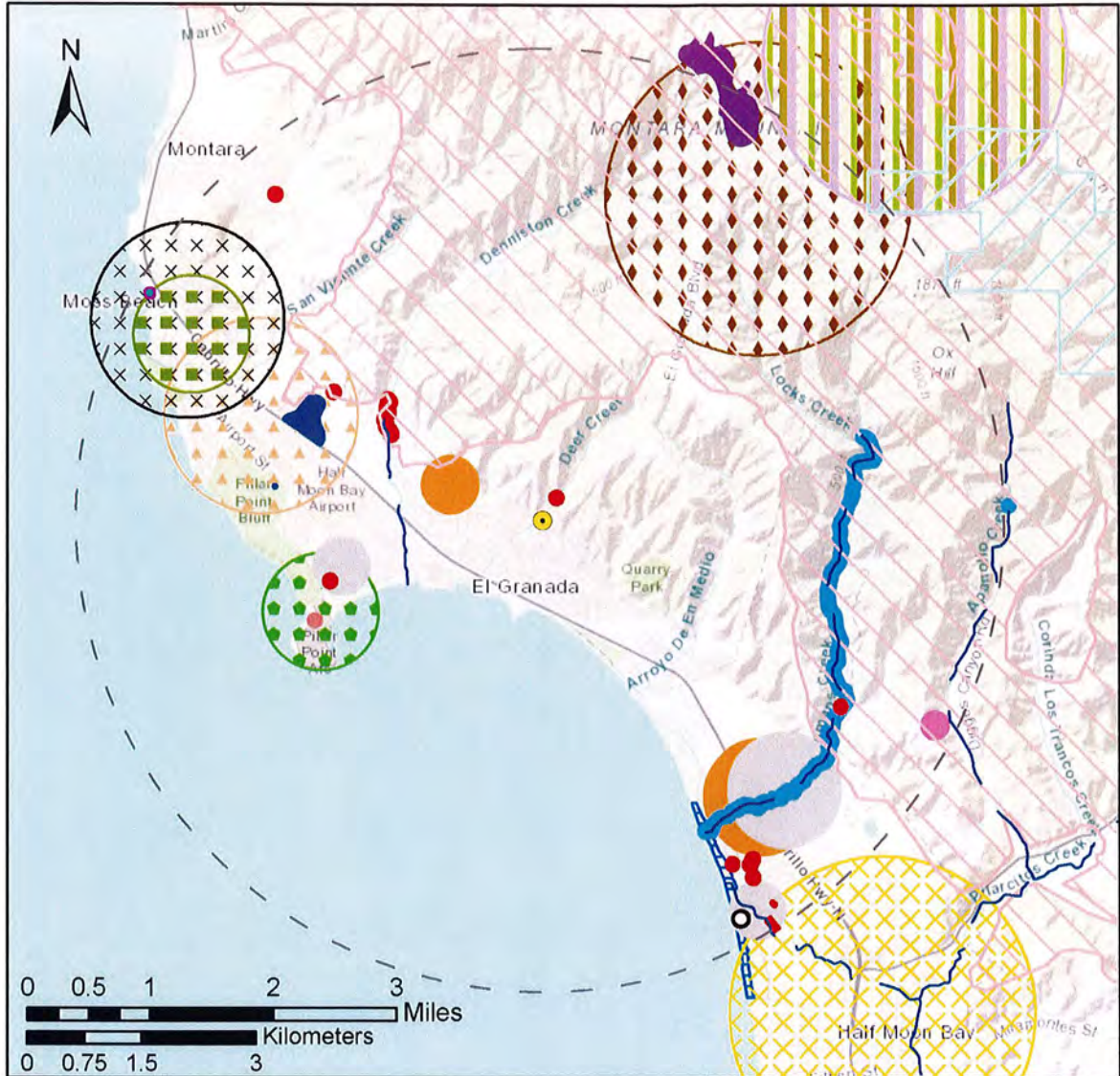


Figure 1: California Natural Diversity Database (CNDDDB) Map

Special Status Species & Critical Habitat Within 3.0 Miles*

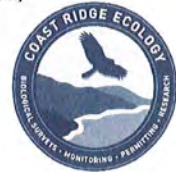
Address: 247 San Juan Avenue, El Granada, CA

Legend

- | | | |
|--|----------------------------|-------------------------------|
| Project Location | Kings Mountain manzanita | monarch butterfly |
| Critical Habitat: steelhead | Montara manzanita | obscure bumble bee |
| Critical Habitat: western snowy plover | Ornduff's meadowfoam | rose leptosiphon |
| Critical Habitat: marbled murrelet | San Francisco campion | saltmarsh common yellowthroat |
| Critical Habitat: California red-legged frog | San Francisco collinsia | steelhead |
| Blasdale's bent grass | San Francisco owl's-clover | western bumble bee |
| California red-legged frog | coast yellow leptosiphon | western snowy plover |
| Hickman's cinquefoil | coastal marsh milk-vetch | woodland woollythreads |
| Kellogg's horkelia | fragrant fritillary | |

*Note: Records suppressed for San Francisco gartersnake.

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LIST OF OBSERVED SPECIES DURING SITE VISIT

Nonnative annual grassland (dominant plant community on site):

Bermuda buttercup	<i>Oxalis pes-caprae</i>
Borage	<i>Borago officinalis</i>
Bristly ox-tongue	<i>Helminthotheca echioides</i>
Bull thistle	<i>Cirsium vulgare</i>
California oat grass	<i>Danthonia californica</i>
Cape ivy	<i>Delairea odorata</i>
Capeweed (dominant)	<i>Arctotheca calendula</i>
Cotoneaster	<i>Cotoneaster</i> sp.
Fennel	<i>Foeniculum vulgare</i>
Gazania (dominant)	<i>Gazania linearis</i>
Queen Anne's lace	<i>Daucus carota</i>
Rough cat's-ear	<i>Hypochaeris radicata</i>

Blue gum canopy and along flat area above creek (northern boundary of site)

Blue gum	<i>Eucalyptus globulus</i>
California blackberry	<i>Rubus ursinus</i>
Curly dock	<i>Rumex crispus</i>
English ivy	<i>Hedera helix</i>
Harding grass	<i>Phalaris aquatica</i>
Hedge nettle	<i>Stachys ajugoides</i>
Monterey pine (seedlings)	<i>Pinus radiata</i>
Orchard grass	<i>Dactylis glomerata</i>
Pacific sanicle	<i>Sanicula crassicaulis</i>
Panic veldt grass	<i>Ehrharta erecta</i>
Poison hemlock	<i>Conium maculatum</i>
Sock-destroyer	<i>Torilis</i> sp.
Spreading rush	<i>Juncus patens</i>
Stinging nettle	<i>Urtica</i> sp.
Wood strawberry	<i>Fragaria vesca</i>
Yellow bush lupine	<i>Lupinus arboreus</i>
Arroyo willow	<i>Salix lasiolepis</i>
Pampas grass	<i>Cortaderia</i> sp.
Red elderberry	<i>Sambucus racemosa</i>

Wildlife

Bushtit	<i>Psaltriparus minimus</i>
Gophers	<i>Thomomys</i> sp.
Stellar's jay	<i>Cyanocitta stelleri</i>

SITE LOCATION PHOTOGRAPHS

Photo 1: Project site is predominantly non-native annual grassland that has been previously disturbed. Looking west across project site towards neighbor's house. Photo date: 01/03/2019.



Photo 2: Looking south across the project site. RV is parked on undeveloped right of way access road extension of San Juan Avenue. Monterey pines and eucalyptus in background are on neighboring properties. Photo date: 01/03/2019.



Photo 3: Looking southeast across project site towards adjacent eucalyptus and Monterey pine trees. Photo date: 01/03/2019.



Photo 4: Looking northeast across project site, towards eucalyptus grove and an oak tree on an adjacent parcel. Photo date: 01/03/2019.



Photo 5: Tree line along northern boundary of project site. The eucalyptus trees and arroyo willow (left side of photo) are located outside the project site boundary. Photo date: 01/03/2019.



Photo 6: Deer Creek shown on left side of photo. The creek runs along the northern boundary of the property, and the proposed building envelope for the project is 94 feet from the centerline of the creek. Photo date: 01/03/2019.



Photo 7: Deer Creek is surrounded by predominantly non-native invasive species such as eucalyptus, English ivy, and Cape ivy. Photo date: 01/03/2019.

