

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

DATE: March 13, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a General Plan Land Use Map Amendment, Coastal Development Permit, and a Grading Permit to construct the Cypress Point Planned Unit Development in the unincorporated Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission.

County File Number: PLN2022-00220 (MidPen Housing Corporation)

PROPOSAL

The Project applicant, MidPen Housing, is proposing to construct an affordable housing community composed of 71 affordable housing units, contained in 16 two-story buildings, and a community building. Five different building layouts and unit configurations, all with a maximum building height of 28 feet are proposed. Public utility lines will be extended underground throughout the site.

The project will provide a mixture of one-, two-, and three-bedroom units, including a combination of two-story townhouses and Americans with Disabilities Act-accessible one-story flats. All units, except for the manager's apartment, will be affordable to households earning up to 80% of the Area Median Income. As part of the resident selection process, the project proposes to include a preference for individuals who live and/or work in the region for 75% of the units. Eligible households are those that include at least one member who lives or works in the City of Pacifica, the City of Half Moon Bay, and/or the unincorporated County region between the City of Pacifica and the City of Half Moon Bay ("MidCoast Area"). Twenty-five percent (25%) of the units will be set-aside for agricultural workers.

In addition to the housing units, the project will include an approximately 3,300-square-foot community building, which will contain the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project also includes several outdoor recreational amenities, including a community garden, children's play area, and picnic areas.

Vehicular access to and from the project site will be provided by a new single driveway on Carlos Street. A second new access route, which will be restricted to emergency vehicles only, will connect with Lincoln Street. There will be 142 parking spaces on site,

forming a ring around the central core of apartment buildings. Accessible walkways will provide internal pedestrian access to the site, and trails will be provided around most of the perimeter of the site for recreational use by both residents and the general public.

The applicant is also seeking an amendment of the County General Plan land use designation for the project parcel, from Medium-High Density Residential to Medium Density Residential. A General Plan land use designation of Medium Density Residential allows for development at densities of 6.1 to 8.7 housing units per acre. The Local Coastal Program (LCP) allows for development at densities of 6.1 to 8.0 housing units per acre in the Local Coastal Program.

Project construction will take place in one phase over a period of 18 months. The project will excavate approximately 9,506 cubic yards on site and import approximately 19,388 cubic yards of fill.

The applicant is also requesting authorization to erect temporary fencing along the street frontage of the property as is frequently seen at construction sites throughout the County. The fencing will be 6 feet tall and consists of chain link fencing with black vinyl screening and "No Trespassing" signage. The fence will have three gated access points. Two will be on the east side and one will be on the west side of the site to allow for construction personnel to access the site. Montara Water and Sanitary District (MWSD) will also be provided access to their two large water tanks on the parcel. The fencing will be erected once the project has been approved, and the property has been acquired by the applicant, in order to secure the site, and will be removed once construction is complete.

RECOMMENDATION

That the Planning Commission recommend to the Board of Supervisors that they approve the General Plan Land Use Map Amendment, the Coastal Development Permit, and the Grading Permit, County File Number PLN2022-00220, by adopting the required findings and conditions of approval contained in Attachment A.

SUMMARY

The proposed project is located on a site that has been designated for affordable housing since 1980 and was the subject of a 2020 LCP amendment that revised the pre-existing Planned Unit Development zoning to allow for a smaller project than previously envisioned for the site. Construction of this project will provide much needed affordable housing and furthers the County's goals of providing housing and increasing coastal access for all segments of the County's population.

As detailed by the staff report, the project, as conditioned, conforms to applicable General Plan and LCP policies as well as to the County's Zoning and Grading regulations. The proposed General Plan amendment, which will replace the site's Medium High Density Residential land use designation with a Medium Density

Residential designation, will bring the General Plan into conformity with the LCP (as recently amended), and is compatible with surrounding residential and urban uses. Public services are available to accommodate the project, which has been designed to protect coastal views, avoid sensitive habitat areas, and mitigate potential impacts to special status species that have a small probability of temporarily being present on the site. In accordance with LCP policies, impacts associated with additional vehicle trips to and from the property will be minimized through the implementation of a Transportation Demand Management Plan and the installation of improvements to the local pedestrian and bicycle network. Cumulative circulation impacts will be address by the project's contribution to the infrastructure improvements identified by Connect the Coastside (the County's Comprehensive Transportation Plan for the MidCoast area), including but not limited to improvements to the SR-1/California Street and SR-1/Carlos Street/16th Street intersections, and the possible installation on a multi-use recreation trail along Carlos Street. The project site is not located in a mapped high fire severity zone and does not have any significant geologic or seismic hazards. The presence of lead in soils within isolated areas of the site, associated with former military use, does not occur at levels that pose dangers to human health or the environment, and will be diluted and covered by clean fill and soil that will be imported to the site.

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

DATE: March 13, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of 1) a General Plan Land Use Map Amendment and 2) a Coastal Development Permit, pursuant to Sections 6550 and 6328.4 of the County Zoning Regulations, respectively; and 3) a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to construct the Cypress Point Planned Unit Development in the unincorporated Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission.

County File Number: PLN2022-00220 (MidPen Housing Corporation)

PROPOSAL

The Project applicant, MidPen Housing, is proposing to construct an affordable housing community composed of 71 affordable housing units, contained in 16 two-story buildings, and a community building. Five different building layouts and unit configurations, all with a maximum building height of 28 feet are proposed. Public utility lines will be extended underground throughout the site.

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areas. The project also includes several outdoor recreational amenities, including a community garden, children's play area, and picnic areas.

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RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors approve the General Plan Land Use Map Amendment, the Coastal Development Permit, and the Grading Permit, County File Number PLN2022-00220, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Applicant/Owner: MidPen Housing Corporation

Public Notification: Ten (10) day advanced notification for the hearing was mailed to interested parties and property owners within 500 feet of the project parcel and a notice for the hearing was posted in the San Mateo County Times.

Location: Corner of Carlos and Sierra Streets, Moss Beach

APN(s): 037-022-070

Size: 11.02 acres

Existing Zoning: PUD-140/CD/DR

General Plan Designation: Medium-High Density Residential (8.8 – 17.4 d.u./net acre)

Local Coastal Plan Designation: Medium Density Residential (6.1 – 8.0 d.u./net acre)

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant

Water Supply: Montara Water and Sanitary District. Both LCP Policy 2.24 and Table 2.17 of the LCP identify the project site as a priority land use for which sufficient water supplies must be reserved.

Sewage Disposal: Montara Water and Sanitary District. Both LCP Policy 2.16 and Table 2.7 of the LCP identify the project site as a priority land use for which sufficient sewage treatment capacity must be reserved.

Flood Zone: Zone X (Areas of minimal flooding), FEMA Panel Number 06081C0117F, effective date August 2, 2017.

Environmental Evaluation: This project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.40. An analysis of the exemption and the project's qualification for the exemption is included in Attachment C.

Setting: The proposed project site is located in a low-density residential neighborhood within the unincorporated urban community of Moss Beach. The westerly edge of the project site is approximately 750 feet due east from the nearest coastal bluff. The site slopes from east to west, with elevations ranging from approximately 77 feet above mean sea level (MSL) at the northwest corner to 189 feet MSL along the easterly

boundary. Montara Creek, a perennial stream, is located approximately 250 feet to the northeast of the project site and runs parallel to the northern border of the project parcel. The creek sits approximately 100 feet lower in elevation from the area where residential development is proposed.

Vegetative communities on the project site consist primarily of grasslands and coastal scrub. Forest land comprised predominantly of Monterey cypress and Monterey pine is located along the northern boundary of the project parcel. The previously developed portions of the site are largely barren due to the presence of remnant concrete building foundations.

The proposed project area formerly made up a portion of the Point Montara Artillery Training Facility, a World War II era military complex in use between 1943 and 1945. Several structures within this complex were located within the current proposed project area, including barracks, offices, and a mess hall. In the late 1960's the proposed project area was in use as a training facility for firefighters. During this period, the structures within the proposed project area were razed by a controlled burn, leaving only exposed concrete foundations. The property has been vacant since 1970.

A geotechnical report prepared for the project has determined that the project site is not located in any identified earthquake fault zone; however, the Moss Beach area is susceptible to strong shaking from the nearby San Andreas Fault. The report concluded that the site is at a very low risk of surface faulting and ground failure. The report also determined that the potential for liquefaction and liquefaction-related hazards, such as lateral spreading, is almost zero; and the potential for land sliding at the site, under both static and seismic conditions, is deemed to be low.

DISCUSSION

A. KEY ISSUES

1. Compliance with the San Mateo County General Plan

Urban Land Use Policies

Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*). This policy requires the utilization of the densities and locational criteria contained within Table 8.1 when designating appropriate land uses for urban lands. The project parcel is currently designated as "Medium-High Density Residential" on the General Plan Land Use Map, which allows residential densities of 8.8 – 17.4 dwelling unit/net acre.

The proposed project has a density of 6.5 units per net acre, which is below the density allowed by the existing Medium High Density Residential designation. The proposed density maximizes the provision of affordable units in a manner that addresses other policy considerations and site constraints, for example by minimizing development on areas of the site with steep slopes. Accordingly, the applicant is requesting to amend the General Plan Land Use Designation to the Medium Density Residential designation, which allows 6.1 to 8.7 dwelling units per net acre. The proposed amendment is consistent with the change to the LCP previously approved by the Board of Supervisors and certified by the Coastal Commission.

The locational criteria for Medium Density Residential are:

- a. *Next to existing medium density areas.*

The areas bounding the project site are also designated medium density residential (6.1 – 8.7 d.u./net ac) and are developed at roughly the same density if not slightly higher. The majority of parcels in the immediate surrounding areas are approximately 5,000 sq. ft. in size and developed with single family dwellings.

- b. *Where there are adequate public services and facilities.*

The project site is within an area served by public facilities and services, including water, sewer, gas, and electricity, fire, sheriff, and schools. The affordable housing units planned for the project site qualify as a priority use in the LCP, and both water supply and wastewater capacity have been reserved for the project. The project site is within the service area of the Montara Water and Sanitary District (MWSD). In 2013, the Coastal Commission considered and adopted MWSD's Public Works Plan (PWP). The confirmation was predicated, in part, on the confirmation that "the PWP would protect all LCP-enumerated priority uses," including affordable housing.

- c. *Along or near major transportation corridors.*

The project site sits close to Highway 1, the primary north-south transportation route for Coastal San Mateo County. Residents of the project will be able to access the Highway at the north end of Carlos Street, adjacent to the site, as well as at intersections to the south within the community of Moss Beach.

- d. *Not within areas of high perceived noise levels.*

Noise sources near the project site include Highway 1, which is approximately 220 feet to the west of the project parcel. The environmental analysis contained in Attachment D analyzed potential impacts of noise upon the future residents of the project and determined that they would not be impacted by significant noise levels. Based upon this analysis, the project will not be within an area of high perceived noise levels.

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

The County's LCP is a subset of the County General Plan, and more specific than the General Plan with regard to issues raised by this project. Thus, the following analysis of the project's consistency with the LCP also addresses, by extension, the project's consistency with the County's General Plan.

a. Locating and Planning New Development Component

Policy 1.3 (*Definition of Urban Areas*). This policy defines urban areas as those lands suitable for urban development because the area is either: (1) developed, (2) subdivided and zoned for development at densities greater than one dwelling unit/5 acres, (3) served by sewer and water utilities, and/or (4) designated as an affordable housing site in the Housing Component.

The area surrounding the project site meets the first three criteria of this policy. The project site itself meets the requirements of the third and fourth criteria in that it is eligible to be served by municipal water and sewer service, and that it has been designated as an affordable housing site in the Housing Component of the LCP since 1982.

Policy 1.4 (*Designation of Urban Areas*). This policy designates as urban those lands shown inside the urban/rural boundary on the LCP Land Use Plan Maps. Such areas include Montara, Moss Beach, El Granada, Princeton, and Miramar. These areas were designated as urban with the adoption of the original LCP in 1980. The project site is located within the Moss Beach urban area.

Policy 1.5 (*Land Uses and Development Densities in Urban Areas*). This policy designates urban land uses as shown on the Land Use Plan map and at the densities specified in Tables 1.2 and 1.3 of the LCP. The project's density of dwelling units of 6.5 dwelling units per

acre is consistent with the land use density designated by LCP Tables 1.2 and 1.3 and matches the density of the surrounding neighborhood to the south and east, which fall within a range of 6.1 to 8.0 dwelling units per acre. The project is consistent with this policy.

Policy 1.18 (*Location of New Development*). This policy directs new development to existing urban areas in order to discourage urban sprawl, maximize the efficiency of public facilities, services, and utilities, minimize energy consumption, and protect and enhance the natural environment. The project proposes concentrating structural development near the center of the parcel, leaving much of the site as open space. Walking paths are proposed throughout these open spaces and will be accessible to residents of the project and the surrounding community. The site is within an area served by public facilities and services, including water, sewer, gas, and electricity, fire, sheriff, hospitals, and schools. The project's affordable housing units are identified as a priority use by the LCP, and the water supply and wastewater treatment capacity required to serve this use have been reserved by the local service provider. The project complies with this policy.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) states that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities. The project site is within the service area of the Montara Water and Sanitary District (MWSD). In 2013, the Coastal Commission considered and certified an amendment to MWSD's Public Works Plan (PWP) that was predicated, in part, on the confirmation that "the PWP would protect all LCP-enumerated priority uses," including affordable housing. Per LCP Policy 3.12, the project qualifies as a priority land use, and therefore, the water demand and sewer capacity must be supplied by MWSD's priority use reserves. The project site is specifically listed in the LCP as "North Moss Beach Site (11 acres)" in *Table 2.7: Sewage Treatment Capacity to be Reserved for Priority Land Uses-Montara Sanitary District*, and *Table 2.17: Amount of Water Capacity to be Reserved for Priority Land Uses-Montara Water and Sewer District*. MWSD has stated that they have the capacity to serve the project.

Policy 1.23 (*Timing of New Housing Development in the MidCoast*) states that if the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable

housing, including second dwelling units, may still be issued under the following circumstances:

- (1) The units are “affordable” as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for the life of the development; and
- (2) The growth rate average over the three-year period, that includes the year of building permit issuance and the following two years, does not exceed 40 units/year.

At the time that building permits are issued for the project, the number of building permits issued for the remainder of the calendar year and the following two years will be restricted so that the number of new building permits issued over that three-year period will not exceed 40 new residential units per year. For example, if building permits for the proposed 71 residential units are the first residential building permits issued in January 2025, the number of additional residential building permits issued within the MidCoast Urban area for the remainder of 2025, and during the years 2026 and 2027, cannot exceed 49 additional units. $((71+49) \div 3 = 40.)$

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) requires investigation of development sites for potential archaeological/paleontological resources. If it is determined that there is a high potential to uncover resources during construction, then a mitigation plan, prepared by a qualified professional must be implemented as part of the project. Appendix B (*Initial Study*) of Attachment D had the following discussion regarding archaeological resources:

“The 2018 combined cultural resource evaluation prepared by Archeological Resource Management (ARM) identified a portion of the proposed project site as containing potentially significant archaeological resources (a midden site). The report concluded that “based upon the lack of diagnostic artifactual material within the deposit, and its heavily disturbed nature, CA-SMA-431 does not appear to have the potential to yield important prehistoric or historic information, and thus does not appear eligible for either the CRHR or the NRHP. However, there is the possibility that isolated artifacts/remains are present.”

Archaeological testing for the purpose of determining the boundaries, depth, and constituents of the archaeological deposit within the proposed project site was recommended. In February 2018, ARM returned to the project site, and testing excavation was carried out. Testing determined that the proposed earthmoving activities at the project site have the potential to impact cultural materials. A treatment plan was designed to mitigate the specific impacts of earthmoving during the proposed project construction. Preservation in place was determined not to be feasible as the proposed project could not avoid the resource. The treatment plan has been included as Conditions Nos. 2 – 5 in Attachment A. With inclusion of these conditions, the project complies with this Policy.

Policy 1.35 (*All New Land Use Development and Activities Shall Protect Coastal Water Quality*). Specifically, new development is required to implement appropriate site design and source control best management practices (BMPs) during construction as well as minimize the amount of impervious surfaces in new development and, where feasible, maximize on-site infiltration of runoff. A condition of approval (Condition No. 6) has been placed on the project requiring the submittal of an erosion and sediment control plan prior to the issuance of the grading permit. The erosion control plan must contain erosion and sediment controls, soil stabilization, dewatering, source controls, and pollution prevention measures to mitigate erosion and sediment impacts during the construction period.

Additionally, projects disturbing more than 1 acre of land during construction must file a Notice of Intent with the Regional Water Quality Control Board to be covered under the State's NPDES General Construction Permit for discharges of stormwater associated with construction activity. A Storm Water Pollution Prevention Plan (SWPPP) must be developed and implemented for each site covered by the general permit and must include Best Management Practices (BMPs) that will reduce impacts to surface water quality. While the SWPPP will include several of the same components of the Erosion and Sediment Control Plan, the SWPPP shall also include BMPs for preventing the discharge of other nonpoint source pollutants besides sediment (paint, concrete, etc.) to downstream waters.

The SWPPP must specify the location, type, and maintenance requirements for BMPs necessary to prevent stormwater runoff from carrying construction-related pollutants into nearby receiving waters (in this case, Montara Creek). BMPs must be implemented to address the potential release of fuels, oil, and/or lubricants from construction vehicles and equipment (e.g., drip pans, secondary containment, washing stations); release of sediment from material stockpiles and other construction-related excavations (e.g., sediment barriers, soil binders); and other construction-related activities with the potential to adversely affect water quality. The number, type, location, and maintenance requirements of BMPs to be implemented as part of the SWPPP depend on site-specific risk factors such as soil erosivity factors, construction season/duration, and receiving water sensitivity. The SWPPP will also incorporate measures to minimize dust control, stormwater runoff, and tracking of soil off-site. These recommendations include equipment decontamination and personal protective equipment. A condition of approval (Condition No. 7) requiring submittal of the approved SWPPP to the County for inclusion in the record has been included in Attachment A.

With regard to post-construction stormwater control measures, the project includes a comprehensive stormwater management system with four distinct drainage management areas (DMAs) based on stormwater flow patterns. Stormwater runoff on the project site will be collected by overland flow and directed away from buildings to three stormwater bioretention basins in the western portion of the project site. Per the recommendations of the project's geotechnical investigation, the bioretention areas will include underdrains and/or drain inlets and no exfiltration into the subgrade soil due to the low permeability of the near-surface soil. Drain inlets will also be located at low points throughout the hardscape and landscape areas to collect and convey large storm event overflow runoff. Storm drain lines ranging in diameter from approximately 12 inches to 21 inches will move runoff to two on-site catch basins along the western boundary. The project will install a new connection to the existing storm drain main on Carlos Street, which ultimately outfalls to Montara Creek. As designed and conditioned, the project complies with the requirements of Policy 1.35.

b. Public Works Component

Policy 2.8 (*Reservation of Capacity for Priority Land Uses*) requires the reservation of public works capacity for land uses given priority by the LCP, as shown on Table 2.7 and Table 2.17 of the LCP, and states that all priority land uses shall exclusively rely on public sewer and water services.

As previously discussed, the project will rely upon water and sewer service provided by Montara Water and Sanitary District. The approved Public Works Plan for MWSD requires the district to reserve capacity specifically for this site. The amount of sewer and water capacity that is to be reserved is based on the previous zoning which would have allowed 148 dwelling units. The 2020 PUD amendment reduced the number of permitted dwelling units to 71 units, thus freeing up a corresponding amount of sewer and water capacity for other uses within the MWSD service area. The Sewer Authority Mid-Coastside has indicated that the wastewater treatment system has adequate capacity for growth anticipated in the region, including the development of 71 residential units on the subject site.

Policy 2.43 (*Desired Level of Service*) states that in assessing the need for road expansion, consider Service Level D acceptable during commuter peak periods and Service Level E acceptable during recreation peak periods.

As noted in the DEIR, the existing conditions of Highway One intersections near the project are below the acceptable levels during the specified peak periods. Currently, the intersection at SR-1 and 16th Street intersection operates at Level of Service (LOS) E during the weekday afternoon Peak period, as does the intersection at SR-1 and Etheldore Street/Vallemar Street intersection traffic operations are below the desired LOS D for the weekday p.m. peak hour at LOS E. The LOS at the SR-1 and California Avenue/Wienke Way intersection (No. 7) traffic operations are at LOS E during the weekday a.m. peak hour, LOS F during the weekday p.m. peak hour, and LOS F during the Saturday midday peak hour. Without intervention, the LOS at these intersections would be further reduced by the cumulative impacts associated with development in the area, including the proposed project.

As required by LCP Policy 2.43, the County has assessed the need to expand and/or otherwise improve these intersections to achieve the desired LOS as part of Connect the Coastside. As discussed below, the Moss Beach Corridor Improvement project, funded by the San Mateo County Transportation Authority, has analyzed alternative designs for these improvements, which will be used to complete the design and environmental analysis of these improvements. The County's commitment to implementing these and other circulation improvements within the Midcoast, and the project's fair share contribution to constructing these improvements, complies with the directive provided by LCP Policy 2.43.

Policy 2.52 (*Traffic Mitigation for all Development in the Urban MidCoast*) requires applicants for new development that generate any net increase in vehicle trips on Highways 1 and/or 92 to develop and implement a traffic impact analysis and mitigation plan, which shall include both traffic mitigation measures (such as transportation demand management or "TDM") and provisions to mitigate for any adverse cumulative impacts on beaches.

The project will generate a net increase in vehicle trips on Highway 1 of 37 weekday AM peak hour trips, 45 weekday PM peak hour trips, and 37 weekend Saturday midday peak hour trips. The applicant prepared a Transportation Impact Analysis and Mitigation Plan ([TIMP](#)), which includes strategies to reduce trips generated by the project. The applicant will comply with the C/CAG TDM Policy and has completed the required TDM [checklist](#), exceeding the target 25% trip reduction requirement. The project will implement measures consistent with this LCP policy, including providing transit subsidies, educational materials, secure bicycle storage, and family supportive amenities, among others. As described in the Proposal section, the resident selection process includes a preference for individuals who live and/or work in the region for 75% of the units. A condition of approval (Condition No. 24) has been included in Attachment A, requiring the project to comply with the C/CAG TDM policy, among monitoring, by obtaining approval of a final TDM plan, and by committing to ongoing maintenance, monitoring, and implementation of these TDM measures.

There are several coastal resources within close proximity (0.3 to 1.3 miles) of the site: Montara State Beach, Point Montara Lighthouse, Fitzgerald Marine Reserve, and Moss Beach. Use of local coastal access points by residents of the project site are likely to be dispersed and will not hinder the ability for visitors to access the coast. The project will provide homes to households earning up to 80% of the Area Median Income, and thereby increase equitable access to coastal resources. The TIMP assessed the effect of the project on anticipated cumulative traffic conditions and recommended public access improvements that will be provided by the project, and ensure compliance with Policy 2.52, as described further below.

Policy 2.53 (*Transportation Management Plan*) requires the County to develop a comprehensive transportation management plan to address the cumulative impacts of residential development on roads and highways in the MidCoast. Connect the Coastside: The San Mateo County MidCoast Comprehensive Transportation Management Plan, was adopted by the San Mateo County Board of Supervisors on July 26, 2022, in accordance with this policy. Connect the Coastside identifies a range of circulation improvements to address the cumulative traffic impacts of residential development on the Coastside, inclusive of those attributable to this project. Following the adoption of Connect the Coastside, the County obtained funds from the San Mateo County Transportation Authority to initiate the design work and regulatory coordination needed to implement the recommendations of Connect the Coastside in the Moss Beach corridor.

The Moss Beach SR-1 Congestion and Safety Improvements Project ("Moss Beach Project", <https://www.smcgov.org/planning/moss-beach-sr-1>) has identified feasible intersection and roadway solutions to the circulation deficiencies that already exist within the vicinity of the project, and that will be impacted by the project, as described by the TIMP. Implementation of these improvements will address the traffic and safety impacts that currently exist, and that will be otherwise exacerbated by project and cumulative development. Condition of approval No. 26 requires the applicant to contribute to the cost of constructing the circulation improvements being pursued by the County, in an amount that is proportional to the project's impact on these roads and intersections.

The TIMP also identifies a likely increase in pedestrian activity along Carlos Street and on residential streets in Moss Beach to reach bus stops and businesses. The County was recently awarded a technical assistance grant from the Metropolitan Transportation Commission to identify both near- and long-term options for bicycle and pedestrian access improvements on Carlos Street, which is identified as the preferred alignment for the Multimodal Parallel Trail in Connect the Coastside and will provide the most efficient and enjoyable pedestrian/bicyclist path for southbound travel for project residents once improved. The County is committed to implementing the feasible short-term improvements identified by this study as soon as possible, and Condition of approval No. 27 requires the applicant to contribute to the long-term objective of installing a multi-use recreation trail along this alignment, which will fill an important gap in the California Coastal Trail and improve mobility within the community in a manner that outweighs the impacts of the project.

A component of the TDM measures included with the project is to install pedestrian and bicycle improvements that will provide a safer connection between the project site and central Moss Beach. These improvements include high-visibility crosswalks, curb ramps, sidewalk connections, and Class 3 bikeways that implement the goals of Connect the Coastside and the County's Active Transportation Plan, and that further the project's compliance with the requirements of Policy 2.52(b).

c. Housing Component

Policy 3.1 (*Sufficient Housing Opportunities*) states: *"Through both public and private efforts, protect, encourage and, where feasible, provide housing opportunities for persons of low and moderate income who reside, work or can be expected to work in the Coastal Zone."* The project will provide 71 affordable rental housing units that are restricted to low-income households, in an area where none currently exist. Up to 75% of the proposed units will be reserved for renters who live and/or work in the MidCoast region. The project is consistent with this LCP Policy.

Policy 3.2 (*Non-Discrimination*) state: *"Strive to ensure that decent housing is available for low- and moderate-income persons regardless of age, race, sex, marital status or other arbitrary factors."* The project will construct residences for low-income households, at a density consistent with the surrounding neighborhood. By law, the applicant

cannot discriminate based upon age, race, sex, marital status, or any other protected category. The project includes multiple unit types (one, two, and three-bedroom units), in order to provide housing for a broad range of potential renters. Additionally, some of the units will include mobility and/or communications features to assist people with mobility, vision, and hearing impairments. The project is consistent with this LCP policy.

Policy 3.3 (*Balanced Developments*) states: “*Strive to provide such housing in balanced residential environments that combine access to employment, community facilities and adequate services.*” The purpose of this policy is to integrate affordable housing into the County’s existing coastal communities. The project site is located in an area with existing infrastructure, and with services in close proximity, and avoids the conversion of agricultural lands. The project site is within 1/2-mile of the Coastside Market grocery store and Moss Beach Park. It is within 1.4 miles of Farallone View Elementary School, and 0.8 miles of the Seton Coastside Medical Center.

Policy 3.4 (*Diverse Housing Opportunities*) states: “*Strive to improve the range of housing choices, by location, type, price and tenure, available to persons of low and moderate income.*” At the present time, there are no income-restricted affordable housing units in the Montara - Moss Beach - El Granada area. The proposed project consists of 71 housing units that will be restricted to low-income households. The project includes a mix of 1, 2, and 3-bedroom units designed to accommodate a range of housing needs that are not currently being met by the for-profit housing market. The proposed project is therefore consistent with this LCP policy.

Policy 3.15.d (*Designated Affordable Housing Sites*) requires the County to evaluate proposals to develop the designated or other appropriate sites according to the following criteria:

- (1) For the total 11-acre North Moss Beach site, development must help meet LCP housing objectives by meeting the following criteria:

100% of the total units constructed on the site (with the exception of a manager’s apartment) are reserved for low-income households (defined as households earning up to 80% of the AMI).

The project is compliant with this policy. The applicant is proposing to reserve all of the units for low-income households. This project will further the LCP and Coastal Act goal of providing affordable housing options for all San Mateo County residents and greater coastal access opportunities for all income levels. The project is consistent with this policy.

- (2) Require the provision of amenities including, but not limited to, landscaping and recreation facilities, and encourage the provision of community services, such as day care centers.

The project includes landscaping areas, a community garden, a children's play area, BBQ areas, and a public trail through a portion of the site. The applicant has stated that the trail will be open to both project residents and the general public. The project also includes a community room and other common areas that will be used for after-school programs for children, adult education and training opportunities, and programs to connect residents to a variety of social service providers in the area. The proposed project is consistent with this LCP policy.

Policy 3.16 (*Phasing the Development of Designated Housing Sites*) states:

- (1) Limit the number of affordable housing units given building permits for construction on the designated sites to 60 during any 12-month period in order to allow the affordable housing units constructed on the designated housing sites to be assimilated into the community a few at a time.
- (2) Allow the County Board of Supervisors to increase the number of affordable housing units permitted if they make the finding that the above phasing requirement threatens the implementation of affordable housing on a designated site by prohibiting the developer(s) from building when circumstances are uniquely favorable for a limited period of time (i.e., low interest rate financing or public subsidies are available). The project proposes 71 residential units, which exceeds the 60 units that can receive a building permit in one year. The applicant is requesting that the Board of Supervisors authorize the issuance of all project related building permits within a 12-month period, as provided by section (2), because obtaining all

permits will be necessary in order to secure the financing required to construct the project. Staff supports this request because it is required to obtain the financing needed to construct the project. In addition, staff notes that the number of building permits issued for new residential development in the MidCoast has not approached the limit of 40 per year since this limit was established in 2012. Thus, the issuance of more than 60 building permits within a 12-month period will not result in an amount of development that is more than would have been otherwise allowed to occur over the past few years pursuant to current growth limits.

d. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*). This policy defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable. Sensitive habitats include areas containing or supporting “rare and endangered” species as defined by the State Fish and Game Commission, all perennial and intermittent streams and their tributaries, and lakes and ponds and adjacent shore habitat. Further, Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas. The following discussion addresses these two policies.

Vegetative communities on the project site fall into three categories: Monterey cypress–Monterey pine woodland stands, perennial rye grass fields, and coyote brush scrub. None of these habitat communities are considered “sensitive” habitats. There are no riparian or wetland habitat areas on the project site, though Montara Creek (and its associated riparian habitat) lies approximately 250 feet north of the project site. No development activities will occur near this area.

Based on the existing biological conditions in and adjacent to the project site, a review of relevant literature, the known occurrences of special-status species in the area, and SWCA biologists’ local knowledge of the region, 10 special-status plant species and eight special-status animal species were identified as having potential to occur within the project site. Of the 10 special-status plant species considered for potential occurrence, it was determined that only one special-status plant species - Choris’s popcorn flower, has a moderate to high potential to occur on the project site. Of the eight special-

status animal species identified, only one, the California red-legged frog, was determined to have a moderate potential to occur within the project site. The remaining species were determined to have either low or no potential to be present on the project site.

Choris's Popcorn Flower

Choris's popcorn flower is a special-status plant species that was determined to have a moderate potential to occur on the project site due to suitable coastal scrub habitat. Choris's popcorn flower is an annual herb in the borage family that blooms from March to June. A field survey (Appendix D (*Biological Impact Report*) of Attachment D) was conducted in April 2023, during the blooming window (March through June) for this plant. No Choris's popcorn flower were observed on the project site at that time. However, the biologist who performed the field reconnaissance recognized the potential that identification of the plant could have been missed at that time. Given that there is a moderate potential for the plant's presence on the site, additional pre-construction surveys for the plant, during the appropriate blooming period, are required to be performed prior to the beginning of construction activities. This recommendation has been included in Attachment A as Condition No. 8.

California Red-legged Frog

Seven California red-legged frog occurrences have been recorded within 2 miles of the project site between 2006 and 2019. The closest occurrence registered by the California Natural Diversity Data Base (CNDDDB) occurred in 2012 and was recorded approximately 0.7 mile north of the project site. While no suitable aquatic breeding habitat was observed on-site, potentially suitable upland dispersal habitat for this species is present. Additionally, Montara Creek, which is located approximately 250 feet north of the project site and immediately north of the project site, may provide marginally suitable aquatic dispersal habitat during wet season periods of inundation. Although there is potentially suitable upland dispersal habitat within the project site, this species is more likely to utilize higher-quality suitable aquatic and non-breeding habitat within and adjacent to Montara Creek where there is also more woody debris available for refugia. In addition, the project site does not provide a suitable overland route to other aquatic breeding sites and no small mammal burrows were observed within the project site. No California red-legged frogs were observed on the project site during the April 2023 field survey.

In recognition of the moderate potential for the California red-legged frog to be present on the project site during construction, Condition No. 9 requires the implementation of standard protection measures such as exclusion fencing and oversight of construction and protection measures by a qualified biologist to prevent any adverse impacts to sensitive species.

Nesting and Migratory Birds

The project site contains suitable nesting and foraging habitat for avian species protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC) during the typical nesting season (February 15–September 15). Suitable nesting and foraging habitats include the non-native grassland areas, shrubs, and trees within and adjacent to the project site. Nesting is unlikely outside of the typical nesting season, although some avian species may forage year-round near the site. No nesting birds were observed during the field survey, which occurred during the typical nesting season. However, the biological reconnaissance report prepared for this project (Appendix D (*Biological Impact Report*) of Attachment D) recognizes the potential for the project to impact nesting birds, including their eggs or young due to vegetation removal. To prevent this potential impact, Condition No. 10 requires that a nesting bird survey be conducted prior to vegetation removal, and that construction activities be postponed as necessary to ensure protection of the nest.

With these conditions, the project will not have any adverse impacts on sensitive habitats or species as defined by Policy 7.1.

Policy 7.7 (*Definition of Riparian Corridors*) defines riparian corridors by the “limit of riparian vegetation”. Policy 7.11 establishes buffer zones around riparian corridors. In this instance, the nearest riparian corridor is Montara Creek, which is approximately 250 north of the project site. Montara Creek is a perennial creek, therefore its required buffer zone is 50 feet outwards from the limit of riparian vegetation. Policy 7.13 (*Performance Standards in Riparian Buffer Zones*) establishes standards to protect adjacent riparian habitat, including preventing off-site sedimentation from entering the buffer zone. No development activities are proposed in either the Montara Creek riparian corridor or the associated buffer zone. However, earth moving activities associated with construction of the project could result in the movement of sediment towards Montara Creek and other

points off site if erosion control measures are not implemented. Condition of Approval No. 12 requires the implementation of erosion and stormwater control BMPs as part of the project's construction and ensures that the project will be carried out in compliance with LCP policies protecting riparian corridors.

e. Visual Resources Component

Policy 8.5 (*Location of Development*) states that on urban parcels larger than 20,000 sq. ft. new development should be located on a portion of the parcel where the development is least visible from State and County Scenic Roads, is least likely to significantly impact views from public viewpoints and consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall.

As discussed in Attachment D, the project is designed to cluster development in the northwestern portion of the project site. Approximately one-half of the project site will be developed and landscaped. The remainder of the site will be unaltered, with the exception of the removal of hazardous trees and the improvement of existing pedestrian/bicycle paths open to the community. While some trees on the project site will be removed as part of the project's construction, the trees and vegetation around the perimeter of the site and on the northwestern edge, between Highway 1 and the area to be developed, will not be removed. The project site is located approximately 160 feet east of Highway 1 and the westerly third of the project site is within the Cabrillo Highway County Scenic Corridor.

Views of the project site by travelers on Highway 1 are blocked by existing vegetation and changes in grade, neither of which would be modified by the proposed project. Together, vegetation and topography act to shield most of the project site from the view of travelers on Highway 1. In addition, screening vegetation will be planted as part of project landscaping that will further screen views of the project buildings from Highway 1.

The project locates development in an area that will not obstruct existing views of the ocean available to the public along Stetson or Carlos Streets. The proposed development will be partially visible from Lincoln and Buena Vista Streets, which are the two streets closest to the east side of the project site. Westerly scenic vistas from

these two roads are currently dominated by the numerous trees surrounding the periphery of the site, which are to remain.

The buildings nearest Lincoln Street and Buena Vista Street will be set back approximately 230 feet from the nearest neighboring residences on those streets and will have building pads ranging from 183 feet above mean sea level (MSL) up to 186 feet MSL. The houses on Lincoln Street sit at approximately 205 feet MSL. All other building pad elevations on the project site will be lower than 183 feet MSL. Because of the differences in topography and the preservation of existing trees on the project site, the roofs of project buildings will be only partially visible from Lincoln Street and from the base of Buena Vista Street. They will appear similar in height and mass to the existing water storage tanks, and lower in height than the background vegetation. All other proposed buildings will be located at lower elevations and more distant from Lincoln and Buena Vista Street.

Because of the change in elevation between onsite building pads, the distance of the buildings from public viewing points (Lincoln and Buena Vista Streets), and intervening vegetation that will not be affected by the project, vistas of the Pacific Ocean would not be blocked. The proposed location of development therefore complies with this policy.

Policy 8.9 (*Trees*) requires new development to be designed and located to minimize tree removal as much as possible. There are 488 identified trees on the project site, of which 295 will be removed during project construction. All trees within the grading area will be removed. In addition, 40 of the 61 trees within 30 feet of the planned grading area will be removed, either because grading will impact the trees' roots or because the trees are in poor condition. Most of the 193 trees to be preserved on the site are more than 30 feet from the planned grading area. Of the 295 trees proposed for removal, 193 are considered Significant trees (i.e. – 12" in diameter or greater). Of these 193 trees, approximately 97 trees, or 51 percent, are in poor condition and only 20 trees, or 10.5 percent are in good condition, with the remainder being in fair condition. The project has been designed to reduce tree removal as much as possible by concentrating development in the westerly third of the parcel and leaving the majority of the site undeveloped. To minimize impacts on the trees to remain on the site, Condition No. 13 requires the implementation of a tree protection plan. To offset the visual impact associated with the project's tree removal, the applicant has proposed an extensive tree

replanting and landscape plan, consistent with the requirements of Policy 8.10 – *Vegetative Cover*. Implementation of this plan will ensure the long-term preservation of the area’s visual resources by planting new, healthy trees which will be maintained by the project.

Policy 8.13 (*Special Design Guidelines for Coastal Communities (for Montara-Moss Beach-El Granada-Miramar)*) calls for structures to be designed to fit the topography of the site, to employ colors and materials that blend with the vegetative cover of the site, use pitched roofs with non-reflective materials and design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape.

The project is designed to minimize alteration of the site’s natural landforms as much as possible and be visually compatible with surrounding areas. It will cluster development, provide greater than the minimum required setbacks, minimize grading, and retain the majority of screening trees along the site perimeter. Approximately one-half of the project site will be developed and landscaped. The remainder of the site will be left unaltered, with the exception of the removal of hazardous trees and the improvement of existing pedestrian/bicycle paths open to the community. The majority of the forested areas on the northern portion of the site will be preserved.

The project is in the Highway 1 County Scenic Corridor and is designed to minimize its visibility from Highway 1, consistent with the requirements of Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*). Access roads and parking areas will be integrated into the site, with multiple small parking lots around a ring road, and screened with landscaping. All new distribution lines will be underground. Landscaping with native trees and plant materials will have an informal character and be used to screen the project and reduce visual impacts. Landscaping will include additional trees planted between the project and the single residence on Carlos Street to shield the residence from views of the project.

Although the existing visual character of the site will be altered by construction of the project, the change will not result in conditions causing significant visual degradation. Site grading to construct building pads, roadways, and parking areas, and install utilities, will not be visible or apparent from areas outside of the project site. The only site features visible to viewers from surrounding areas will be the proposed buildings themselves. As noted above, the buildings will be

set back at a minimum of 20 feet from the property line so that their apparent mass will be reduced. Furthermore, the project site represents an additional residential use within an already developed residential area that already includes many two-story buildings. Consistent with the County Community Design Manual, the buildings have been designed to include natural colors and materials and non-reflective materials, including wood-look cement board siding in shades of dark red and brown and gray composite shingle roofing materials. These materials match the neighborhood vernacular and are compatible with the prevailing design features of the surrounding single family residential neighborhood.

f. Hazards Component

Policy 9.1 (*Definition of Hazard Areas*) defines hazardous areas as “*fault zones and land subject to dangers from liquefaction and other severe seismic impacts, unstable slopes, landslides, coastal cliff instability, flooding, tsunamis, fire, and steep slopes (over 30%).*” The project site is not within a known fault zone, nor does it have steep or unstable slopes or soils subject to liquefaction. The subject site is not adjacent or within a flood hazard zone or an area of coastal cliff instability. The project site is not within a mapped Fire Hazard Severity Zone and is at no greater risk from wildfire than the surrounding neighborhood.

Policy 9.4 (*Definition of High-Risk Fire Areas*) defines “fire hazard areas” as those having a high potential for catastrophic fire. Policy 9.5 (*Designation of High-Risk Fire Areas*) designates high risk fire areas in the Coastal Zone as those delineated by the State Division of Forestry and shown on the Hazards Map for the Coastal Zone. As discussed in the Wildfire Section of Attachment D, the project site and the surrounding neighborhood are not within a mapped Fire Hazard Severity Zone as designated by the California Department of Forestry and Fire Protection (CalFire).

Policy 9.6 (*Regulation of Development in High-Risk Fire Areas*) requires residential development in high-risk areas to be reviewed and conditioned by the County Fire Warden to ensure that building materials, access, brush clearings and water storage capacity are adequate for fire flow and fire protection purposes. The project site is not within a designated High Risk Fire Hazard area. Nevertheless, the project’s buildings will have fire suppression sprinklers, will utilize fire resistant materials, and will maintain a 30-foot fire break area and a

100-foot reduced fuel zone surrounding the development as part of the project design pursuant to Public Resources Code Section 4291. Policy 9.10 (*Geological Investigation of Building Sites*) requires the County Geologist or an independent consulting certified engineering geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. As appropriate and where not already specifically required, require site specific geotechnical investigations to determine mitigation measures for the remedy of such hazards as may exist for structures of human occupancy and/or employment other than those considered accessory to agriculture as defined in Policy 5.6.

As part of their application submittal, the applicant submitted an extensive geotechnical investigation which was reviewed by both the County Geotechnical Engineer and the consulting engineer that contributed to the Draft EIR (Attachment D). The project is not located on a geologic unit or soil that is unstable or would become unstable as a result of the project. The site-specific geotechnical investigation contains recommendations and design parameters to ensure that the project has suitable foundations and stability. Those parameters will be incorporated into building plans for the proposed structures. The soil on the site has a low expansion potential and will not impact the proposed grading or construction of buildings on the site.

The site-specific geotechnical investigation concluded the potential for landslides at the project site under both static and seismic conditions is low due to the lack of evidence of historical slope instability on-site, the high shear strength of the soil, weathered bedrock underlying the site, and the absence of any significant seepage on the slope faces.

3. Conformance with PUD-140 Zoning Regulations

- a. DEVELOPMENT PLAN: All development shall substantially conform to the plans presented to the San Mateo County Planning Commission on January 22, 2020. On July 14, 2022, the applicant submitted their application for this Coastal Development Permit with the plans included as Attachment B. These plans match the conceptual plans reviewed by the Planning Commission in January 2020, specifically with regards to the number and location of the proposed residential and community buildings, number of parking spaces, and landscaping.

- b. PERMITTED USES: Only multi-family housing for low-income households, a community building, outdoor recreational uses for residents, and publicly accessible trails are permitted. There have been no changes in the proposed uses on the project site. The proposed housing continues to be reserved for low-income households.
- c. DENSITY: The total number of dwelling units shall not exceed 71 dwelling units. There has been no change in the number of proposed dwelling units, which remains at 71.
- d. HEIGHT: The maximum building height shall be 28 feet, not to exceed two habitable stories. There has been no change in the design of the buildings, which comply with this standard.
- e. SETBACKS: The minimum setbacks of the proposed buildings shall conform to those shown on the plans reviewed by the Board of Supervisors on July 21, 2020. There has been no change in the location of proposed buildings. The project complies with this standard.
- f. LOT COVERAGE AND FLOOR AREA: The maximum lot coverage and floor area of all proposed buildings shall comply with that shown on the plans reviewed by the Board of Supervisors on July 21, 2020. There have been no changes in the design or size of the proposed buildings. The project complies with these two standards.

4. Compliance with Design Review District Overlay

Section 6565.1 of the Zoning Regulations states that in any district which is combined with the "DR" District, the regulations specified in Chapter 28.1 shall apply. Section 6565.17 of the Zoning Regulations establishes the standards for review for multi-family dwellings within Design Review Districts located in the Coastal Zone. In accordance with these standards, the project was reviewed by the Coastside Design Review Committee which found that the project has been designed and situated to ensure adequate space for light and air by proposing greater setbacks to adjacent residences than are required by the Zoning Regulations. The applicant has proposed contoured grading of the site rather than harsh cutting or terracing of the site. The applicant has also proposed an extensive landscaping plan to both offset the loss of existing trees on the site and to provide screening from adjacent land uses. The Design Review Committee recommended utilizing more articulation and secondary roof forms to break up the mass of the

larger buildings, as well as changing the color palette to darker tones to help integrate the structures into the site. The applicant has responded to these suggestions with changes in the building designs and proposed color palette. These changes are reflected in the updated plans which are included as Attachment B of this report.

5. Conformance with County Grading Regulations

The project proposes approximately 28,894 cubic yards of grading (9,506 cy of cut and 19,388 cy of imported fill) to accommodate the proposed development. The following findings must be made pursuant to Section 9290 of the San Mateo County Ordinance Code to approve the grading permit:

- a. *The granting of the permit will not have a significant adverse effect on the environment.*

The project is in conformance with the applicable General Plan, LCP, and Zoning District policies and standards that seek to minimize impacts to soils, sensitive habitats, hazards, and visual quality as discussed previously in this report. The proposed grading is necessary to support redevelopment of the property for affordable multi-family residential use. Implementation of the proposed grading plans prepared by a licensed civil engineer, including the erosion and sediment control plan, and associated conditions of approval will ensure the project will not have a significant adverse effect on the environment.

- b. *The project conforms to the criteria of Chapter 5, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.*

The project will conform to standards in the County Grading Regulations, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity.

- c. *The project is consistent with the General Plan.*

The project has been reviewed against the applicable policies of the San Mateo County Local Coastal Plan which is a subset of the County's General Plan and found to be consistent with its goals and objectives. See Section A.2 of this report for a detailed discussion

regarding the project's compliance with applicable Local Coastal Plan policies.

B. ENVIRONMENTAL REVIEW

This project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.40. An analysis of the exemption and the project's qualification for the exemption is included in Attachment C.

Based on the CEQA requirements in effect at the time this Coastal Development Permit application was submitted, the County prepared a Notice of Preparation of an Environmental Impact Report (EIR) on December 1, 2022, and subsequently released a Draft EIR in August 2023. The required 45-day public review period for the Draft EIR expired on September 25, 2023. During the public comment period, the County received a voluminous amount of comment letters. While preparing responses to these comments, Assembly Bill 1449 was adopted (in October 2023) creating a new statutory exemption for qualifying affordable housing projects (AB 1449 was codified at Public Resources Code Section 21080.40 and took effect on January 1, 2024). Although not required by CEQA, the County has provided general responses to the comments received on the Draft EIR (see Attachment

- C. These responses are for information purposes only, and do not provide a basis to approve or deny the requested permits, except as they relate to the project's compliance with relevant County policies and regulations, which are addressed in this staff report.

D. REVIEWING AGENCIES

County Building Inspection Section
County Department of Public Works
County Environmental Health Services Coastside Fire Protection District
Montara Water and Sanitary District MidCoast Community Council
California Department of Fish and Wildlife
Caltrans, District 4
California Coastal Commission
U.S. National Park Service (GGNRA)
U.S. Department of Transportation (Federal Transit Administration)
U.S. Fish & Wildlife Service
U.S. Postal Service
Association of Bay Area Governments (ABAG)
Bay Area Air Quality Management District
CA Coastal Conservancy

City/County Association of Governments of San Mateo County
San Mateo County Department of Housing
Committee for Green Foothills
PG&E (Land Services)
Cabrillo Unified School District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Project Plans
- C. AB1449 Statutory Exemption Statement
- D. Cypress Point Affordable Housing Community DEIR background information

20240313_PLN2022-00220_PCSR_WPC_FINAL

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2022-00220

Hearing Date: March 13, 2024

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

The Planning Commission recommends that the Board of Supervisors make the following findings:

Regarding the General Plan Land Use Map Amendment, Find:

1. That the General Plan Land Use Map amendment is compatible with the General Plan, will create a harmonious arrangement of land uses and will not be in conflict with the General Plan as discussed in Section A (1) of this staff report.
2. That the County General Plan Land Use Map be amended to change the subject parcels' General Plan Map designation from "Medium-High Density Residential" to "Medium Density Residential."

Regarding the Coastal Development Permit, Find:

3. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP) with regards to the protection of archeological, biotic and visual resources, as well as Public Works and Housing component policies, as analyzed in Section A (2) of this staff report.
4. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that 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) and Chapter 3 of

the Coastal Act of 1976. The proposed project does not fall within the stated locational criteria.

5. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. As discussed in Section A (2) of this staff report, protection measures will be implemented to prevent any impact to archeological and biological resources, as well as minimizing impacts to water quality.
6. That the issuance of more than 60 building permits in a 12-month period in order to construct the project, is consistent with LCP Policy 3.16 because it is necessary to secure project financing. It is also consistent with LCP Policy 1.23 because the number of building permits issued for the remainder of the calendar year in which the building permits are issued, and the following two years will be restricted so that the total number of new residential units constructed over that three-year period will not exceed 120 new units.

Regarding the Grading Permit, Find:

7. That the granting of this permit will not have a significant adverse effect on the environment as the project conforms with the applicable General Plan, LCP, and Zoning District policies and standards that seek to minimize impacts to soils, sensitive habitats, hazards, and visual quality. Implementation of the proposed grading plans prepared by a licensed civil engineer, including the erosion and sediment control plan, and associated conditions of approval will ensure that the project will not have a significant adverse effect on the environment.
8. That the project conforms to the criteria of Chapter 5, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296 as it will conform to standards in the Grading Ordinance, including those related to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity.
9. That the project is consistent with the goals and objectives of the General Plan. The project has been reviewed against the applicable policies of the San Mateo County Local Coastal Plan which is a subset of the County's General Plan and found to be consistent with its goals and objectives, as discussed in Section A.2 of this report.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This recommendation applies only to the proposal as described in this report and materials submitted for review by the Planning Commission on March 13, 2024. The Board of Supervisors are the final decision-making body and will consider the Planning Commission's recommendation on a date to be decided. The Director of Planning and Building may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this recommendation.
2. **Additional Site Excavation.** An archaeological salvage program shall take place prior to the beginning of earthmoving activities and shall consist of four hand-excavated 1 meter x 1 meter mitigation units. Placement of the units shall be based on available archival background data, field observations, and proposed project plans. Hand excavation shall be conducted using standard archaeological techniques with trowels, picks, and shovels at arbitrary levels and dry screened through 1/4-inch mesh. All identified artifactual material shall be collected from each level. Collected material shall be placed in level bags, and each level shall be recorded using level forms. Artifacts, soil type, color, stratigraphy, and features present shall be recorded. All artifactual material from this process shall then be placed within its appropriate level bag during the field process.
3. **Archaeological Monitoring.** Archaeological monitoring shall be conducted during all earthmoving activities involved with the project in accordance with the schedule coordinated between the general contractor and project archaeologist. This shall consist of full-time monitoring during all earthmoving activities within 50 feet of CA-SMA-431. Archaeological spot-check monitoring, consisting of periodic monitoring of the project site during ground-disturbing activities, including during demolition of the existing concrete foundations, shall take place for the remainder of the project. The timing and frequency of these spot checks shall be determined throughout the course of earthmoving activities for the proposed project based upon the construction schedule and the nature of any cultural materials encountered. Per the schedule, the archaeologist shall inspect the site and shall subsequently provide an archaeological monitoring report. This report shall document all cultural materials encountered and be submitted to project representatives within 40 working days of the completion of earthmoving activities for the project.
4. **Unanticipated Findings During Construction.** If any individual artifacts (prehistoric or historic), features, potential midden soils, or other indicators of cultural use are noted by the archaeological monitor during the earthmoving activities, work within 50 feet of the find shall be stopped until appropriate measures are formulated by the project archaeologist and accepted by the County and the project representative. If the project archaeologist is not present on the site, the County, owner, and project archaeologist shall be notified by telephone,

and the project archaeologist shall examine the materials encountered within 24 hours. Any archaeological materials found at the site shall be collected and stored for further analysis by a qualified archaeologist and may require consultation with appropriate Tribal representatives, as dictated by the California Native American Heritage Commission (NAHC) and the County.

If an intact archaeological deposit is discovered during archaeological mitigation/monitoring, construction activities shall be halted within 50 feet of the find for the purpose of identifying and mapping the deposit, and appropriate investigative methods and approaches shall be formulated by the project archaeologist and discussed with the project representative. If these materials are determined to be significant, a preservation plan or data recovery program shall be prepared and submitted to the County for approval prior to implementation.

5. **Procedures for Discovery and Treatment of Human Remains.** If human remains are found during excavation or construction, work shall be halted at a minimum of 50 feet from the find, the area shall be staked off, and the owner and project archaeologist shall be notified. The owner shall contact the County Coroner, and no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be performed until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours of this determination. The NAHC shall identify the person or persons it believes to be the most likely descendent (MLD) of the deceased. The MLD may then make recommendations to the owner and execute an agreement for the means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods, as provided in Public Resources Code Section 5097.98.

If required, reinternment of human remains shall be performed according to California law for Native American burials (Chapter 1492, Statutes of 1982). The intent of the California state law is to protect Native American burials, isolated and disarticulated human remains, and associated cultural materials found during the course of an undertaking. It also serves to ensure proper analysis prior to their final disposition. The location and procedures of this undertaking shall be recorded by the project archaeologist. Reinternment shall take place with all due speed upon completion of all necessary analysis. This information shall be included in the final report prepared by the project archaeologist, or if necessary, as an addendum to the report.

The owner shall rebury the Native American human remains and associated grave goods with the appropriate dignity on the property in a location not subject to further disturbance if:

- a. The NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 24 hours after being notified by the commission.
- b. The descendant identified by the NAHC fails to make a recommendation for burial and mediation by the NAHC fails to provide measures acceptable to the owner.

Any associated grave goods and soil samples from the burial site shall be analyzed per the agreement between the owner and the most likely descendent. Dependent upon the nature of this agreement, diagnostic artifacts such as projectile points, shell beads, and ground stone artifacts may be studied and illustrated in the final report to be prepared by the project archaeologist. Radiocarbon dating and obsidian hydration and sourcing may be undertaken in order to provide a chronology for newly identified features.

6. **Erosion and Sediment Control Plan.** Prior to the issuance of the grading permit the applicant shall submit an erosion and sediment control plan for review and approval by County Staff. This plan shall include:
 - a. Provide a proposed schedule of grading activities, monitoring, and infrastructure milestones in chronological format. An anticipated construction schedule and/or construction duration (in weeks or months) shall be provided.
 - b. Delineate work areas including protecting surface waters, storm drain inlets, sensitive areas, and buffer zones. These areas should be consolidated and located outside steep or sensitive areas.
 - c. Protect surface water locations. Provide primary control measures (e.g., silt fence along the outer buffer zone of the creek; do-not-disturb riparian areas) and secondary control measures (e.g., fiber rolls) in disturbed areas sloping toward the creek/ocean.
 - d. Protect storm drain inlets using fiber rolls, permeable rock sacks, or other measures that keep sediment from entering the drain. Show inlet locations and protection measure details on the ESCP Plan. Include in the ESCP Plan that filter fabric or filter baskets shall be installed in the drains and cleaned out after each rain event, or as needed to function properly. Sandbags are prohibited as they tear and can result in sand entering the storm drains.

- e. Maximize and protect areas to be undisturbed (including sensitive areas and buffer zones), using a vegetative buffer strip or 6-foot fence/barrier. Show the “limits of work” on the ESCP Plan and barriers along the “limit.” Forbid work, storage, earth moving, vegetation clearing, and other disturbances outside of the “limit.” Hay bales are prohibited as these can easily fall apart.
- f. Provide a separate Tree Protection Plan to identify and protect trees and driplines extending over the project site, using fencing placed along drip lines. An arborist report is required for those trees where work will encroach into driplines (for on-site and off-site trees). See the County’s Significant and/or Heritage Tree Ordinances for Tree Protection Plan guidelines.
- g. Prevent runoff to off-site areas using perimeter controls (diversion berms, silt fencing, and/or fiber rolls). Silt fencing is preferred, but fiber rolls may work in some instances. Where the site is flat or the slope is gentle, installing these measures on the property line should be adequate. On slopes greater than 3:1, the measures must be installed along contour lines.
- h. Indicate the location and method for stabilizing disturbed bare-earth areas. Use seeding and/or mulching and the following, as necessary:
 - (1) For slopes less than 3:1, provide silt fencing or fiber rolls along contour lines.
 - (2) For slopes greater than 3:1, anchored erosion blankets (rice, straw, or coconut) and fiber rolls or silt fencing at the crest are required. Jute netting is preferred when used with seeding.
- i. Use diversion berms to divert water from unstable or denuded areas (e.g., top and base of a disturbed slope, grade breaks where slopes transition to a steeper slope).
- j. Direct water from construction areas to designated temporary filtration/detention areas. Show any temporary detention areas for stormwater and stabilization of those areas.
- k. Show areas and proposed protection of temporary stockpiles using anchored-down plastic sheeting in dry weather. The use of plastic sheeting during the wet season, October 1 through April 30, is not allowed unless the stockpile is also protected with fiber rolls containing the base of the stockpile. Alternatively, in wet weather, or for longer storage, use seeding and mulching, soil blankets, or mats.

7. Prior to the issuance of the grading permit, the applicant shall submit the State approved SWPPP, showing that they have obtained coverage for this project under the State's General Construction Permit from the RWQCB.
8. **Choris's Popcorn Flower.** Prior to the start of construction, a preconstruction survey for Choris's popcorn flower shall be conducted during the appropriate blooming period. Choris's popcorn flower occurrences within 50 feet of the project work areas shall be flagged for avoidance by the Project. If the Project cannot avoid impacts to this species, the Project Proponent shall consult with the CDFW on appropriate measures and/or actions to protect or salvage the plant(s) prior to beginning construction.
9. **Special-Status Amphibians and Reptiles.** The following measures shall be implemented to minimize impacts to special-status amphibians and reptiles:
 - a. A qualified biological monitor shall be present during all initial ground-disturbing activities, including grubbing and/or vegetation removal and installation of the wildlife exclusion fence.
 - b. A preconstruction survey for California red-legged frog shall be conducted within the project site immediately prior to ground disturbance. If no individuals are detected, then construction-related activities may proceed provided project avoidance and minimization measures in this document are adhered to. If adults are present in the construction area, work shall be stopped until individuals are allowed to disperse on their own volition, or the species is relocated by a qualified biologist with permission to handle California red-legged frog.
 - c. Disturbance to vegetation shall be kept to the minimum necessary to complete the project activities. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas and clearly delineate areas that shall be avoided with exclusion fencing (e.g., high-visibility orange construction fencing, silt fence, ERTEC fencing, or other similar material).
 - d. Ground-disturbing construction activities (e.g., grubbing or grading) should occur during the dry season (June 1–October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no ground-disturbing activities shall occur within 24 hours following a significant rain event (greater than ¼-inch in a 24-hour period). Following a significant rain event and the 24-hour drying-out period, a qualified biologist would conduct a preconstruction survey for California red-legged frog prior to the restart of any project ground-disturbing activities.

- e. To avoid impacts to California red-legged frog and other sensitive wildlife species, a wildlife exclusion fence (e.g., silt fence, ERTEC fencing, or other similar material) shall be installed around the perimeter of the Project, at the discretion of the qualified biologist.
 - f. The wildlife exclusion fence shall be inspected by a qualified biologist or project stormwater inspector, who has received environmental awareness training from a qualified biologist, on a weekly basis to ensure that the fence is functioning as intended throughout the duration of construction activities that may impact California red-legged frog (e.g., ground disturbance, materials staging/parking required on the north side of the project site). Removal of the wildlife exclusion fence may be conducted at the discretion of a qualified biologist if ground disturbance activities have been completed and remaining Project activities would not impact California red-legged frog (i.e., only interior site build out activities remain).
10. **Conduct Nesting Bird Surveys.** If project activities, including grass mowing and tree trimming/removal, are conducted during nesting bird season (February 15–September 15), preconstruction nest surveys shall be conducted in and near the project site (within 250 feet for large raptors and 100 feet for all other birds) by a qualified biologist within 7 days of the start of construction. If nesting birds are identified during the preconstruction survey, then the project shall be modified (i.e., a no-work exclusion buffer of appropriate size [to be determined by the qualified project biologist] shall be erected around active nests) and/or delayed as necessary to avoid impacts to the identified nests, eggs, and/or young.
11. **General Biological Resource Protection Measures.** The following general measures shall be implemented during the project:
- a. Prior to the start of the project, all construction crew members, including the project stormwater inspector, will attend an environmental awareness training presented by a qualified biologist. A training brochure describing special-status species, project avoidance and minimization measures, key contacts, and potential consequences of impacts to special-status species and potentially jurisdictional features will be distributed to the crew members during the training. During the training the qualified biologist will review with the project stormwater inspector the requirement for weekly inspection of the wildlife exclusion fencing. Trainees will sign an environmental training attendance sheet.

- b. If any animals are encountered during project activities, said animals shall be allowed to leave the work area unharmed. Animals shall not be picked up or moved in any way.
 - c. During project activities, all trash that may attract predators shall be properly contained, removed, and disposed of regularly. Following construction, trash/construction debris shall be removed from work areas.
 - d. Construction materials, including, but not limited to, wooden pallets, best management practices (BMPs), equipment, or other materials, that are left on the ground for more than 24 hours shall be inspected before and during moving of the materials to prevent potential impacts to animals that may have utilized the materials as a temporary refuge. Plastic pipes, if used, shall be covered with material to prevent animals from entering the pipes.
 - e. The number of access routes, number and size of staging areas, and total area of the activity shall be limited to the minimum necessary to complete the project, and their boundaries shall be clearly demarcated.
 - f. Disturbance to vegetation shall be kept to the minimum necessary to complete the project activities. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas and clearly delineate areas that shall be avoided with exclusion fencing (e.g., high-visibility orange construction fencing, silt fence, ERTEC fencing, or other similar material).
12. **Measures to protect Montara Creek.** The following protection measures shall be implemented during the project:
- a. *Adhere to BMPs.* Regardless of the season, construction shall adhere to SWRCB BMPs, and no ground-disturbing activities shall occur within 24 hours following a significant rain event (defined as greater than ¼-inch in a 24-hour period).
 - b. *Permanently Protect Exposed Surfaces.* Before completion of the project, all exposed or disturbed surfaces shall be permanently protected from erosion with reseeding and landscaping.
 - c. *Cover and Secure Spoils.* All spoils, such as dirt, excavated material, debris, and construction-related materials, generated during project activities shall be placed within the limits of the designated construction area. Spoils shall be covered or secured to prevent sediment from

escaping. Once the spoil pile is no longer active, it shall be removed from the work area and disposed of lawfully at an appropriate facility.

- d. *Stabilize Soils and Use BMPs.* All exposed soil in the work area resulting from project activities shall be stabilized immediately following the completion of work to prevent erosion. Erosion and sediment control BMPs, such as silt fences, straw hay bales, gravel or rock-lined drainages, water check bars, and broadcast straw, can be used. BMPs shall be made of certified weed-free materials. Straw wattles, if used, shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting. At no time shall silt-laden runoff be allowed to enter any drainage or other sensitive areas.
- e. *Do Not Fuel Near Drainages.* All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any drainage and other water features. Crew members shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the construction contractor shall prepare a plan to be approved by the County before construction begins to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and the appropriate measures to take should a spill occur.

13. **Tree Replacement and Maintenance Plan.** The following measures shall be implemented both during and after project construction:

- a. Plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
- b. Route underground services including utilities, sub-drains, water, or sewer around the Tree Protection Zone. For design purposes, the Tree Protection Zone trees shall be defined as the tree dripline.
- c. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
- d. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
- e. As trees withdraw water from the soil, expansive soil may shrink within the root area. Therefore, foundations, footings, and pavements on expansive soils near trees should be designed to withstand differential displacement.

- f. Tree protection fencing, as shown on Sheet TPZ1.00 of Attachment B shall remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
- g. Trees to be removed shall be felled so as to fall away from Tree Protection Zone and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees or grinding the stump below ground.
- h. All contractors shall conduct operations in a manner that will prevent damage to trees that are to be preserved.
- i. Any brush clearing required within the Tree Protection Zone shall be accomplished with hand-operated equipment.
- j. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the Tree Protection Zone. Any modifications must be approved and monitored by the consulting arborist.
- k. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.

Maintenance of Impacted Trees:

- a. Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required.
 - b. Provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.
14. **Implement BAAQMD BMPs.** During any construction period ground disturbance, the applicant shall ensure that the general contractor implements measures to control dust and exhaust. The applicant shall include terms in all construction

contracts related to the Cypress Point project that require contractors to implement the following BMPs:

- a. Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, unpaved access roads) shall be watered with non-potable water two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All roadways, driveways, and sidewalks shall be paved as soon as possible.
- e. Idling times shall be minimized either by shutting equipment off when not in use or by reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure in Title 13, Section 2485 of the CCR). Clear signage shall be provided for construction workers at all access points.
- f. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- g. A publicly visible sign shall be posted with the telephone number and the person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
- h. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- i. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- j. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

15. **Use Low Diesel Particulate Matter Exhaust Construction Equipment.** Prior to initiating any construction activities, MidPen or their contractors shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average of at least 78% reduction in Diesel Particulate Matter (DPM) emissions compared to the emissions calculated for the project without mitigation. One feasible plan to achieve this reduction would include the following: all mobile diesel-powered off-road equipment larger than 25 horsepower and operating on-site for more than 2 days shall meet, at a minimum, Environmental Protection Agency (EPA) particulate matter emissions standards for Tier 4 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emissions to reduce the estimated cancer risk below the thresholds. The use of equipment that meets EPA Tier 2 standards and includes California Air Resources Board (CARB) - certified Level 3 Diesel Particulate Filters or alternatively fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the County and demonstrated to reduce community risk impacts to less than significant.
16. **Accidental Discovery of Paleontological Resources.** In the event that paleontological resources are exposed during project work, regardless of the location or geologic units in which the fossils are found, work in the immediate vicinity of the find must stop until a Qualified Professional Paleontologist (Qualified Paleontologist/Project Paleontologist/Principal Paleontologist), who meets or exceeds the Society of Vertebrate Paleontology (SVP) definition, can evaluate the significance of the find. Ground-disturbing activities may continue in other areas outside an appropriate buffer, usually 50 feet. If the paleontologist determines the discovery to be significant, the fossil(s) shall be salvaged.
17. **Preconstruction Planning and Notification.** Prior to the start of construction activity involving below-groundwork (e.g., slab removal or excavating), a copy of the Site Management Plan (SMP) shall be provided by the applicant to all contractors for review.
18. **Implement Site-Specific Health and Safety Worker Requirements.** Prior to the start of construction, a Health and Safety Plan (HASP) shall be prepared by the General Contractor. The General Contractor and any subcontractors shall be responsible for the health and safety of their own workers, as required by Cal-OSHA, including but not limited to preparation of their own HASP and Injury and Illness Prevention Plan (IIPP). The HASP(s) shall contain provisions for limiting and monitoring chemical exposure to construction workers, chemical and non-chemical hazards, emergency procedures, and standard safety protocols.

The General Contractor shall submit the HASP to San Mateo County Environmental Health Services (EHS) at least 2 weeks prior to beginning construction field work. HASPs shall be updated as the project proceeds if unforeseen conditions are identified and necessitate modifications.

19. **Construction Best Management Practices.** The following best management practices shall be implemented during construction:

- a. **Site Control:** Site control procedures shall be implemented by the General Contractor to control the flow of personnel, vehicles, and materials in and out of the site while working with potentially contaminated materials. To control the spread of the contaminants of potential concern, the following controls shall be taken by the General Contractor:
 - (1) The site perimeter shall be fenced by the General Contractor.
 - (2) Access and egress shall be controlled at selected locations.
 - (3) Signs shall be posted at each entrance by the General Contractor, instructing visitors to sign in at the project support area.
- b. **Equipment Decontamination:** Decontamination procedures shall be established and implemented by the General Contractor to reduce the potential for construction equipment and vehicles to transfer potentially impacted soil onto public roadways or other off-site areas. Gravel shall be placed at all site access points by the General Contractor and excess soil shall be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving equipment off-site.
- c. **Personal Protective Equipment (PPE):** PPE shall be used to isolate workers from the contaminant of potential concern and physical hazards. The minimum level of protection for workers coming into direct contact with potentially contaminated materials is OSHA Level D PPE, listed below.

The level of PPE shall be evaluated by the General Contractor on a continuing basis and modified, based upon conditions encountered at the site. The minimum PPE to be utilized during construction activities shall include the following:

- (1) Coveralls or similar construction work clothing;
- (2) Reflective safety vests;

- (3) Steel-toed boots;
- (4) Hard hat;
- (5) Work gloves, as necessary;
- (6) Safety glasses, as necessary; and
- (7) Hearing protection, as necessary.

20. **Dust Control Measures.** All demolition and construction activities that have the potential to create dust shall comply with specified dust control measures. The following actions are required by the General Contractor to adequately address dust control:

- a. Construction areas shall be watered down at a sufficient frequency to eliminate visible dust. Additional watering may be required whenever the wind speed exceeds 15 miles per hour. Watering shall be performed in a manner such that runoff will not be produced at any time.
- b. At the end of each workday, all streets, sidewalks, paths, and intersections where work has occurred shall be swept or vacuumed to remove visible soil(s).
- c. All inactive soil piles expected to remain in-place for more than 7 days shall be covered with plastic sheeting or an equivalent tarp and properly secured to avoid wind damage.
- d. Signage shall be placed along Lincoln, Sierra, Carlos, and Stetson Streets to inform surrounding community members of the hotline phone number(s) to call and report visible dust problems.
- e. If proposed dust suppression efforts are unsuccessful, other measures shall be implemented to help control dust, such as wind breaks and/or dust curtains along street frontages, pending final resolution of necessary dust suppression efforts.
- f. Materials contained in all loading trucks or metal bins carrying excavated materials shall be maintained below the sides and back of the truck or metal bin and shall be properly covered to avoid dust generation and drying of soils during transport. Excavated materials may be moistened prior to transport.

- g. Drop heights shall be minimized while loading and unloading soil.
 - h. Truck tires shall be brushed prior to leaving the site, and truck loading areas will be routinely swept and cleaned to avoid creating visible dust. Soil handling activities shall be halted when the wind speed exceeds 25 miles per hour and visible dust is being created that cannot be mitigated by soil moistening.
21. **Retain a Hazardous Materials Specialist.** Prior to the start of construction activities, the applicant shall retain a qualified Hazardous Materials Specialist for consultation on the following:
- a. Soil sampling analysis shall occur prior to any construction that would result in excavation within impacted soil areas near the community room and building 12, or residential buildings 15 and 16. Inspection may use a portable, x-ray fluorescence analyzer to field screen work area(s) during construction. Work area soils also may be monitored based upon visual observations.
 - b. Soil sampling analysis shall occur if previously unidentified features of concern are encountered. These include Underground Storage Tanks (USTs), sumps, clarifiers, former water supply wells or similar features of potential environmental concern.
 - c. If any of the above-listed material is found to contain lead, such materials shall be disposed of in accordance with applicable federal, state, and local regulations regarding worker safety and the safe removal and disposal of lead-impacted soil.

Excavation Dewatering: During construction, if groundwater is encountered or accumulates in any excavation(s) due to rainwater, the Hazardous Materials Specialist shall be notified, and such water shall be handled in accordance with the following protocols:

- a. For relatively small volumes of water, a temporary storage tank (frac tank) shall be utilized to hold such groundwater on a short-term basis while testing and disposal is arranged.
- b. If conditions require installation of a dewatering system or larger volume of groundwater requires handling, proper RWQCB permits shall be obtained. Required permit conditions shall be followed for discharge into the nearby existing sanitary sewer or stormwater system.

Soil Monitoring and Screening: During construction, the Hazardous Materials Specialist shall be notified by the General Contractor of the discovery of the below conditions and shall be on-site during the duration of construction activities to perform screening and possible sample collection:

- a. Discovery and removal of previously unidentified features of concern, such as USTs, sumps, clarifiers, former water supply wells or similar features of potential environmental concern.
- b. Areas of suspected contaminated soil as deemed appropriate by the Hazardous Materials Specialist or as reported by the General Contractor.

The General Contractor is responsible for notification to the applicant of suspected impacted soils or possible conditions of environmental concern. If a UST or other features are discovered, work shall be suspended in its immediate vicinity, and the applicant and Hazardous Materials Specialist will be notified. EHS will be notified of the proposed response actions. Should a UST be encountered, it shall be addressed under permit with the County.

Contaminated Soils Excavation Practices:

- a. During construction activities if soil is encountered that is suspected of being contaminated, earthwork in these suspect area(s) shall be stopped and worker access to the suspect area(s) shall be restricted. Areas shall be cordoned off, followed by notifying the Hazardous Materials Specialist. Soils suspected as being contaminated shall be evaluated through screening and/or analytical testing performed by a qualified professional tant so that appropriate handling and disposal alternatives can be determined. Site development activities may result in a net export of soil. Such soil shall be properly characterized by a Hazardous Materials Specialist in accordance with applicable regulations prior to transportation from the site.
- b. If on-site reuse of potentially contaminated soil is desired, soil samples shall be collected from such soil by the Hazardous Materials Specialist and analyzed by the Hazardous Materials Specialist for the contaminant of potential concern. If the contaminant is detected, whether above or below regulatory agency screening levels, further investigation of such soils may be performed by the Hazardous Materials Specialist. For soils considered for reuse, if the contaminant(s) is detected below the applicable ESL, reuse of the soil may be deemed appropriate, at the discretion of the applicant. If the contaminant is detected above the applicable ESL and soils are being considered for reuse on-site, the results and conditions shall be communicated to EHS for concurrence.

- c. If soils are proposed to be hauled off-site, any impacted soil shall be profiled for proper disposal at landfill facilities under appropriate waste manifests. Prior to off-site disposal, additional soil samples may be collected and analyzed in accordance with the requirements of disposal facility(s). Soil suspected of being contaminated during excavation, shall be stockpiled, or otherwise segregated from “clean” soil. Such soil shall be stockpiled on-site on top of and covered by an “impermeable” liner (e.g., 6-mil plastic sheeting) or other appropriate materials to reduce infiltration by rainwater and contamination of underlying soil while its disposition is being determined. Any such stockpiles shall be checked daily by the General Contractor to verify that they are adequately covered.

Excavation of Surplus Soil:

- a. During construction, if excavation of surplus soil is proposed, surplus soils generated during grading activities shall be profiled by the Hazardous Materials Specialist for acceptance at appropriate facilities. Criteria for acceptance (e.g., concentrations of specific contaminants, odors, additional analytical testing, etc.) shall be determined by the acceptance facility(s) as part of the acceptance process.

Imported Fill Best Practices:

- a. During construction, an evaluation of import fill materials shall be conducted by the Hazardous Materials Specialist and General Contractor to ensure such fill meets the geotechnical and environmental requirements for the proposed project. All selected sources of import fill shall have adequate documentation or certification to verify that the fill source is appropriate for the site. Documentation shall include detailed information on previous land use of the fill source, any Phase I ESAs performed and findings, and the results of any analytical testing performed.
- b. If no documentation is available or the documentation is inadequate or if no analytical testing has been performed, samples of the potential fill material shall be collected and analyzed by the Hazardous Materials Specialist prior to delivery of such soil to the site. The Hazardous Materials Specialist shall provide guidance to the General Contractor regarding acceptability of imported fill. No fill material shall be accepted if contaminant levels exceed current residential environmental screening goals and/or regional background concentrations.

Notifications:

- a. During construction, notifications of the discovery of the contaminants in field screening, observations, or analytical results or other conditions of potential environmental concern shall be immediately made to the applicant, General Contractor, and Hazardous Materials Specialist. If analytical testing shows that the contaminant is above its applicable screening level, the applicant and the General Contractor shall be notified. The discovery of any subsurface features shall be reported to the Hazardous Materials Specialist, followed by notifying the County Environmental Health Services. If such discovery or conditions require notification to another General Contractor or subcontractors, then such notification shall be made by the General Contractor.

Documentation:

- a. Upon completion of excavation and earthwork performed in accordance with the SMP, the Hazardous Materials Specialist shall prepare a report that includes a site map showing areas of excavation and import fill, sample locations, and tables summarizing data. The report shall include appendices with copies of permits, including any dewatering permits, manifests, or bills of lading for removed soil and/or groundwater, and laboratory reports for soil and water profiling not previously submitted. The certified final project report will be prepared for EHS and MidPen Housing Corporation.

22. Implement Construction Noise Best Management Practices.

- a. Construction activities shall be conducted in accordance with the provisions of Section 4.88.360 of the San Mateo County Code of Ordinances, which limits construction work to the hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays. No construction shall occur at any time on Sundays, Thanksgiving, and Christmas.
- b. The noise impacts of construction equipment may be minimized through modification of the equipment, the placement of equipment on the site, and by imposing constraints on equipment operations. Construction equipment should be well-maintained and used judiciously to be as quiet as possible. The project proponent shall include the following BMPs in all contracts related to project construction activities near sensitive land uses:

- (1) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - (2) Unnecessary idling of internal combustion engines should be strictly prohibited.
 - (3) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
 - (4) Use “quiet” air compressors and other stationary noise sources where technology exists.
 - (5) Establish construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - (6) Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
 - (7) Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
 - (8) Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences.
- c. Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

23. **Implement Construction Vibration Best Management Practices.** Prior to the start of ground-disturbing activities, the contractor shall use administrative controls to minimize construction impacts, such as notifying neighbors of scheduled construction activities. During construction activities, the contractor shall schedule construction activities with the highest potential to produce perceptible vibration during the hours with the least potential to affect nearby businesses, so perceptible vibration can be kept to a minimum.
24. **Comply with the C/CAG Transportation Demand Management (TDM) Policy and Implement TDM Plan.** The County of San Mateo is subject to the City/County Association of Governments of San Mateo County (C/CAG) Land Use Impact Analysis Program Policy, also known as the “Transportation Demand Management (TDM) Policy”. Any new development project that would generate at least 100 Average Daily Trips (ADT) must comply with the TDM Policy. Projects subject to the TDM Policy must prepare a TDM Checklist that meets C/CAG’s required trip reduction targets through required and recommended TDM measures. Requirements are detailed on C/CAG’s website at <https://ccagtdm.org/>. The proposed project is projected to generate at least 100 ADT and therefore must comply with the TDM Policy. The applicant has submitted a preliminary TDM Checklist in accordance with the C/CAG policy, which has been reviewed by staff. Building Prior to the issuance of any building permit, the property owner(s) shall submit a Final TDM Plan with TDM Checklist to the Current Planning Section that demonstrates compliance with the C/CAG TDM Policy, subject to review and approval by the Director of Planning and Building. The Final TDM Plan shall:
- a. Describe how the project will achieve the minimum percentage trip reduction requirements as defined by C/CAG through a combination of C/CAG’s required and recommended TDM measures, as outlined in the C/CAG TDM Checklist;
 - b. Augment and/or include additional TDM measures:
 - (1) M3 – TDM Coordinator/Contact Person will be designated on site.
 - (2) M4 – Actively Participate in Commute.org or TMA Equivalent: Certified participation in Commute.org or TMA.
 - (3) Develop and distribute educational materials that includes pedestrian, bicycle, and vehicle safety-related information, including but not limited to a bus stop location map highlighting stops that do not require travel along or across SR-1, pedestrian and bicycle route network map, and other site-specific safety-related information.

- c. Detail how the project will achieve each identified TDM measure; and
- d. Commit to monitoring and reporting requirements, including providing an ongoing point of contact for TDM measure implementation and coordination, completion of TDM Self-Certification Forms and project occupant surveys every two years for the initial six years after project occupancy, and completion of TDM Self-Certification Forms and project occupant surveys every three years after the initial six years, until post-occupancy year 20.

The approved Final TDM Plan must be implemented to the satisfaction of the Director of Planning and Building prior to the occupancy of any project structures. Facilities, programs, monitoring, and reporting requirements of the approved Final TDM Plan, or comparable measures approved by C/CAG and/or the Director of Planning and Building, shall be maintained and implemented for the life of the project. The County reserves the right to assess and monitor compliance with the Final TDM Plan. In the event there are concerns regarding compliance with implementation of the Final TDM Plan, the County and property owner(s) shall confer to discuss appropriate corrective actions.

- 25. **Bicycle and pedestrian improvements.** To reduce project-related vehicle trips and non-auto modes of travel to improve mode share, the applicant, in coordination with the County, shall implement or facilitate the implementation of the following pedestrian and bicycle improvements, unless determined by the Director of Planning and Building to be infeasible. All proposed improvements shall be designed, if possible, to meet accessibility requirements and the needs of all users consistent with County and Caltrans' Complete Streets policies. The project applicant will notify the County if proposed improvements cannot be implemented due to constraints related to property ownership or physical feasibility. Plans for these improvements, including applications for any encroachment permits required, will be submitted in conjunction with the building permit process. Implementation must be completed prior to occupancy of common buildings.

- a. Off-Site Pedestrian Network and Access to Transit Improvements

- (1) Carlos Street

- (a.) Add sidewalk on Carlos Street from the project entrance to Sierra Street
- (b.) Add pavement markings and signage at the project driveway to alert drivers to cross traffic.

- (2) Sierra Street
 - (a.) Clear/plane existing sidewalk that fronts project site on Sierra Street from Carlos Street to Stetson Street.
 - (b.) Add curb ramp, high visibility crosswalk, and advanced yield markings and sign for pedestrians to cross Sierra Street from project site to Stetson Street.
- (3) Stetson Street/Kelmore Street
 - (a.) Add a curb ramp with truncated domes on the northeast corner if feasible with fire station configuration and drainage.
 - (b.) Add a high-visibility crosswalk for pedestrians to cross Kelmore Street and connect to the existing sidewalk on the east side of Stetson Street.
- (4) Stetson Street/California Avenue
 - (a.) Add a high-visibility crosswalk with advanced stop bar to cross Stetson Street (along California Avenue toward Etheldore Street).
- (5) California Avenue/Etheldore Street
 - (a.) Add high-visibility crosswalk with advanced stop bar for pedestrians to cross California Avenue and access the northbound bus stop.
 - (b.) Add high-visibility crosswalk to cross Etheldore Street and access the southbound bus stop.
- (6) California Avenue, south of Etheldore Street
 - (a.) If feasible, and in coordination with the property owner of the adjacent parcel, add approximately 80 feet of new sidewalk on the north side of California Avenue to connect to the existing sidewalk and central Moss Beach.

b. Off-Site Bicycle Network Improvements

- (1) Sierra Street
 - (a.) Provide sharrows on County-maintained sections of Sierra Street between project site and California Avenue to connect to the planned Class III Bikeway on California Avenue, as identified in the Unincorporated San Mateo County Active Transportation Plan.

- (2) California Avenue
 - (a.) Provide sharrows on County-maintained sections of California Avenue between Sierra and Carlos Streets to assist with implementation of the planned Class III Bikeway along California Avenue between Tierra Alta Street and North Lake Street, as identified in the Unincorporated San Mateo County Active Transportation Plan.

26. **Contribution to improvements implemented as part of the Moss Beach SR-1 Congestion and Safety Improvements Project.** The project's Transportation Impact Analysis and Mitigation Plan has determined that the project will result in traffic impacts to existing intersections: Highway 1 and 16th Street, Highway 1 and Carlos Street, Highway 1 and Etheldore St/Vallemar St, and Highway 1 and California Avenue. Appropriate improvements for each of these locations will be identified through the Moss Beach SR-1 Congestion and Safety Improvements Project. The project applicant is required to contribute funds based on the project's impact to offset the costs of implementation of the Moss Beach SR-1 Congestion and Safety Improvements Project. The amount of this contribution will be determined at the time that applications for project building permits are submitted, in accordance with the Transportation Impact Fee program to be established by the County. If this program is not established at the time of building permit submittal, the amount will be determined based on a formula acceptable to the County that establishes the project's fair share contribution, and that does not exceed an amount that would render the project infeasible to finance. The applicant must submit the required contribution prior to the issuance of any building permit for the project.

27. **Contribution to substantial improvements pursued by the County for pedestrian and bicycle access on Carlos Street.** The applicant will contribute to any substantial long-term improvements pursued by the County that will improve access for pedestrians and bicyclists on Carlos Street. The amount of this contribution will be determined at the time that applications for project building permits are submitted, based on a formula acceptable to the County that establishes the project's fair share contribution, and that does not exceed an

amount that would render the project infeasible to finance. The applicant must submit the required contribution prior to the issuance of any building permit for the project.

Department of Public Works

28. The project shall comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of Building permits (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 and Planning and Building Department 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 and Planning and Building Department for review and approval.
29. The applicant shall, at their expense, record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Department of Public Works for review and approval.
30. Prior to the issuance of the Grading permit, 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.
31. 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. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Montara Water and Sanitary District

32. *District Access to the Existing MWSD's Water Facilities.* Access for maintenance and repair purposes must be maintained at all times, 24 hours daily, seven days a week, on a year-round basis, both during and after construction. Public water facility access shall be designed and maintained according to MWSD's standard specifications. Easements for public water facilities shall be twenty feet in width and centered on the water line.
33. *Protection of Existing District's Facilities in 16th Street.* Existing facilities, including but not limited to line meters, valve vaults, water mains and casings, and fire hydrants, cannot be relocated and must be protected in place and out of the travelled right-of-way zone. Existing easements and protections for these facilities will adhere to MWSD's standard specifications.
34. *Existing Water Facilities on Site and in the Vicinity.* Existing water mains and other water facilities currently located onsite must be located, protected, and re-located, as necessary, in close coordination with MWSD. The District requires that plans for any activity in the area of the District's pipelines or facilities be submitted to MWSD for review and written approval.
35. *Erosion and Sediment Control.* The Erosion Control Plan and Stormwater Pollution Prevention Plan for the development are to be provided to the District, upon their respective approval by the lead agency.
36. *Solid Waste Services.* The development must provide on its premises garbage cans or refuse receptacles for receiving all garbage, rubbish, and waste matter between times of collection and removal. These services will comply with the requirements and regulations listed in District Code, as applicable.

Coastside Fire Protection District

37. Address numbers and directional signs may be required at the entrance to the driveway/access road, road forks, and intersections. When located on the street the numbers shall be visible from each direction of travel. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy-Ko 911 or equivalent.
38. Fire Access Roads: Fire suppression operations involve heavy pieces of apparatus that must set up and operate close to the building. California Fire Code and Fire District ordinances require construction that allows fire apparatus to be placed directly outside the building. Additionally, it is the developer/owner's responsibility to assure well-marked fire lanes are provided around the entire outside perimeter of the building. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required, such protection shall be installed and made serviceable prior to and during the time of

construction and before combustibles are on the project site. Approved signs and painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction. Fire lanes shall be in accordance with Coastside Fire Protection District specification. Contact the Fire Prevention Bureau for those specifications.

39. Fire apparatus access roads to be an approved asphalt surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or greater section. No grades over 20 percent. (Plan and profile required) CFC 503.
40. 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 Protection District Ordinance 2019-03, and the California Fire Code shall set road standards. As per the 2019 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2019 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed 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 (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use. Fire apparatus access roads to be an approved all-weather surface. Grades 15% or greater to be surfaced w/ asphalt, or brushed concrete. Grades 15 % or greater shall be limited to 150 feet in length with a minimum of 500 feet between the next section. For roads approved less than 20 feet, 20 feet wide turnouts shall be on each side of 15% or greater section. No grades over 20 perfect. (Plan and profile required) CFC 503.
41. “No Parking - Fire Lane” signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 ft. wide. CFC D103.6
42. All bridges used for fire department access shall meet Cal-Trans HS-20-44 loading standards and have a minimum rated capacity of 25 tons, (live load). A registered civil or structural engineer shall certify rated capacities. All bridges shall have the rated capacity posted on both entries. Turnouts are required at each end of one-lane bridges.

43. An approved fire hydrant (Clow 2065) must be located every 400 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. If you have not already done so, please submit a site plan showing all underground piping to the San Mateo County Building Inspection Section or City of Half Moon Bay for review and approval.
44. Show location of fire hydrant on a site plan. A fire hydrant is required within 500 feet of the building and flow a minimum of 1000 gpm at 20 psi. This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to San Mateo County Fire/CAL Fire or Coastside Fire Protection District. If there is not a hydrant within 500 feet with the required flow, one will have to be installed at the applicant's expense.
45. Exit Doors: Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more. Special Doors: Revolving, sliding, and overhead doors shall not be used as required exits. Power operated doors complying with CBC Standard No. 10-1 may be used for exit purposes. Additional Doors: When additional doors are provided for egress purposes, they shall conform to all the provisions of CBC chapter 10.
46. Exit Door Hardware: Exit door(s) shall be operable from the inside without the use of a key, special knowledge, or effort. Exception: Main exit doors may be equipped with a keyed-locking device if there is a readily visible sign on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". The letters on the sign shall not be less than 1-inch in height.
47. Exit Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type. Power Supply: Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Inspection Section for review and approval.
48. Exit Signage: Where required: When more exits from a story are required by Chapter 10 of the CBC, exit signs shall be installed at stair enclosures, horizontal exits, and other required exits from the story. When two or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress. Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door). Show exit plans on plans submitted to the San Mateo County Building Inspection Section or City of Half Moon Bay for review and approval.

49. Exit signs shall be internally illuminated with approved emergency lighting.
50. Exit shall meet section 10 of the 2016 CFC.
51. Provide exit access travel distance from all areas to exits demonstrating they meet Section 1016.
52. Exiting Plan: Provide an existing plan with appropriate code compliant exits and hardware to accommodate the calculated live loads of the building. The Existing plan must meet Chapter 10 (Means of Egress) requirements of the 2016 CFC. Detailing – Show all proposed walls, and doors. – Show all door locations, fire-rating (if applicable), direction of swing, self-closing mechanisms, width, etc.
53. Provide exit analysis on Community Center ensuring exit design meets Chapter 1024.
54. Exits sign and Egress Illumination shall meet the Section 1005, 1008 and 1013 of the CFC 2016.
55. Occupancy Load Sign: Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for classroom, assembly or similar purpose, shall have the capacity of the room posted in a conspicuous place.
56. Occupancy Load Signs where required 2019 CFC Chapter 10.
57. ADD Note to plans: As per Coastside Fire Protection District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” or higher as defined in the current edition of the California Building Code.
58. Vegetation Management (LRA) – Add note to plans: The Coastside Fire Protection District Ordinance 2019-03, the 2019 California Fire Code 304.1.2 A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

59. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. CFC 503.6, 506.
60. A Knox padlock or key switch will be required if there is limited access to property. CFC 506.1. For application and instructions please email smcfdfiremarshal@fire.ca.gov if you need further assistance.
61. Emergency Building Access: The proposed project will require the installation of "Knox Boxes". These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox" key operated emergency entry device. For application and instructions please email jriddell@fire.ca.gov and ramores@fire.ca.gov if you need further assistance, please contact Coastside Fire Protection District.
62. Automatic Fire Sprinkler System: The proposed project must be equipped with an approved NFPA 13R fire sprinkler system throughout the apartments. You will not be issued a building permit until fire sprinkler plans are received, reviewed, and approved by the Fire District. If you have not already done so, please submit the required plans to the San Mateo County Building Inspection Section.
63. Please be advised that the sprinkler system design for the community building shall be based on an at least Light Hazard or higher classification based and type of construction.
64. An Automatic Fire Sprinkler System in the apartments must have an NFPA 13R classification or higher. Section 903.2.8 of the 2019 CFC.
65. Unobstructed fire sprinkler coverage: shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.
66. Lighting Layout – Provide lighting layout. Show full dimensions of light fixtures and relationship to adjacent sprinkler heads.
67. Clearly identify fire service lines on plans and verify that line meets the minimum size for fire sprinkler hydraulic calculations.

68. Provide complete General Information Sign, placed at the riser on plans (NFPA 13 section 25.6.2).
69. Fire Sprinkler Hardware: Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed, and approved by the Fire District. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section.
70. An Automatic Fire Sprinkler System will be required and must have an NFPA 13R classification or higher. Section 903.2.8 of the 2016 CFC.
71. Fire Alarm System: This project requires an approved NFPA 72 Fire Alarm System throughout. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1-5.6 and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufacturer's specifications and NFPA 72. Battery backup shall meet or exceed requirements for amp-hour rating and must be tested as per manufacturer's specification and NFPA 72.
72. If a kitchen is provided in the Community Center, engineered fire suppression system and hood and duct: The kitchen cooking area shall be protected as required by a UL-300 compliant engineered fire suppression system and a hood and duct grease laden vapor extraction system. Submit plans to the San Mateo County Building Inspection Section for approval by the Fire District. In addition, the kitchen area shall have a minimum of at least one 40-pound "K" rated fire extinguisher mounted in the path of egress.
73. Hood system shall have a current tag containing the service provider, date of service, and shall be provided in a conspicuous location.
74. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 sq. ft., travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations. Show location of extinguishers on plans.
75. Provide information on exterior doors, windows and wall vents showing that they meet 2019 CBC Sec. 708A. This includes the existing exterior doors, windows, and wall vents.

76. Provide Penetration protection in all membranes through fire rated assemblies (i.e., dampers, fire caulking).
77. All doors in corridors shall have a 3/4 fire rated door and jamb with closer and smoke gasket. 2109 CFC Sec.1020.
78. Elevator to comply with Chapter 30 of the 2019 CBC.
79. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2019 CFC Section 605.11.
80. Traffic calming devices shall be prohibited unless approved by the fire official. Section 503.4.1. 2019 CFC
81. The project is located in an area where there are no documented fire flows available at this time. In order to determine required fire flows, please provide information on Building Classification including Type of Construction, and Mixed occupancy use.
82. Fire Alarm systems that meet the 2016 NFPA 72 will be required.
83. A Certificate of Completion for Fire Sprinkler System requirement at final.
84. A Certificate of Completion for Fire Alarm required at final.
85. A Certificate of Completion for Fire Suppression System required at final.
86. A Certificate of Completion for Underground required at final.
87. Community Facilities District: The Fire District requires the formation of a Mello-Roos Community Facilities District (CFD) for all new construction of three or more residential units. Please contact the Fire District administration office for more details. Please be advised that the formation of a CFD takes approximately three months. The formation of a CFD is a condition of development and required to be completed prior to Fire District final approval and sign-off on the project.

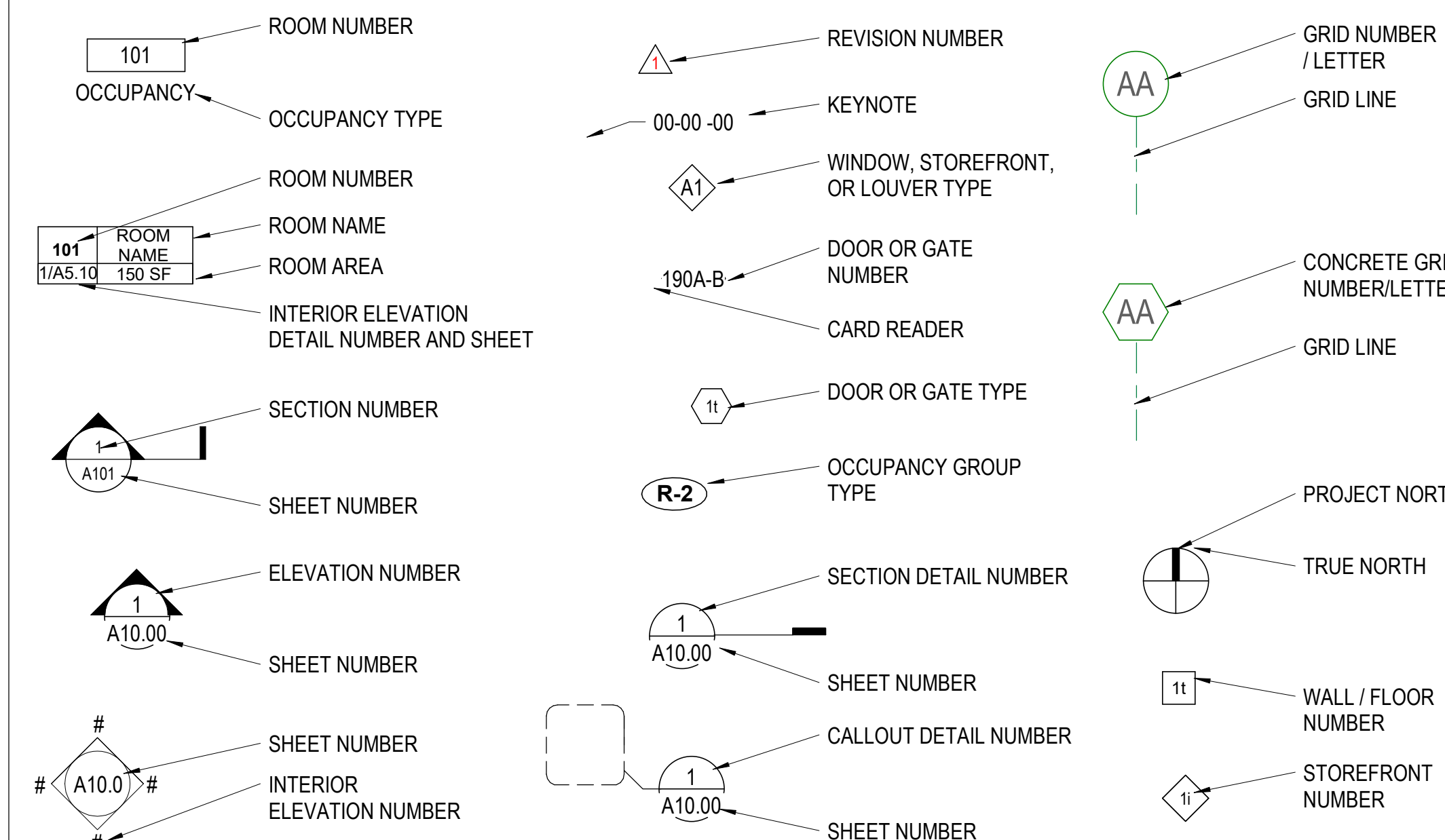
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County of San Mateo - Planning and Building Department

ATTACHMENT B

GRAPHIC SYMBOLS



PROJECT DESCRIPTION

THE CYPRESS POINT AFFORDABLE HOUSING PROJECT INCLUDES 71 NEW AFFORDABLE FAMILY HOUSING UNITS WITH A MIX OF 1-, 2- AND 3-BR UNITS. NEW BUILDINGS ARE ORGANIZED AROUND A SHARED CENTRAL OPEN SPACE...

THE EFFICIENT ARRANGEMENT OF NEW HOMES ON THE PREVIOUSLY DEVELOPED PORTION OF THE SITE ALLOWS APPROXIMATELY 50% OF THE SITE TO REMAIN OPEN SPACE AND PROVIDES SETBACKS FROM SURROUNDING HOMES RANGING FROM 100 TO 250 FEET.

ACCESS TO THE SITE IS PROVIDED VIA A NEW DRIVE FROM CARLOS STREET. THE RESIDENTIAL LOOP ROAD PROVIDES ACCESS TO RESIDENT PARKING AND THE SITE FOR EMERGENCY VEHICLES.

NEW RESIDENTIAL BUILDINGS ARE TWO-STORIES IN HEIGHT WITH A MAXIMUM HEIGHT OF 28'-0" MEASURED TO THE RIDGE LINE. THE SIMPLE GABLED FORMS, MODEST SCALE OF BUILDINGS AND CAREFUL INTEGRATION WITH THE TOPOGRAPHY ENSURES THAT BUILDINGS ARE VISUALLY COMPATIBLE WITH THE ADJACENT MOSS BEACH NEIGHBORHOOD AND NATURAL SETTING.

CYPRESS POINT FAMILY COMMUNITY

CARLOS STREET, MOSS BEACH, SAN MATEO COUNTY, CA

REVISED COASTAL DEVELOPMENT PERMIT SET - JANUARY 2024



ABBREVIATIONS

Table of abbreviations for architectural symbols, including terms like AND ANGLE, AT ANCHOR BOLT, ABOVE, ASPHALTIC CONC, ACCESSIBLE, ACOUSTICAL, AREA DRAIN, ADJACENT, ALUMINIUM, ASSUMED PROPERTY LINE, AUTOMATIC, BALCONY, BOARD, BUILDING, BLOCKING, BEAM, BOTTOM OF CURB, BOTTOM, BACK OF SIDEWALK, BEYOND, CABINET, CEMENT PLASTER, CONTROL JOINT, CENTERLINE, CEILING, CAULKING, CLOSET, CLEAR, CONCRETE MASONRY UNIT, COLUMN, CONCRETE CONNECTION, CONTINUOUS CONSTRUCTION, COUNTER, CASEMENT, DRYER, DOUBLE, DETAIL, DIAMETER, DIMENSION, DIVISION, ENCLOSURE, ELECTRIC PANEL, EQUAL, EQUIPMENT, EXTERIOR, FRESH AIR INTAKE, FLOOR DRAIN, FOUNDATION, FIRE EXTINGUISHER, FIRE EXTINGUISHER CABINET, FINISHED FLOOR, FINISH OR FINISHED, FLASHING, FLEXIBLE, FLOOR, FACE OF BEAM, FACE OF CONCRETE, FACE OF FINISH, FACE OF STUD, FACE OF WALL, FOOT, FOOTING, GAUGE, GARAGE, GRAB BAR, GLASS, GALVANIZED SHEET METAL, GYPSUM WALL BOARD, GYPSUM, HOSE BIB, HARDWARE, HOLLOW METAL, HORIZONTAL, HOPPER, HOUR, HANDRAIL, HEIGHT, INCHES, INSULATION, INTERIOR, INTERMEDIATE, JOINT.

PROJECT TEAM

Project team information including Owner/Applicant (Midpen Housing Corp.), Architect (Pyatok Architects), Structural Engineer (Element), Mechanical/Electrical/Plumbing Engineers (Emerald City Engineering), Civil Engineer (BKF Engineers), Waterproofing Consultant (Steelhead Engineers Inc.), Sustainability (T24, GPR, Solar) (Beyond Efficiency), Acoustical (TBD), Specification Writer (Pawprint), and Code (Fire Life Safety, Fire Alarm & Sprinkler) (TBD).

APPLICABLE CODES & STANDARDS

2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE INCLUDING APPENDICES B, C, & D, 2022 CALGREEN, NFPA 10, 13R, 72, & 80, COASTSIDE FIRE PROTECTION DISTRICT DEVELOPED STANDARDS

ACCESSIBILITY SUMMARY

THIS PROJECT IS A PUBLICLY FUNDED PROJECT COMPLYING WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE (CBC). COMMUNITY BUILDING: THE COMMUNITY BUILDING IS A LEASING OFFICE, RESIDENTIAL SERVICES AND COMMUNITY CENTER AND COMPLIES WITH CHAPTER 11B OF THE CBC. RESIDENTIAL BUILDINGS: MINIMUM 15% 1-BR 11B MOBILITY UNITS, MINIMUM 15% 2-BR 11B MOBILITY UNITS, MINIMUM 15% 3-BR 11B MOBILITY UNITS. ALL OTHER GROUND FLOOR FLATS 11B ADAPTABLE. 10% OF TOWNHOMES 11B VISITABLE.

DEFERRED SUBMITTALS

TBD

PROJECT DATA

THE PROPOSED PROJECT CONSISTS OF 71 UNITS OF NEW AFFORDABLE MULTIFAMILY RESIDENTIAL UNITS IN 16 BUILDINGS, AND A COMMUNITY BUILDING FOR RESIDENT SERVICES AND LEASING.

PROJECT ADDRESS: CARLOS STREET, MOSS BEACH, SAN MATEO COUNTY, CA

SITE AREA: 11.02 ACRES, TOTAL UNITS: 71 UNITS, SITE DENSITY: 6.4 UNITS / ACRE

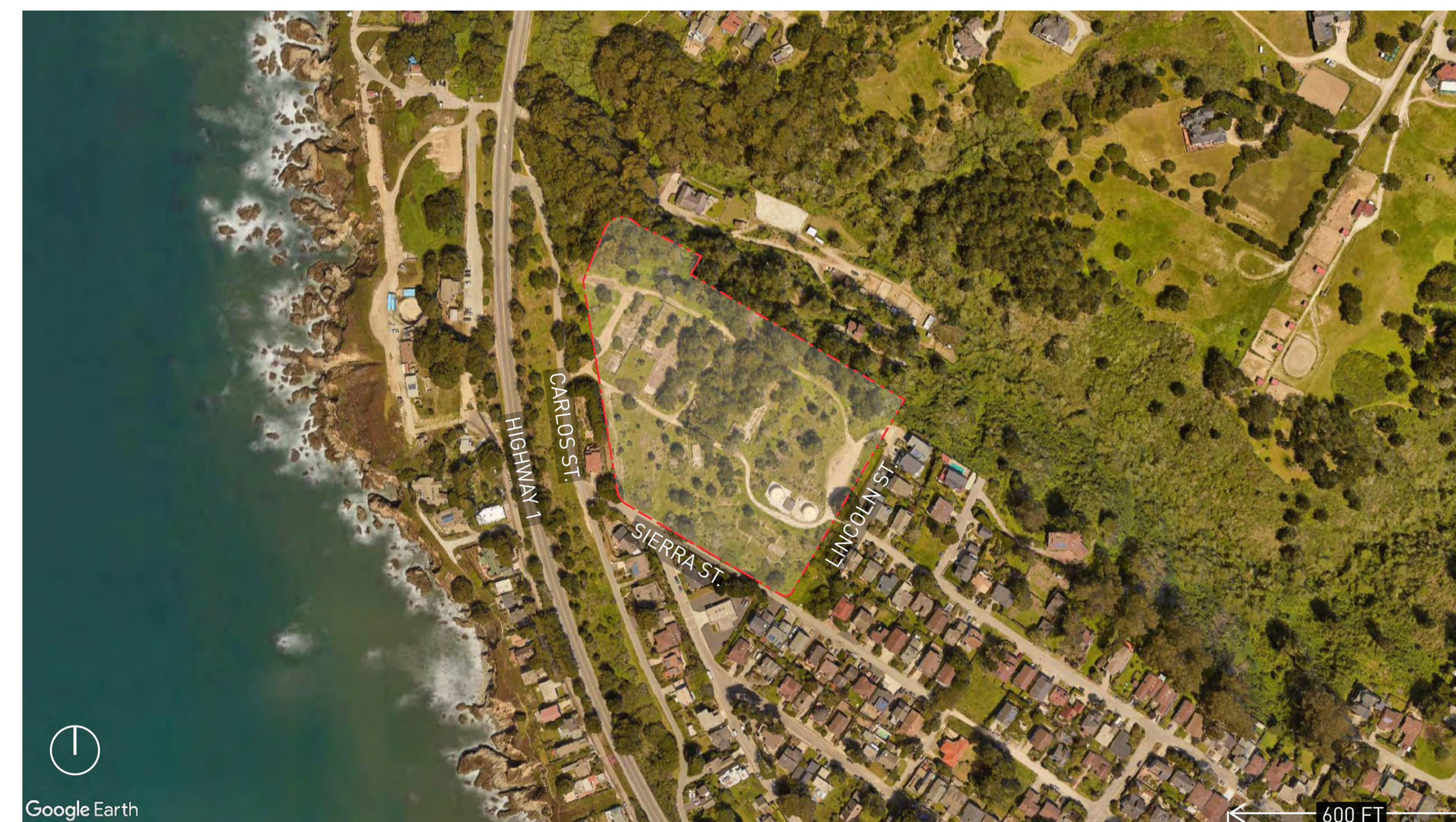
Table showing Construction Type and Occupancy Type for Residential Buildings (Type VB, R2) and Community Building (Type VB, A3).

DEVELOPMENT STANDARDS

Table of development standards including setbacks (20 FT, 157 FT, 182 FT, 137 FT), lot coverage (0.94 ACRES), building height (2 STORIES, 28' MAXIMUM), and parking spaces (142 SPACES).

Summary tables including Building Gross Areas, Unit Type Summary, Unit Accessibility Summary, and Mobility Units Required (16 units total).

AERIAL CONTEXT



Revision schedule table with columns for No., Issue, and Date.

Job Number: 1603, Drawn by: GP, Checked by: PW, Date: January 24, 2024, Scale: 1/2" = 1'-0", Title Sheet.

DRAWING INDEX

SHEET NUMBER	SHEET NAME	Original CDP	CDP Update
GENERAL			
G0.00	TITLE SHEET	•	•
G0.01	SHEET INDEX	•	•
G1.01	RENDERED SITE VIEWS	•	•
G1.02	RENDERED SITE VIEWS	•	•
G1.03	RENDERED SITE VIEWS	•	•
G1.04	MATERIALS BOARD	•	•
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C2.0	SITE PLAN	•	•
C3.0	SITE GRADING PLAN	•	•
C4.0	PROPOSED UTILITIES	•	•
C5.0	DRIVEWAY PLAN AND PROFILE	•	•
C6.0	STORMWATER CONTROL PLAN	•	•
C7.0	CONSTRUCTION DETAILS	•	•
C8.0	EROSION CONTROL PLAN	•	•
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TPZ1.01	TREE REMOVAL LIST	•	•
TPZ1.02	TREE PROTECTION NOTES	•	•
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L1.01	LANDSCAPE MATERIAL DETAILS	•	•
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A2.12	FLOOR & ROOF PLANS - BUILDING TYPE B (BUILDING 2)	•	•
A2.13	FLOOR & ROOF PLANS - BUILDING TYPE C (BUILDINGS 3,5 & 6)	•	•
A2.14	FLOOR & ROOF PLANS - BUILDING TYPE C (BUILDING 4, L1 MOBILITY UNITS)	•	•
A2.15	FLOOR & ROOF PLANS - BUILDING TYPE D (BUILDING 7)	•	•
A2.16	FLOOR & ROOF PLANS - BUILDING TYPE E (BUILDING 8)	•	•
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A2.19	FLOOR & ROOF PLANS - COMMUNITY BUILDING (BUILDING 17)	•	•
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A5.11	BIKE STORAGE & WASTE RM - FLOOR PLANS & ELEVATIONS	•	•
19			
TOTAL SHEETS: 42			



1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com



MIDPEN HOUSING
303 Vintage Park Drive
Suite 250
Foster City, CA 94404

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	09/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	12/01/23

JOB NUMBER: 1603
DRAWN BY: Author
CHECKED BY: Checker
DATE: December 1, 2023
SCALE:
TITLE:

SHEET INDEX

SHEET:

G0.01

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	04/11/22
4	CDP Resubmittal	10/01/23
5	CDP Resubmittal	01/24/24

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: January 24, 2024
SCALE:

TITLE:
RENDERED SITE VIEWS

SHEET:

G1.01



[VIEW 1] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE

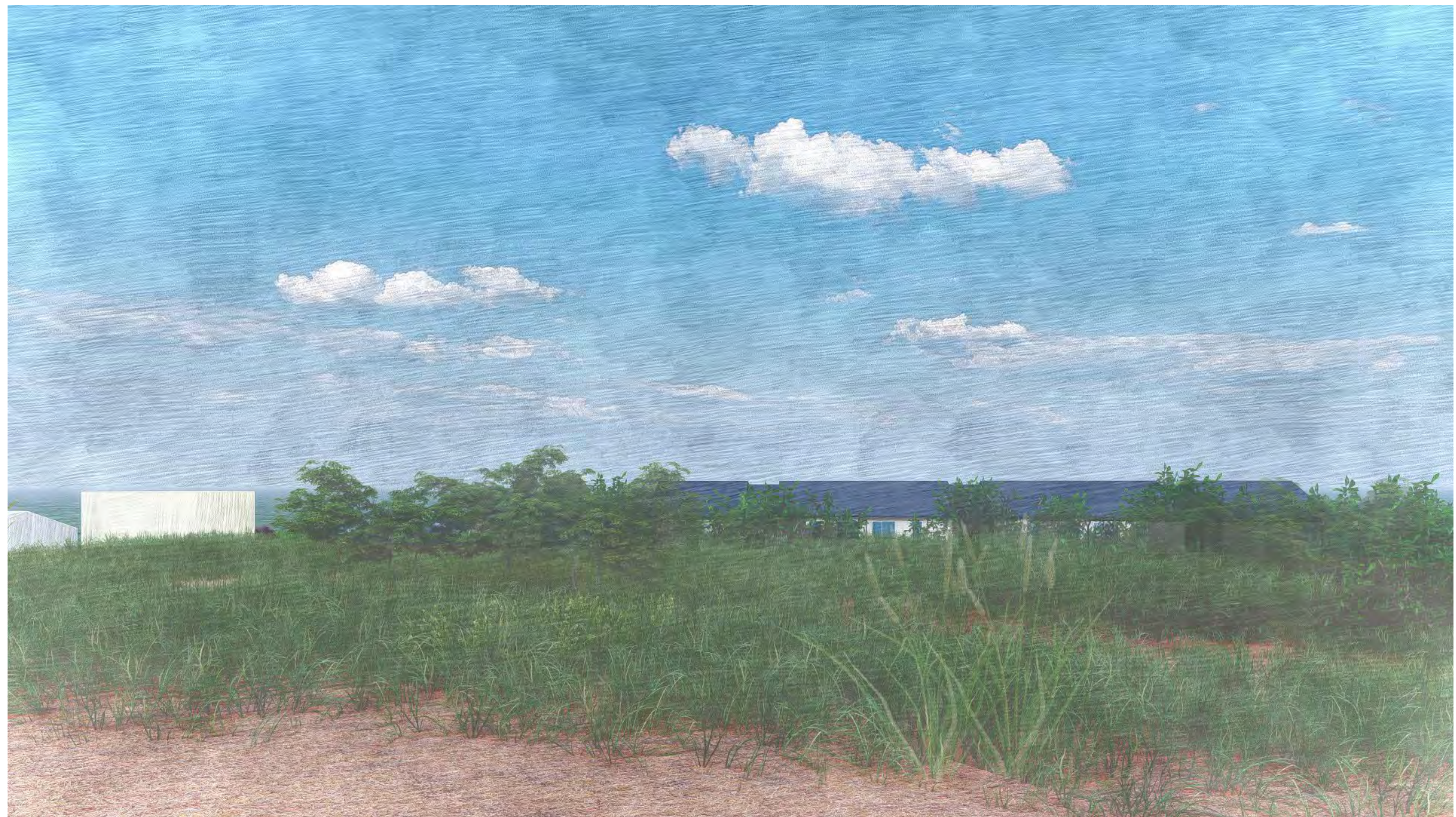


[VIEW 1] SIERRA STREET VIEW

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach



[VIEW 2] LINCOLN STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 2] LINCOLN STREET VIEW

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	04/11/22
4	CDP Resubmittal	10/10/23
5	CDP Resubmittal	01/24/24

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: January 24, 2024
SCALE:

TITLE:
RENDERED SITE VIEWS

SHEET:

G1.02

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	10/10/23
5	CDP Resubmittal	01/24/24

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: January 24, 2024
SCALE:

TITLE:
RENDERED SITE VIEWS

SHEET:

G1.03



[VIEW A] SITE ENTRY, TRANSPARENT LANDSCAPE



[VIEW B] INTERIOR SITE VIEW

MATERIAL PALETTE



1 Horizontal Cement Board, 9" Exposure Widths, Smooth Painted Finish



2 Horizontal Cement Board, 6" Exposure Widths, Smooth Painted Finish



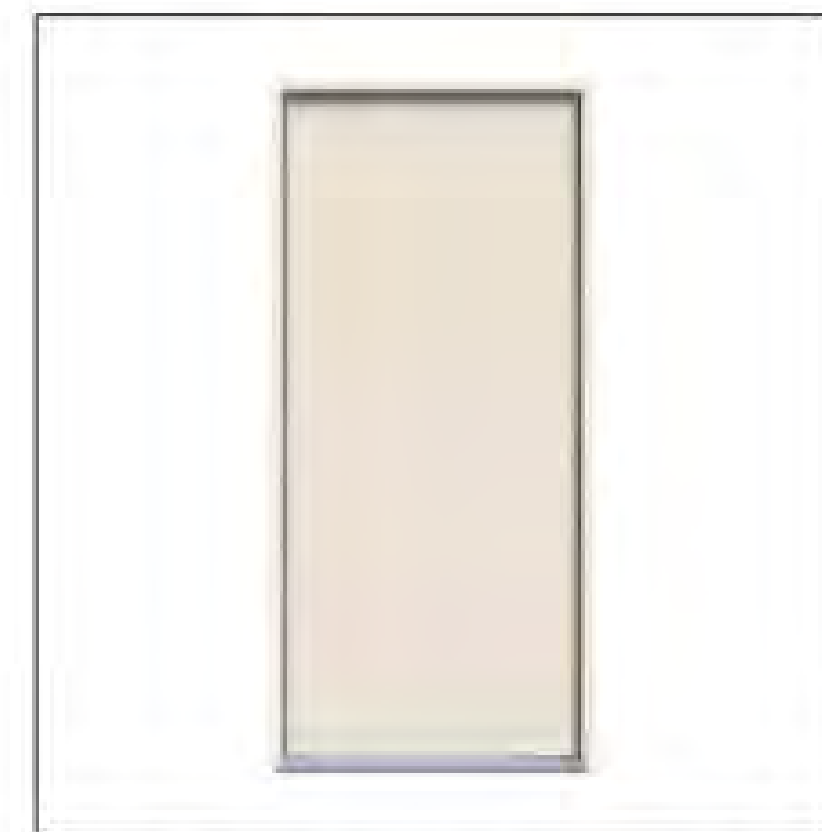
3 Fiber Cement Board + Batten Siding, Variable Exposure Widths, Painted Finish



4 Certainteed Solaris Composite Shingle Roof, in Birchwood Color



5 Vinyl Windows, White Finish



6 Fiberglass Entry Door, Painted



7 Wall Mounted Exterior Light Fixture



8 Pole Mounted Exterior Lamp Fixture

COLOR PALETTE

HOUSING SIDING



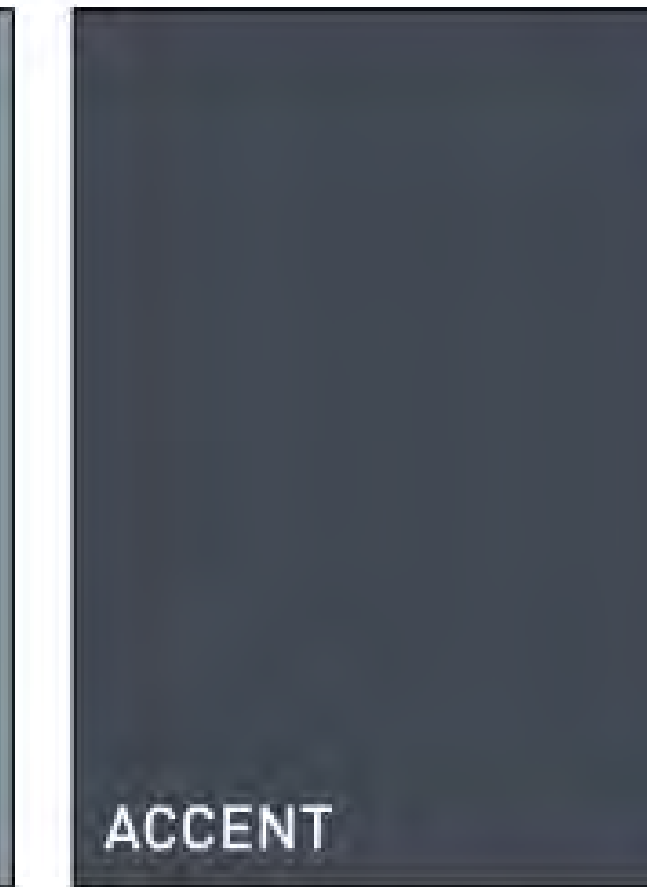
A COUNTRY TWEED SW 9519



B PAVILION BEIGE SW 7512



C WHIRLPOOL SW 9135



D SEA MARINER SW 9640

COMMUNITY BUILDING



E AESTHETIC WHITE SW 7035

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	10/10/23
5	CDP Resubmittal	01/24/24

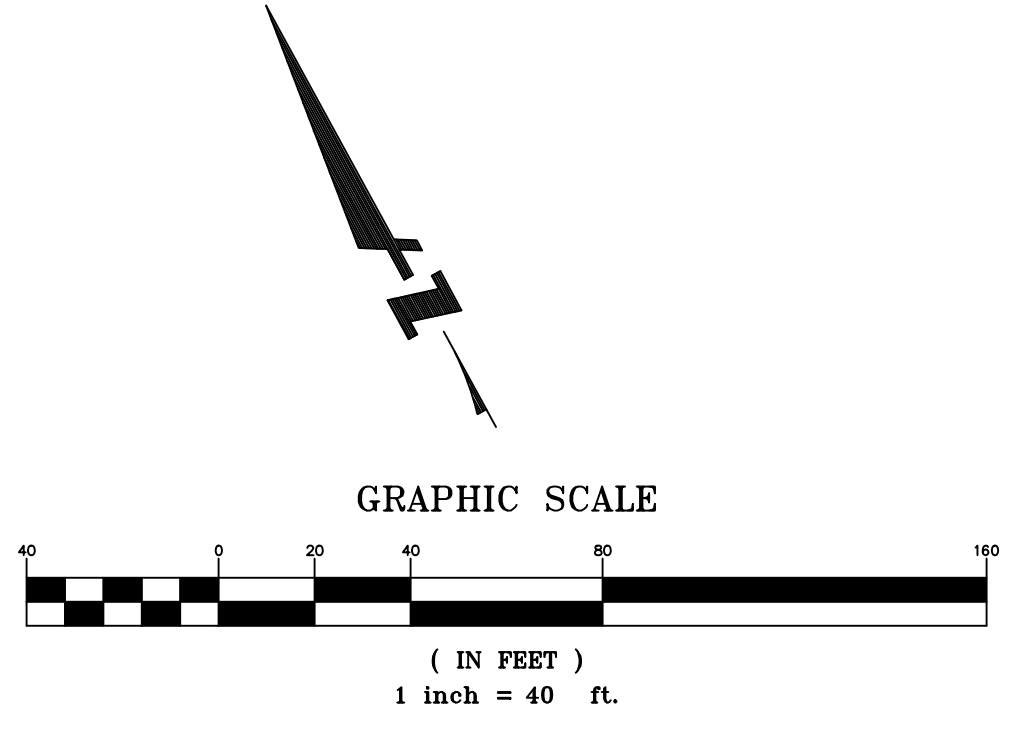
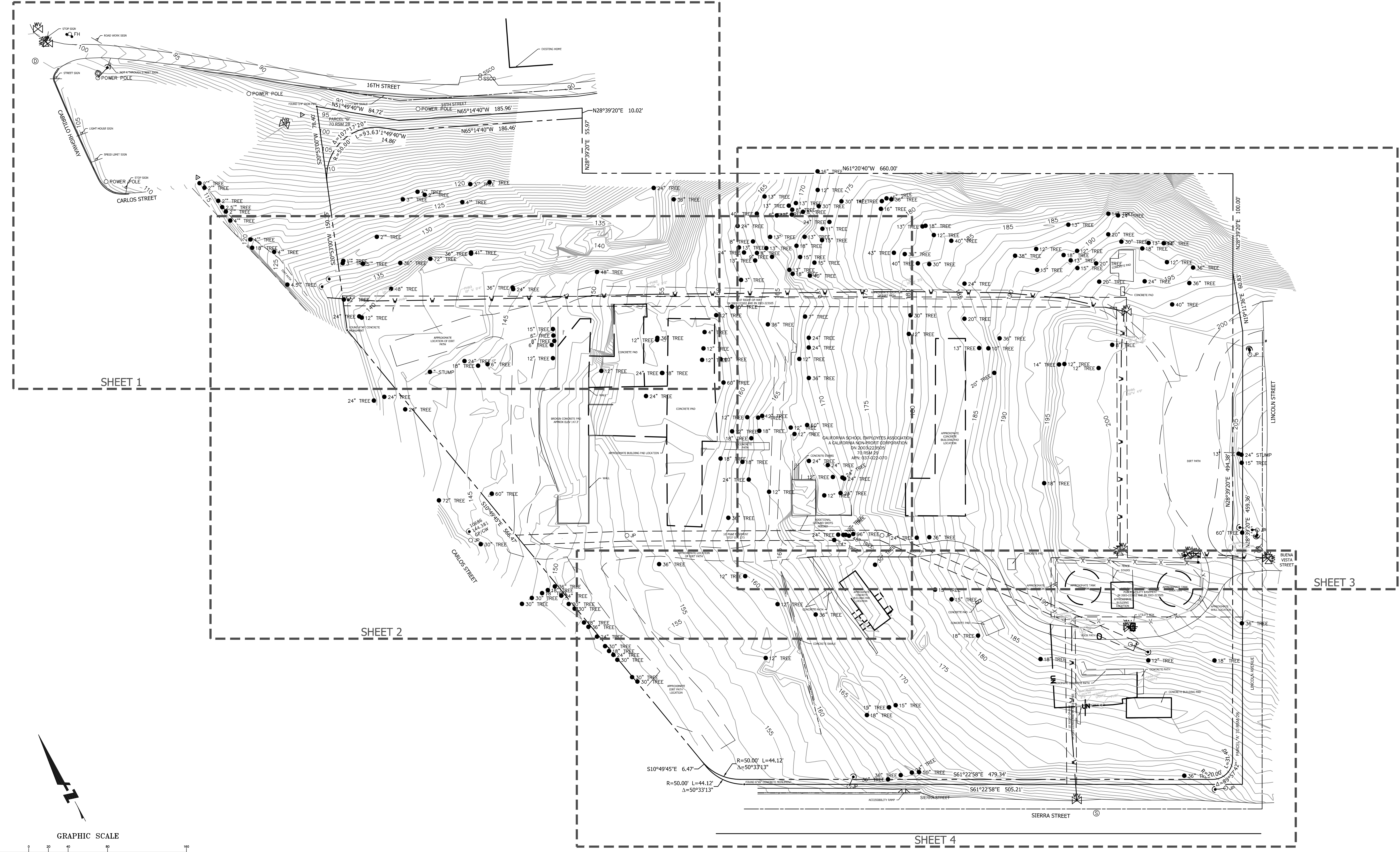
JOB NUMBER: 1603
DRAWN BY: Author
CHECKED BY: Checker
DATE: January 24, 2024
SCALE:

TITLE:
MATERIALS BOARD

SHEET:

G1.04

Revisions	No.	Date	By	Check



LEGEND

○ SSCO	SANITARY SEWER CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
+	SIGN
○ JP	JOINT POLE
●	CLAY WIRE
●	TREE
⊗	WATER VALVE
⊕	FIRE HYDRANT
○	HOSE BIB
●	BOLLARD

ABBREVIATIONS

APPROX	APPROXIMATE
E	EAST
EL / ELEV	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ER	ELECTRIC RISER
EX	EXISTING
HR	HANDICAP RAMP
LLS	LICENSED LAND SURVEYOR
M	MAPS
N	NORTH
OR	OFFICIAL RECORD
PLS	PROFESSIONAL LAND SURVEYOR
S	SOUTH
W	WEST

LINE TABLE

---	BOUNDARY LINE
---	CONCRETE BUILDING PAD
---	EASEMENT LINE
---	EDGE OF PATH
W	WATER LINE (PROVIDED BY OTHERS)
UN	UNKNOWN UTILITY LINE (PROVIDED BY OTHERS)

BASIS OF BEARINGS STATEMENT:
THE BEARING NORTH 10°49'45" WEST WAS TAKEN ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CABRILLO HIGHWAY ROUTE 1 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP FILED FOR RECORD ON DECEMBER 19, 1969 IN VOLUME 70 OF MAPS AT PAGES 28 AND 29, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BENCHMARK STATEMENT:
AN ASSUMED ELEVATION WAS TAKEN AT POINT 100 WHICH IS A MAG & WASHER. ELEVATION 100.00'.

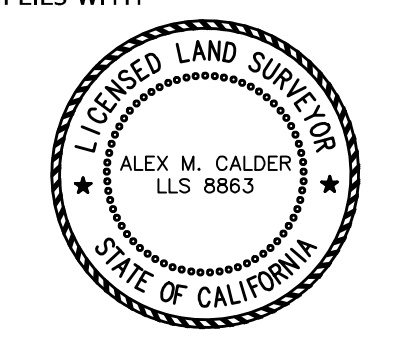
UTILITY NOTE:
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

WATER UTILITY LINE AND ASSOCIATED INFRASTRUCTURE SHOWN IS BASED ON POTHOLE INFORMATION PROVIDED BY OTHERS

SURVEYOR'S NOTE:
THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

ALEX M. CALDER
P.L.S.# 8863

DATE



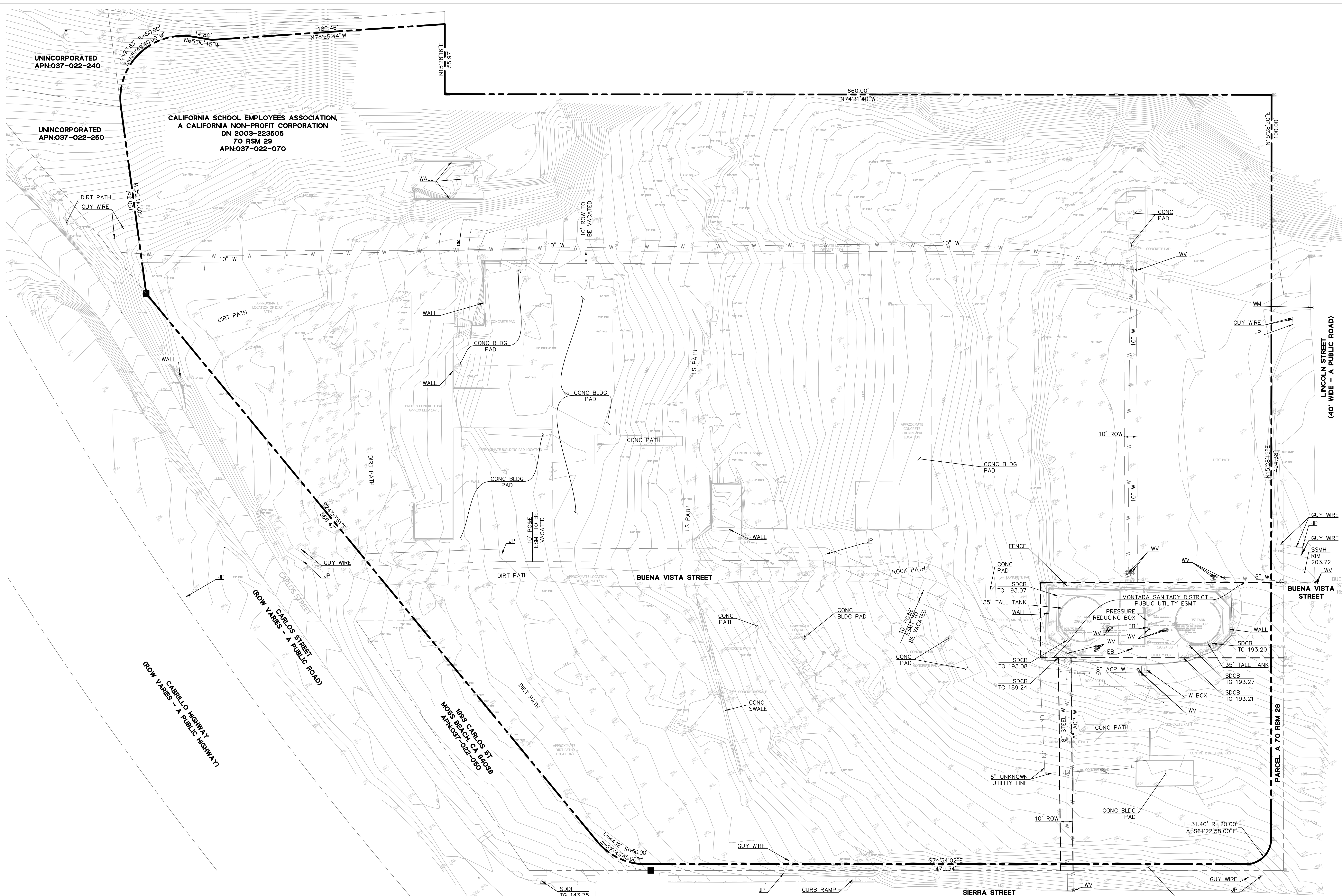
CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Original Record	03/25/19
2	Adjusted Heights	07/10/20
3	General Development Permit	08/21/22

JOB NUMBER:	C20160074
DRAWN BY:	AC/CF
CHECKED BY:	JD
DATE:	01/24/24
SCALE:	AS SHOWN
TITLE:	EXISTING CONDITIONS PLAN

SHEET:
C1.0
 SHEET 6 OF 34



- NOTES:**
- PROJECT BENCHMARK: AN ASSUMED ELEVATION WAS TAKEN AT POINT 100 WHICH IS A MAG & WASHER. ELEVATION 100.00'.
 - BASIS OF BEARINGS: THE BEARING NORTH 10°49'45" WAS TAKEN ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CABRILLO HIGHWAY ROUTE 1 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP FILED FOR RECORD ON DECEMBER 19, 1969 IN VOLUME 70 OF MAPS AT PAGES 28 AND 29, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
 - EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
 - LOCATION AND INVERT INFORMATION FOR EXISTING DOMESTIC WATER, FIRE WATER, RECYCLED WATER, SANITARY SEWER, AND STORM DRAIN CONNECTIONS ARE APPROXIMATE AND BASED ON AVAILABLE RECORD INFORMATION. CONFIRM AND VERIFY EXISTING UTILITY TYPE, SIZE, MATERIAL, CONDITION, AND LOCATION, WHETHER SHOWN OR NOT ON THESE PLANS, PRIOR TO COMMENCING WORK.
 - NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1(800) 642-2444 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.

ABBREVIATIONS:

ACC	ACCESSIBLE	IRR	IRRIGATION
AC	ASPHALT CONCRETE	JP	JOINT POLE
ACP	ASBESTOS CEMENT PIPE	L	LENGTH
APN	ACCESSOR'S PARCEL NUMBER	LS	LANDSCAPE
APPROX	APPROXIMATE	LVC	LENGTH OF VERTICAL CURVE
BLDG	BUILDING	MWSD	MONTARA WATER AND SANITARY DISTRICT
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION	PH	POT HOLE
BVCS	BEGINNINGS OF VERTICAL CURVE STATION	PVI	POINT OF VERTICAL INTERSECTION
CO	CLEAN OUT	R	RADIUS
CONC	CONCRETE	ROW	RIGHT OF WAY
DIM	DIMENSION	SD	STORM DRAIN
DMA	DRAINAGE MANAGEMENT AREA	SDCB	STORM DRAIN CATCH BASIN
EB	ELECTRICAL BOX	SDDI	STORM DRAIN DROP INLET
ELEV	ELEVATION	SS	SANITARY SEWER
EV	ELECTRIC VEHICLE	SSMH	SANITARY SEWER MANHOLE
EVCE	END OF VERTICAL CURVE ELEVATION	STA	STATION
EVCS	END OF VERTICAL CURVE STATION	TG	TOP OF GRATE
EX	EXISTENT	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
FF	FINISHED FLOOR	UN	UNKNOWN
FS	FINISHED SURFACE	VERT	VERTICAL
FW	FIRE WATER	VACC	VAN ACCESSIBLE
HORIZ	HORIZONTAL	W	WATER
		WM	WATER METER
		WV	WATER VALVE

LEGEND:

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	EASEMENT



LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR SHALL POT HOLE AND VERIFY THIS INFORMATION AND NOTIFY THE CIVIL ENGINEER OF ALL CONFLICTS WITH THE DESIGN PRIOR TO START OF CONSTRUCTION.



DRAWING NAME: \\bkt-rc\data\2016\160074_moss_beach_hous\eng\CDP\Sheets\C1.0 - EXCOND.dwg
 PLOT DATE: 01-09-24
 PLOTTED BY: f611

CYPRESS POINT FAMILY COMMUNITY

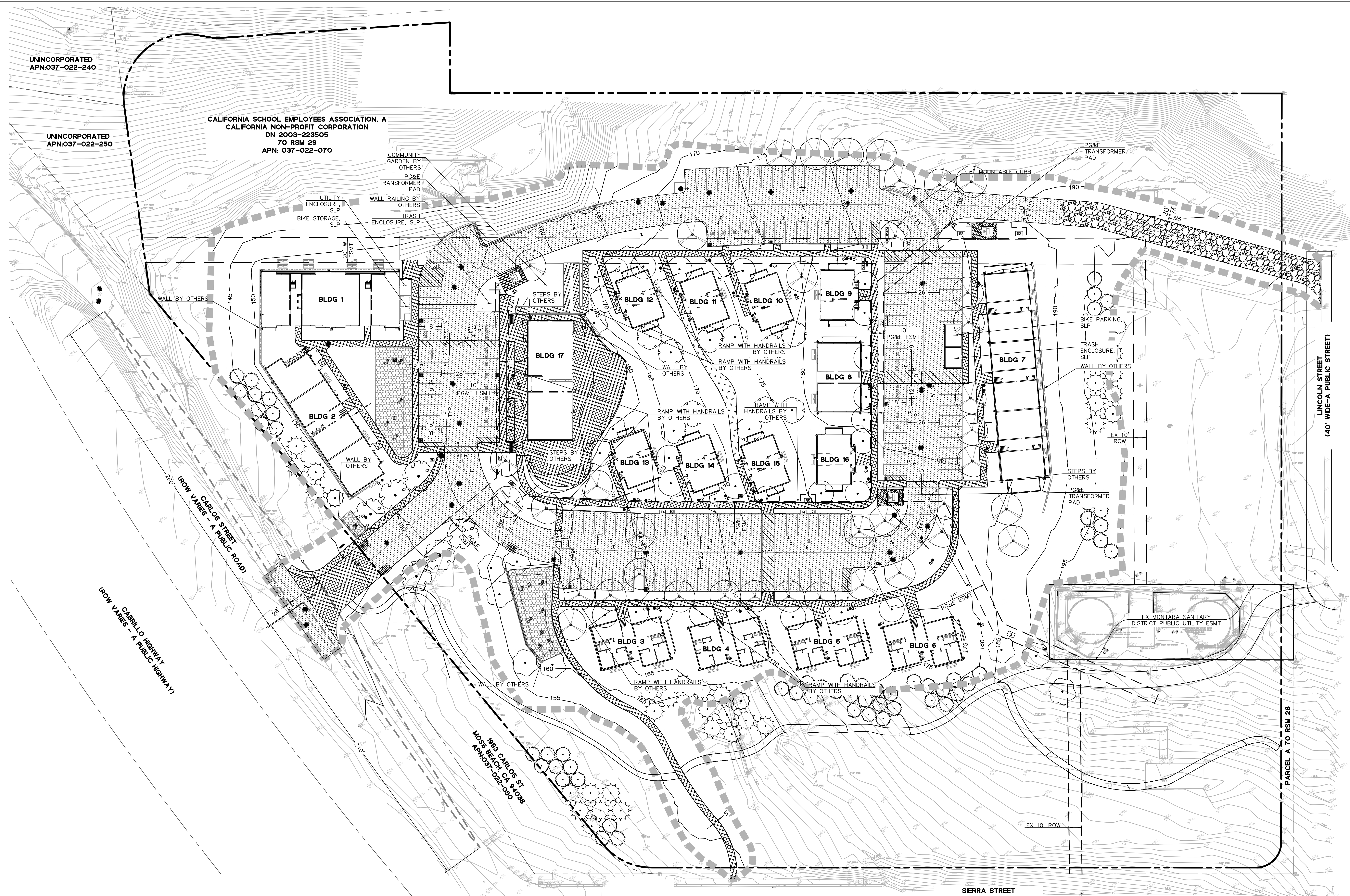
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Reapproved	03/25/19
2	Revised Permits	07/09/19
3	Construction Permits	06/12/22

JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: JD
DATE: 01/24/24
SCALE: AS SHOWN
TITLE: SITE PLAN

SHEET:
C2.0
SHEET 7 OF 34



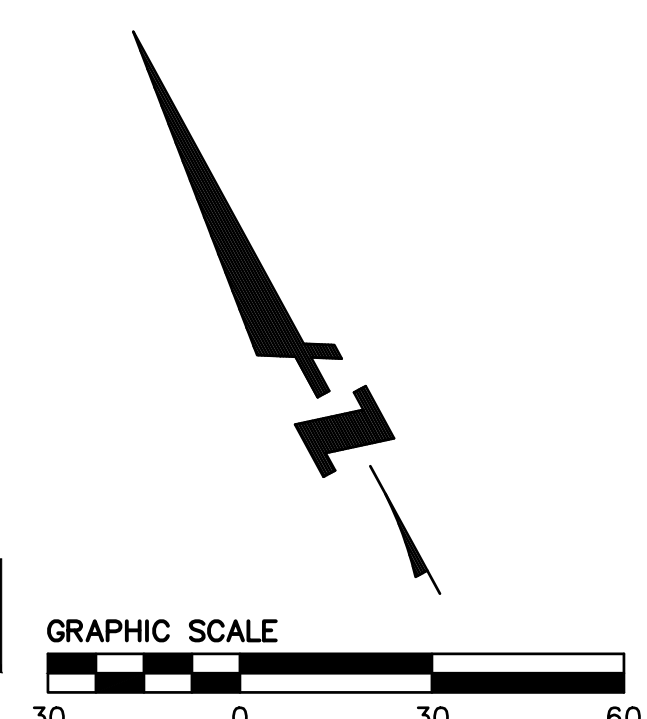
- NOTES:**
- SEE SHEET C1.0 FOR PROJECT BENCHMARK, BASIS OF BEARINGS AND ABBREVIATIONS.
 - EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
 - LOCATION AND INVERT INFORMATION FOR EXISTING DOMESTIC WATER, FIRE WATER, RECYCLED WATER, SANITARY SEWER, AND STORM DRAIN CONNECTIONS ARE APPROXIMATE AND BASED ON AVAILABLE RECORD INFORMATION. CONFIRM AND VERIFY EXISTING UTILITY TYPE, SIZE, MATERIAL, CONDITION, AND LOCATION, WHETHER SHOWN OR NOT ON THESE PLANS, PRIOR TO COMMENCING WORK.
 - NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1(800) 642-2444 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
 - EMERGENCY VEHICLE ACCESS GRAVEL TYPE MUST MEET LOAD REQUIREMENTS FOR TYPICAL COUNTY FIRE TRUCK.

LEGEND:

	PROPERTY BOUNDARY		BIORETENTION TREATMENT AREA
	ADJACENT PROPERTY BOUNDARY		DECOMPOSED GRANITE, SLP
	EASEMENT		GRAVEL, SLP
	CONFORM		WALL, SLP
	SIGHT TRIANGLE		
	AC PAVING		
	CONCRETE		

811
Know what's below.
Call before you dig.

LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR SHALL POT-HOLE AND VERIFY THIS INFORMATION AND NOTIFY THE CIVIL ENGINEER OF ALL CONFLICTS WITH THE DESIGN PRIOR TO START OF CONSTRUCTION.



DRAWING NAME: \\bkr-c\c\data\2016\160074_moss_beach_housing\ENG\CDP\Sheets\C2.0 - SITE.dwg
PLOT DATE: 01-09-24
PLOTTED BY: fe11

CYPRESS POINT FAMILY COMMUNITY

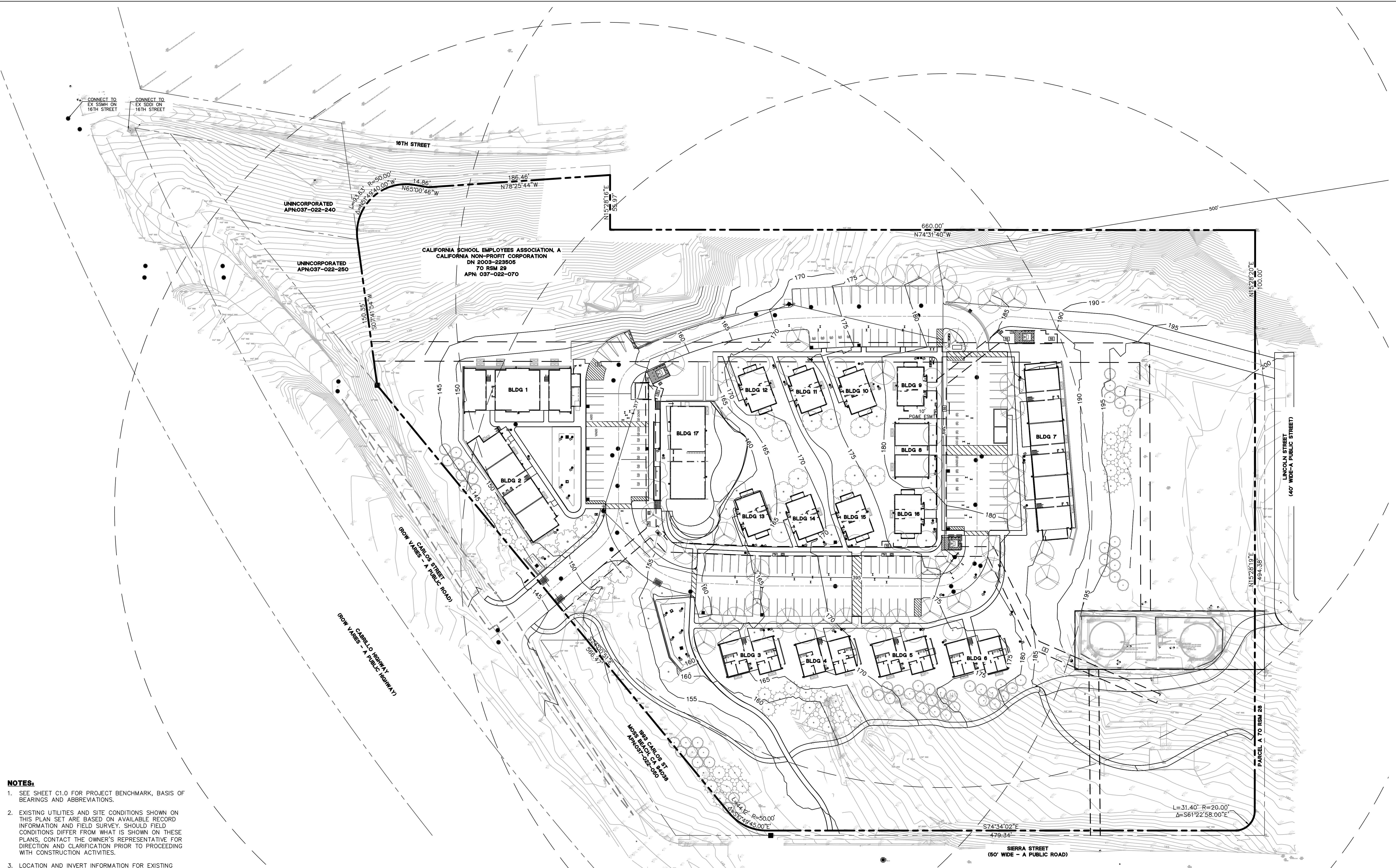
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Numbering	07/19/19
3	County Development Permit	06/12/22

JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: JD
DATE: 01/24/24
SCALE: AS SHOWN
TITLE: FIRE ACCESS PLAN

SHEET: **C2.1**
SHEET --- OF 34



NOTES:

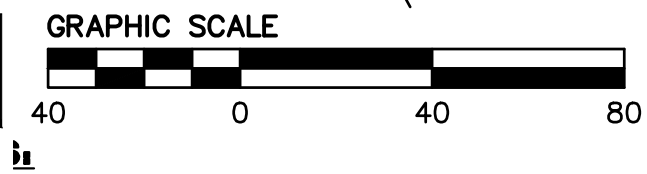
- SEE SHEET C1.0 FOR PROJECT BENCHMARK, BASIS OF BEARINGS AND ABBREVIATIONS.
- EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
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- NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
- EMERGENCY VEHICLE ACCESS GRAVEL TYPE MUST MEET LOAD REQUIREMENTS FOR TYPICAL COUNTY FIRE TRUCK.
- FIRE ACCESS ROADS: FIRE SUPPRESSION OPERATIONS INVOLVE HEAVY PIECES OF APPARATUS THAT MUST SET-UP AND OPERATED CLOSE TO THE BUILDING. CALIFORNIA FIRE CODE AND FIRE DISTRICT ORDINANCES REQUIRE CONSTRUCTION THAT ALLOWS FIRE APPARATUS TO BE PLACED DIRECTLY OUTSIDE THE BUILDING. ADDITIONALLY, IT IS THE DEVELOPER/OWNER'S RESPONSIBILITY TO ASSURE WELL-MARKED FIRE LANES ARE PROVIDED AROUND THE ENTIRE OUTSIDE PERIMETER OF THE BUILDING. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION AND BEFORE COMBUSTIBLES ARE ON THE PROJECT SITE. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE APPARATUS ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. FIRE LANES SHALL BE IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATION. CONTACT THE FIRE PREVENTION BUREAU FOR THOSE SPECIFICATIONS.
- FIRE APPARATUS ACCESS ROADS TO BE AN APPROVED ASPHALT SURFACE. GRADES 15% OR GREATER TO BE SURFACED W/ ASPHALT, OR BRUSHED CONCRETE. GRADES 15% OR GREATER SHALL BE LIMITED TO 150 FT. IN LENGTH WITH A MINIMUM OF 500 FT. BETWEEN THE NEXT SECTION. FOR ROADS APPROVED LESS THAN 20 FT., 20 FT. WIDE TURNOUTS SHALL BE ON EACH SIDE OF 15% OR GREATER SECTION. NO GRADES OVER 20% (PLAN AND PROFILE REQUIRED) CFC 503.
- FIRE ACCESS ROADS - THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS. AS PER THE 2019 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2019 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED 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 (20 FOOT ROAD) AND ON-STREET PARKING IS DESIRED, AN ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
- "NO PARKING - FIRE LANE" SIGNS SHALL BE PROVIDED ON BOTH SIDES OF ROADS 20 TO 26 FT. WIDE AND ON ONE SIDE OF ROADS 26 TO 32 FT. WIDE. CFC D103.6.
- GATES SHALL BE A MINIMUM OF 2 FEET WIDER THAN THE ACCESS ROAD/DRIVEWAY THEY SERVE. OVERHEAD GATE STRUCTURES SHALL HAVE A MINIMUM OF 15 FEET OF VERTICAL CLEARANCE. LOCKED GATES SHALL BE PROVIDED WITH A KNOX BOX OR KNOX PADLOCK. ELECTRIC GATES SHALL HAVE A KNOX KEY SWITCH. ELECTRIC GATES SHALL AUTOMATICALLY OPEN DURING POWER FAILURES. CFC 503.6, 506.
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE OFFICIAL.

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- CONFORM
- 500' FIRE HYDRANT RADIUS



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DRAWING NAME: \\BKF-c\data\2016\C20160074\Moss Beach Housing\ENG\CDP\Sheets\C2.0 - SITE.dwg
PLOT DATE: 01-09-24 PLOTTED BY: jf11

CYPRESS POINT FAMILY COMMUNITY

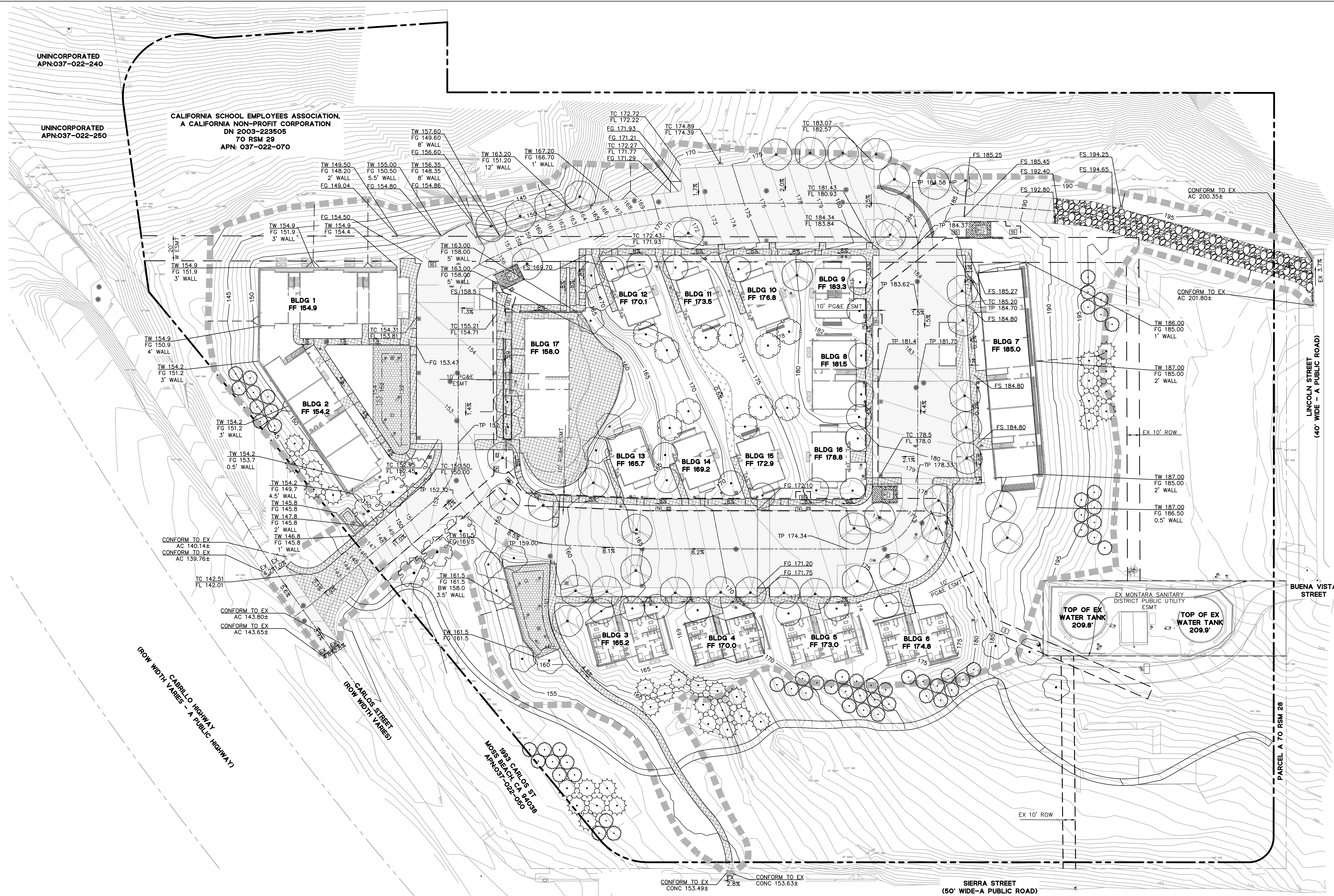
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Final Grading	07/09/19
3	Final Development Plans	06/12/22

JOB NUMBER:	C20160074
DRAWN BY:	AC/CF
CHECKED BY:	JD
DATE:	01/24/24
SCALE:	AS SHOWN
TITLE:	SITE GRADING PLAN

SHEET:
C3.0
SHEET 8 OF 34



- NOTES:**
- SEE SHEET C1.0 FOR PROJECT BENCHMARK, BASIS OF BEARINGS, AND ABBREVIATIONS.
 - EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
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 - NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1(800) 642-2444 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
 - ANY WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED PER SAN MATEO COUNTY STANDARDS BY A LICENSED CONTRACTOR AND REQUIRED PERMITS SHALL BE OBTAINED FROM THE APPROPRIATE AGENCIES.

LEGEND:

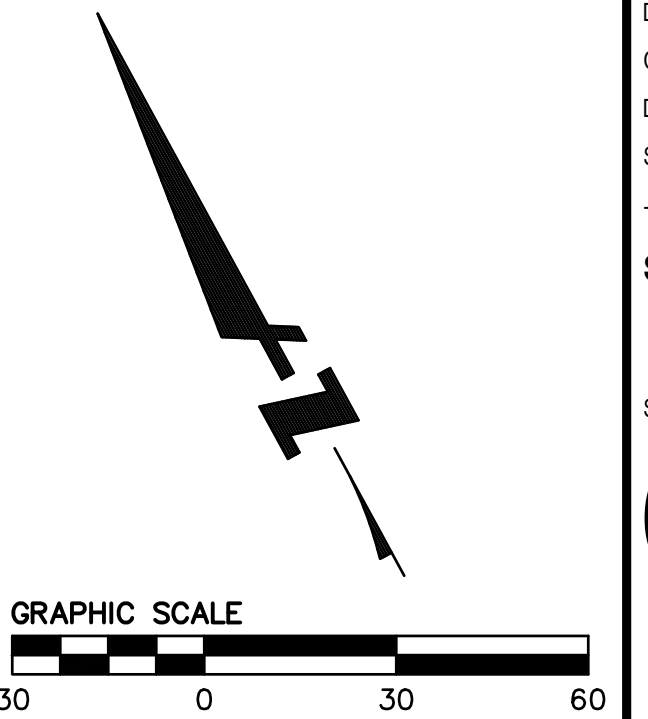
	AC PAVING
	CONCRETE
	BIORETENTION TREATMENT AREA
	DECOMPOSED GRANITE, SLP
	GRAVEL, SLP

EARTHWORK QUANTITIES

SITE	EARTHWORK QUANTITIES	
	CUT	FILL
	9,507 CY	19,388 CY
BALANCE	9,881 CY(FILL)	



LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR SHALL POT-HOLE AND VERIFY THIS INFORMATION AND NOTIFY THE CIVIL ENGINEER OF ALL CONFLICTS WITH THE DESIGN PRIOR TO START OF CONSTRUCTION.



DRAWING NAME: \\BKF-c\c\data\2016\160074_Moss Beach Housing\ENG\CDP\Sheets\C3.0 - GRD.dwg
PLOT DATE: 01-09-24 PLOTTED BY: 1611

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

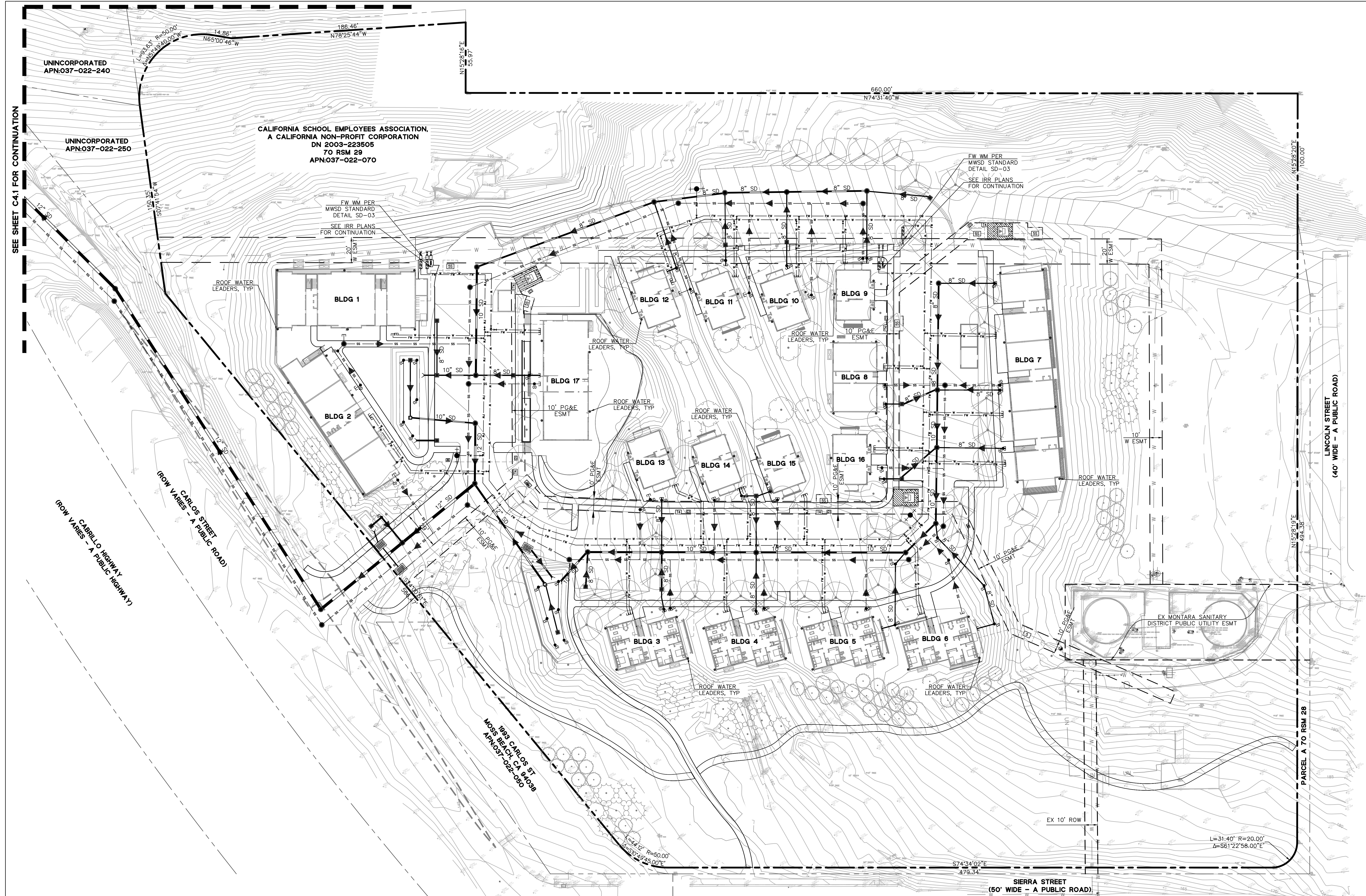
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Residential	03/27/19
2	Final Design	07/09/19
3	Final Development Permit	06/12/22

JOB NUMBER:	C20160074
DRAWN BY:	AC/CF
CHECKED BY:	JD
DATE:	01/24/24
SCALE:	AS SHOWN

TITLE:
PROPOSED UTILITIES

SHEET:
C4.0

SHEET 9 OF 34

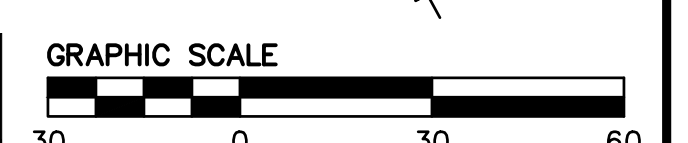


- NOTES:**
- SEE SHEET C1.0 FOR PROJECT BENCHMARK, BASIS OF BEARINGS AND ABBREVIATIONS.
 - EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
 - LOCATION AND INVERT INFORMATION FOR EXISTING DOMESTIC WATER, FIRE WATER, RECYCLED WATER, SANITARY SEWER, AND STORM DRAIN CONNECTIONS ARE APPROXIMATE AND BASED ON AVAILABLE RECORD INFORMATION. CONFIRM AND VERIFY EXISTING UTILITY TYPE, SIZE, MATERIAL, CONDITION, AND LOCATION, WHETHER SHOWN OR NOT ON THESE PLANS, PRIOR TO COMMENCING WORK.
 - NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1(800) 642-2444 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
 - IRRIGATION WATER METER, BACKFLOW PREVENTER AND STUB CONNECTION PROVIDED FOR IRRIGATION CONNECTION. REFER TO IRRIGATION PLANS BY OTHERS.
 - REFER TO MEP PLANS FOR DOMESTIC WATER SUBMETERS FOR BUILDINGS.
 - CONTRACTOR TO PIPE BUILDING ROOF WATER LEADERS TO UNDERGROUND STORM DRAIN SYSTEM.
 - ROOF WATER LEADER LOCATIONS ARE PER THE ARCHITECTURAL PLANS.

- LEGEND:**
- STORM DRAIN LINE
 - STORM DRAIN LINE OUTFALL
 - SS— SANITARY SEWER LINE
 - D— DOMESTIC WATER LINE
 - FW— FIRE WATER LINE
 - ▶ FLOW ARROW
 - MANHOLE
 - CLEANOUT
 - STORM DRAIN DROP INLET
 - STORM DRAIN CATCH BASIN
 - +● FIRE HYDRANT
 - WATER METER
 - ⋈ WATER VALVE
 - BFP/DCDA
 - ROOF WATER LEADER (SEE NOTE 8)
 - ORIFICE STRUCTURE



LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR SHALL POthOLE AND VERIFY THIS INFORMATION AND NOTIFY THE CIVIL ENGINEER OF ALL CONFLICTS WITH THE DESIGN PRIOR TO START OF CONSTRUCTION.



DRAWING NAME: \\BKF-c\data\2016\160074_Moss Beach Housing\ENG\CDP\Sheets\C4.0 - PRUTILL.dwg
PLOT DATE: 01-09-24 PLOTTED BY: H11

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

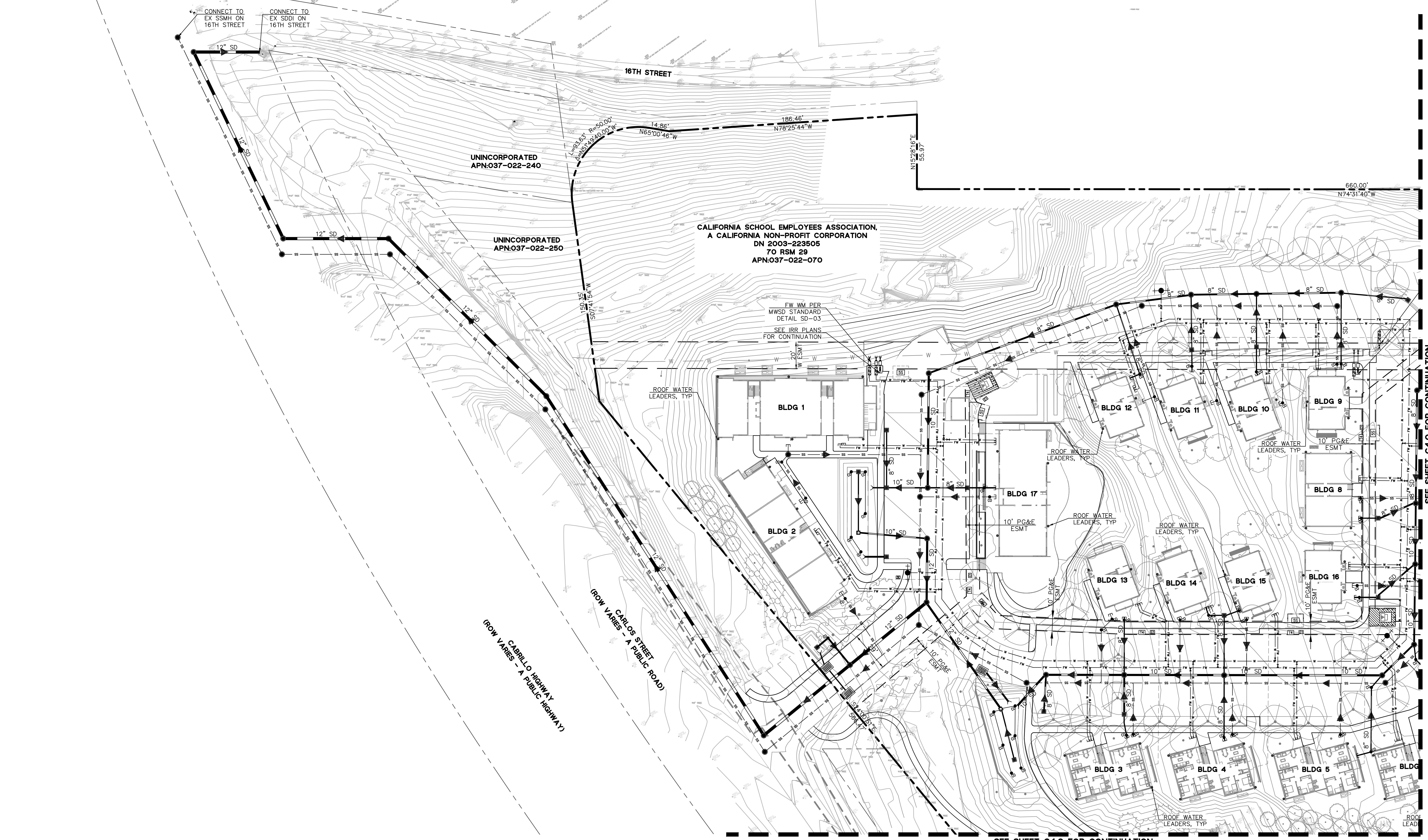
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Re-submittal	03/25/19
2	Revised Plans	07/09/19
3	Final Development Permit	06/12/22

JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: JD
DATE: 01/24/24
SCALE: AS SHOWN

TITLE: PROPOSED UTILITIES

SHEET: C4.1

SHEET --- OF 34



- NOTES:**
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 - REFER TO MEP PLANS FOR DOMESTIC WATER SUBMETERS FOR BUILDINGS.
 - CONTRACTOR TO PIPE BUILDING ROOF WATER LEADERS TO UNDERGROUND STORM DRAIN SYSTEM.
 - ROOF WATER LEADER LOCATIONS ARE PER THE

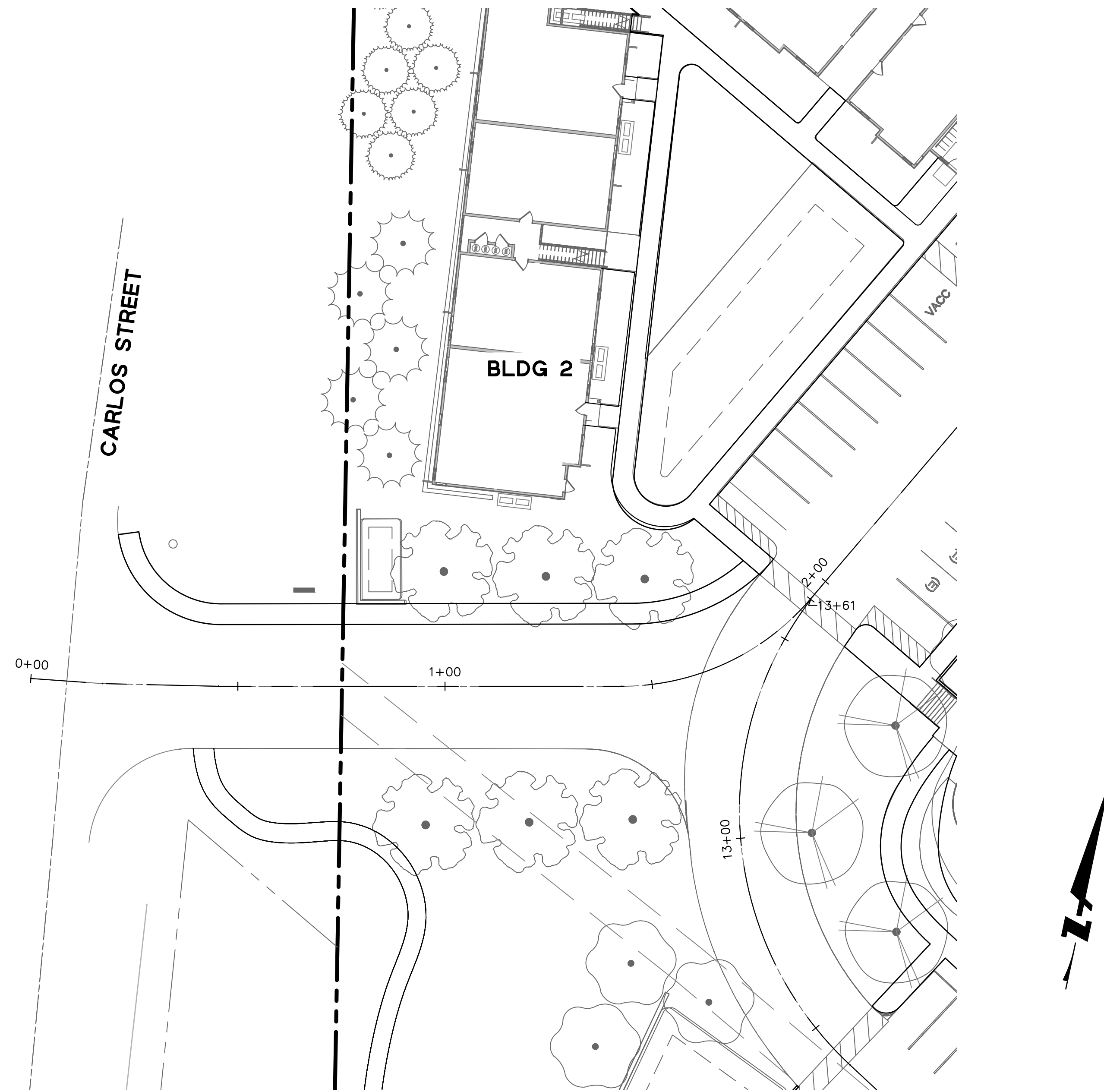
- LEGEND:**
- SD — STORM DRAIN LINE
 - SS — SANITARY SEWER LINE
 - DW — DOMESTIC WATER LINE
 - FW — FIRE WATER LINE
 - ▶ FLOW ARROW
 - MANHOLE
 - CLEANOUT
 - STORM DRAIN DROP INLET
 - ▣ STORM DRAIN CATCH BASIN
 - ⊕ FIRE HYDRANT
 - WATER METER
 - ⊕ WATER VALVE
 - BFP/DCCA
 - ROOF WATER LEADER (SEE NOTE 8)
 - ORIFICE STRUCTURE

811
Know what's below.
Call before you dig.

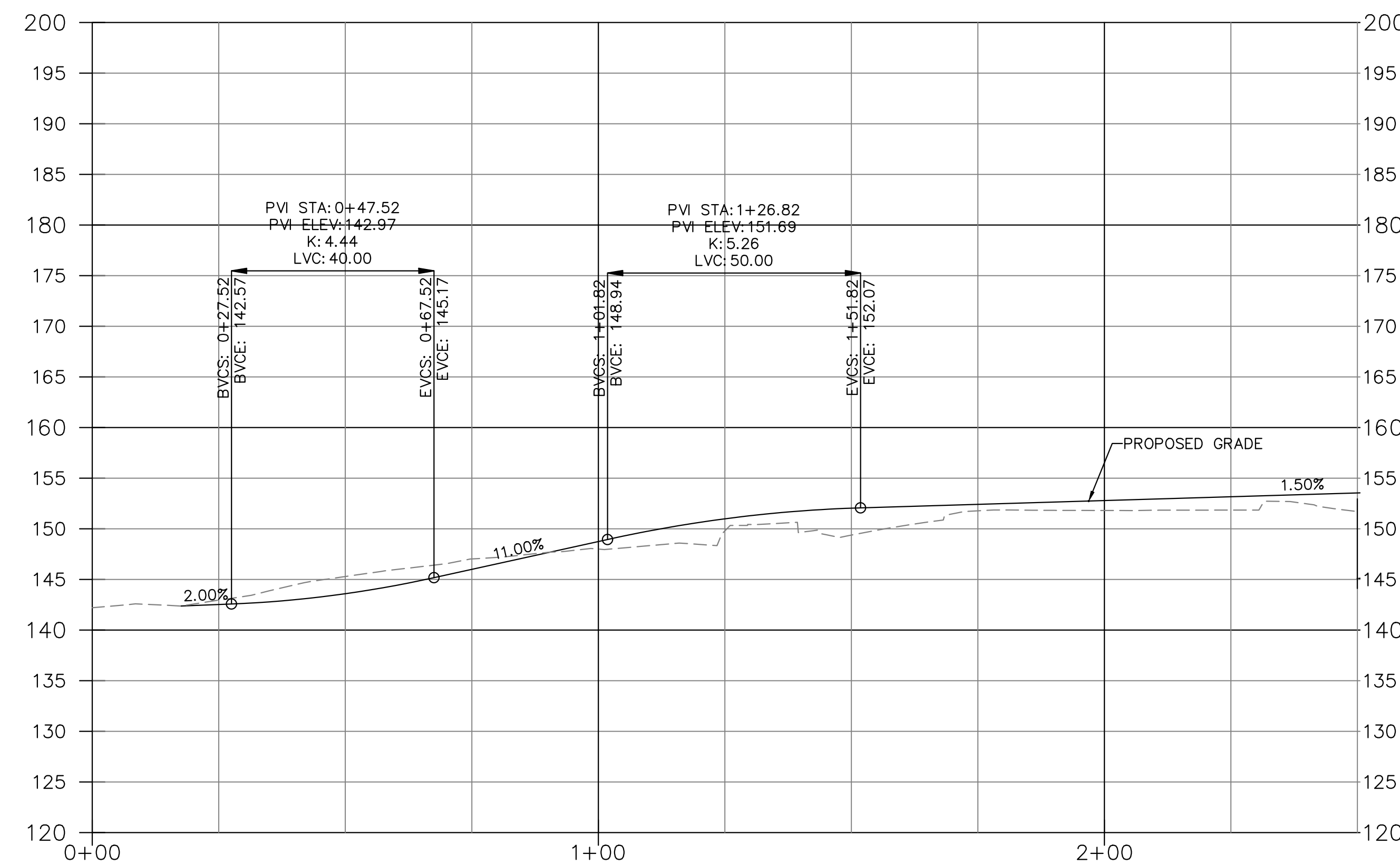
LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR SHALL POthOLE AND VERIFY THIS INFORMATION AND NOTIFY THE CIVIL ENGINEER OF ALL CONFLICTS WITH THE DESIGN PRIOR TO START OF CONSTRUCTION.

GRAPHIC SCALE
30 0 30 60

DRAWING NAME: \\BKF-c\data\2016\160074_Moss Beach Housing\ENG\CDP\Sheets\C4.0 - PRUTILL.dwg
PLOT DATE: 01-09-24 PLOTTED BY: f11



CYPRESS POINT DRIVE - PLAN VIEW
 SCALE: 1" = 20'



CYPRESS POINT DRIVE STA: 0+00 TO STA: 6+75
 SCALE: 1" = 20' HORIZ.
 1" = 10' VERT.

DRAWING NAME: \\BKF-RC\DATA\2016\160074_moss_beach_housing\ENG\CIP\Sheets\C5.0 - PLAN\PROF.dwg
 PLOT DATE: 01-09-24 PLOTTED BY: fe11

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Special Permits	07/09/19
3	Central Development Permit	06/12/22

JOB NUMBER: C20160074
 DRAWN BY: AC/CF
 CHECKED BY: JD
 DATE: 01/24/24
 SCALE: AS SHOWN
 TITLE:
DRIVEWAY PLAN AND PROFILE

SHEET:
C5.0
 SHEET 10 OF 34

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

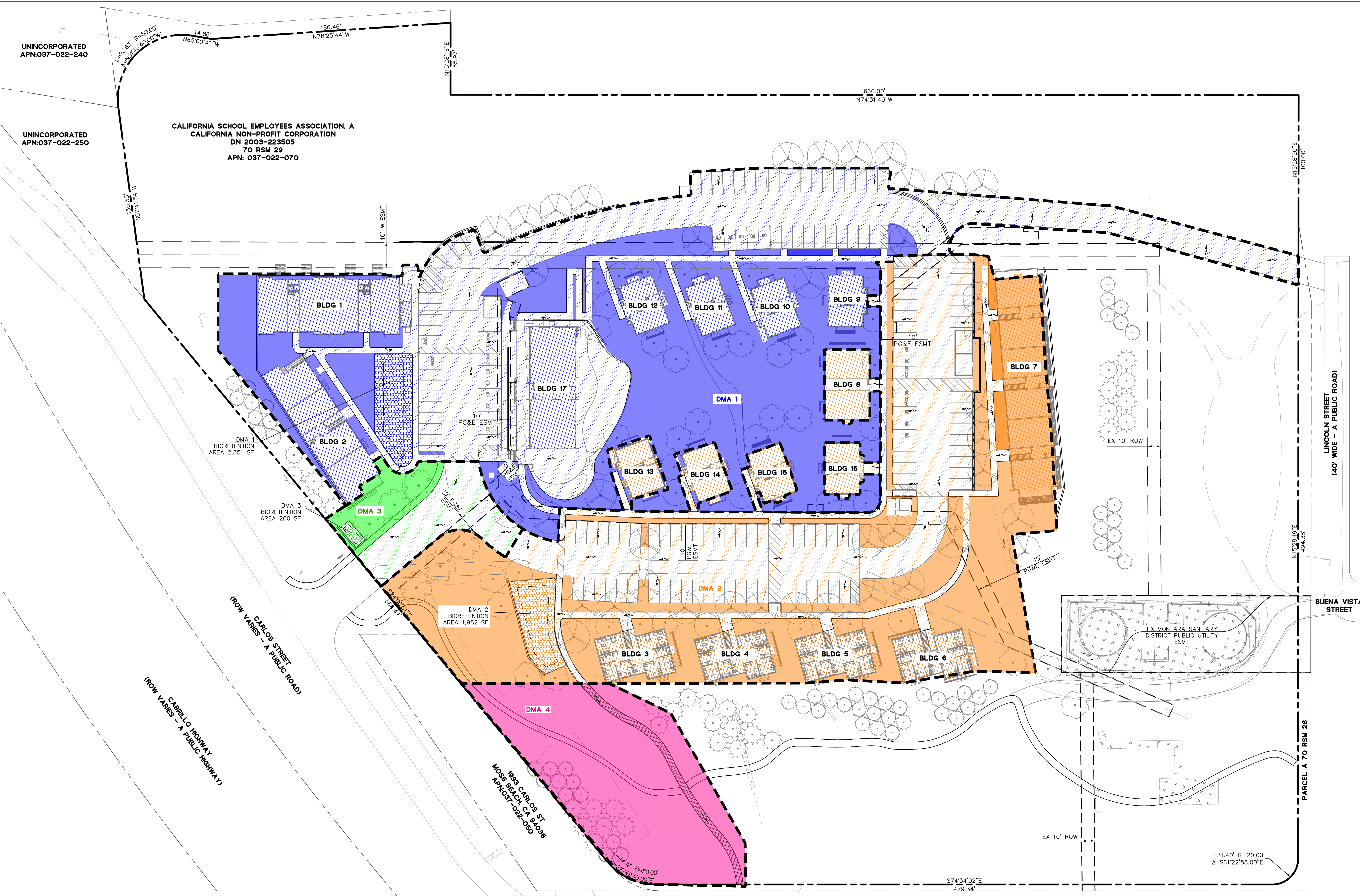
NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Revised Plans	07/19/19
3	Final Development Plans	06/12/22

JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: JD
DATE: 01/24/24
SCALE: AS SHOWN

TITLE:
STORMWATER CONTROL PLAN

SHEET:
C6.0

SHEET 11 OF 34



- NOTES:**
- SEE SHEET C1.0 FOR PROJECT BENCHMARK, BASIS OF BEARINGS AND ABBREVIATIONS.
 - EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
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 - NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1(800) 642-2444 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
 - THIS PROJECT IS A C.3 REGULATED PROJECT AS IT CREATES 10,000 SF OR MORE OF IMPERVIOUS SURFACE. STORMWATER TREATMENT WILL BE PROVIDED BY THE BIORETENTION AREAS 1, 2, AND 3.

LEGEND:

	LANDSCAPE AREA
	BIORETENTION AREA
	IMPERVIOUS BUILDINGS
	IMPERVIOUS HARDSCAPE
	EXISTING IMPERVIOUS AREA TO REMAIN
	NEW/REPLACED AREA LESS THAN 10-FT WIDE EXEMPT FROM TREATMENT PER SAN MATEO COUNTY C.3 STORMWATER HANDBOOK.
	SURFACE FLOW DIRECTION

DRAINAGE MANAGEMENT AREAS

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)
DMA 1	111,973	63,134	46,488	2,150	2,351
DMA 2	109,233	72,597	34,654	1,950	1,982
DMA 3	8,188	4,902	3,086	161	200
DMA 4	19,652	996	18,738	0	0
TOTAL	249,046	141,629	102,884	4,261	4,533

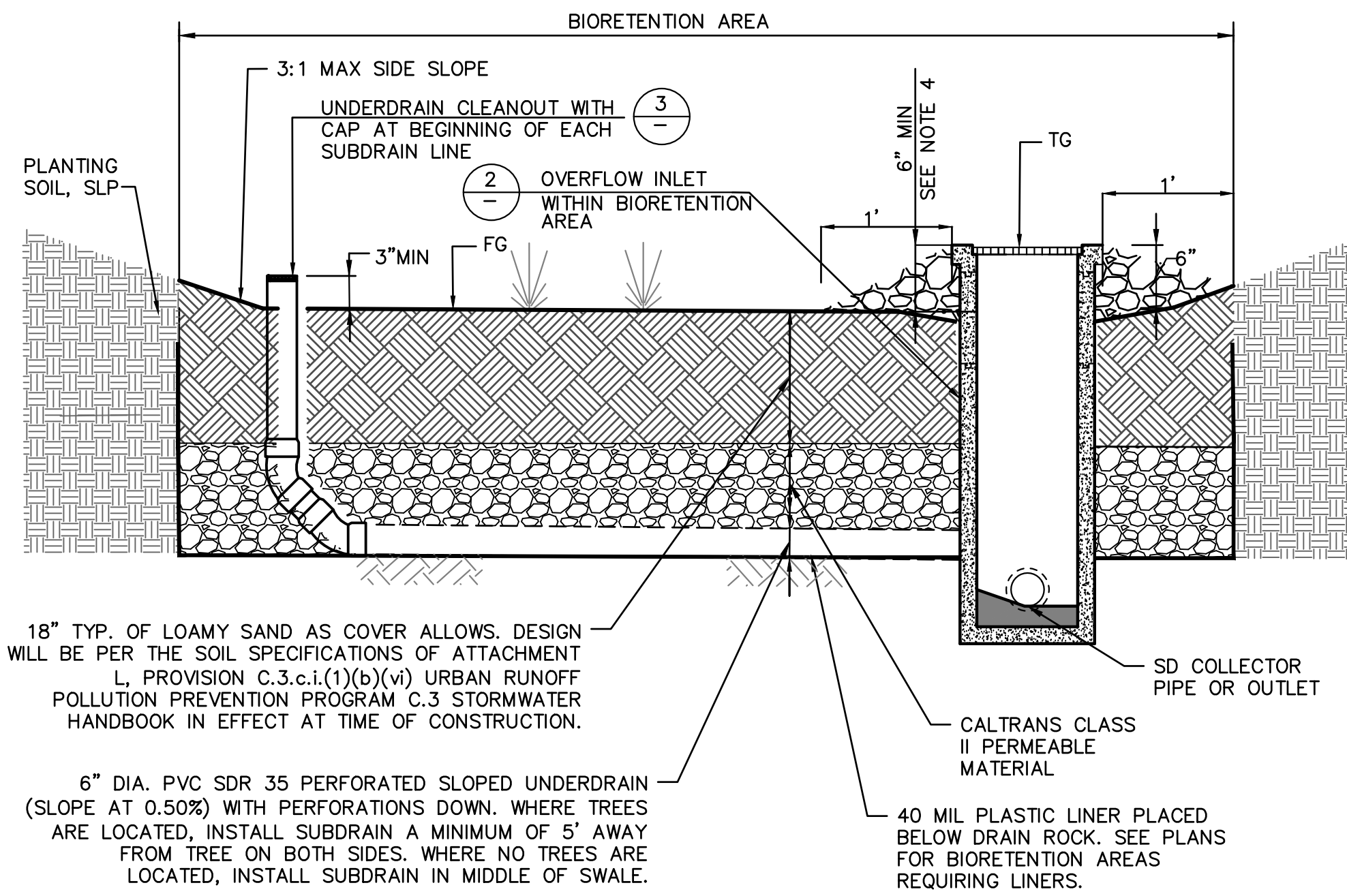
NOTES:
1. EXISTING PERVIOUS LANDSCAPE AREAS DISCHARGING DIRECTLY TO MONTARA CREEK WERE EXCLUDED FROM THE BIORETENTION SIZING CALCULATIONS.



LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR SHALL FOTIHOLE AND VERIFY THIS INFORMATION AND NOTIFY THE CIVIL ENGINEER OF ALL CONFLICTS WITH THE DESIGN PRIOR TO START OF CONSTRUCTION.



DRAWING NAME: \\bkr-c\c\projects\2018\160074_moss_beach_housing\ENG\CDP\Sheets\C6.0 - SWCP.dwg
PLOT DATE: 01-09-24 PLOTTED BY: feli



18" TYP. OF LOAMY SAND AS COVER. DESIGN WILL BE PER THE SOIL SPECIFICATIONS OF ATTACHMENT L, PROVISION C.3.c.i.(1)(b)(vi) URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK IN EFFECT AT TIME OF CONSTRUCTION.

6" DIA. PVC SDR 35 PERFORATED SLOPED UNDERDRAIN (SLOPE AT 0.50%) WITH PERFORATIONS DOWN. WHERE TREES ARE LOCATED, INSTALL SUBDRAIN A MINIMUM OF 5' AWAY FROM TREE ON BOTH SIDES. WHERE NO TREES ARE LOCATED, INSTALL SUBDRAIN IN MIDDLE OF SWALE.

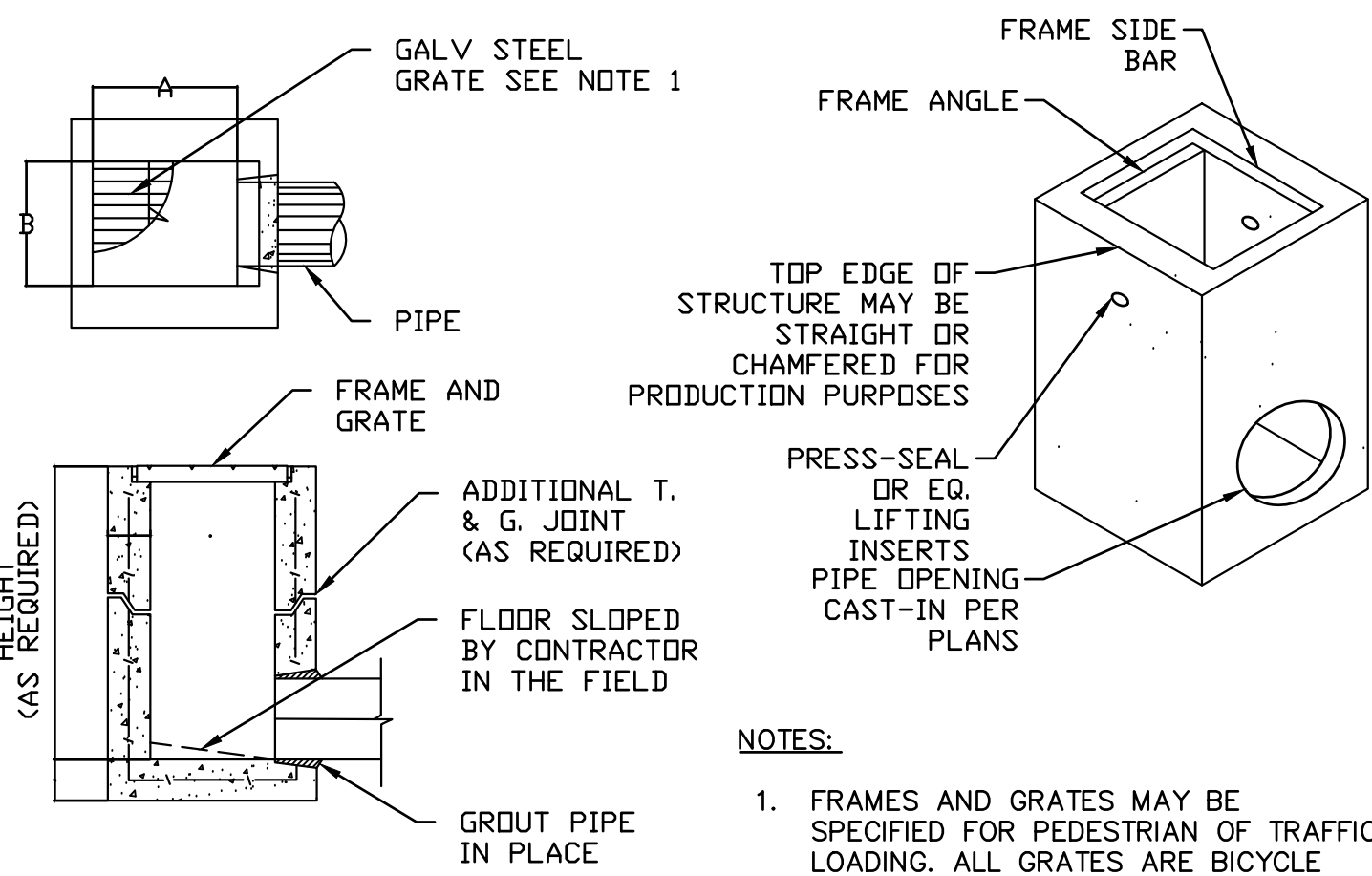
40 MIL PLASTIC LINER PLACED BELOW DRAIN ROCK. SEE PLANS FOR BIORETENTION AREAS REQUIRING LINERS.

CALTRANS CLASS II PERMEABLE MATERIAL

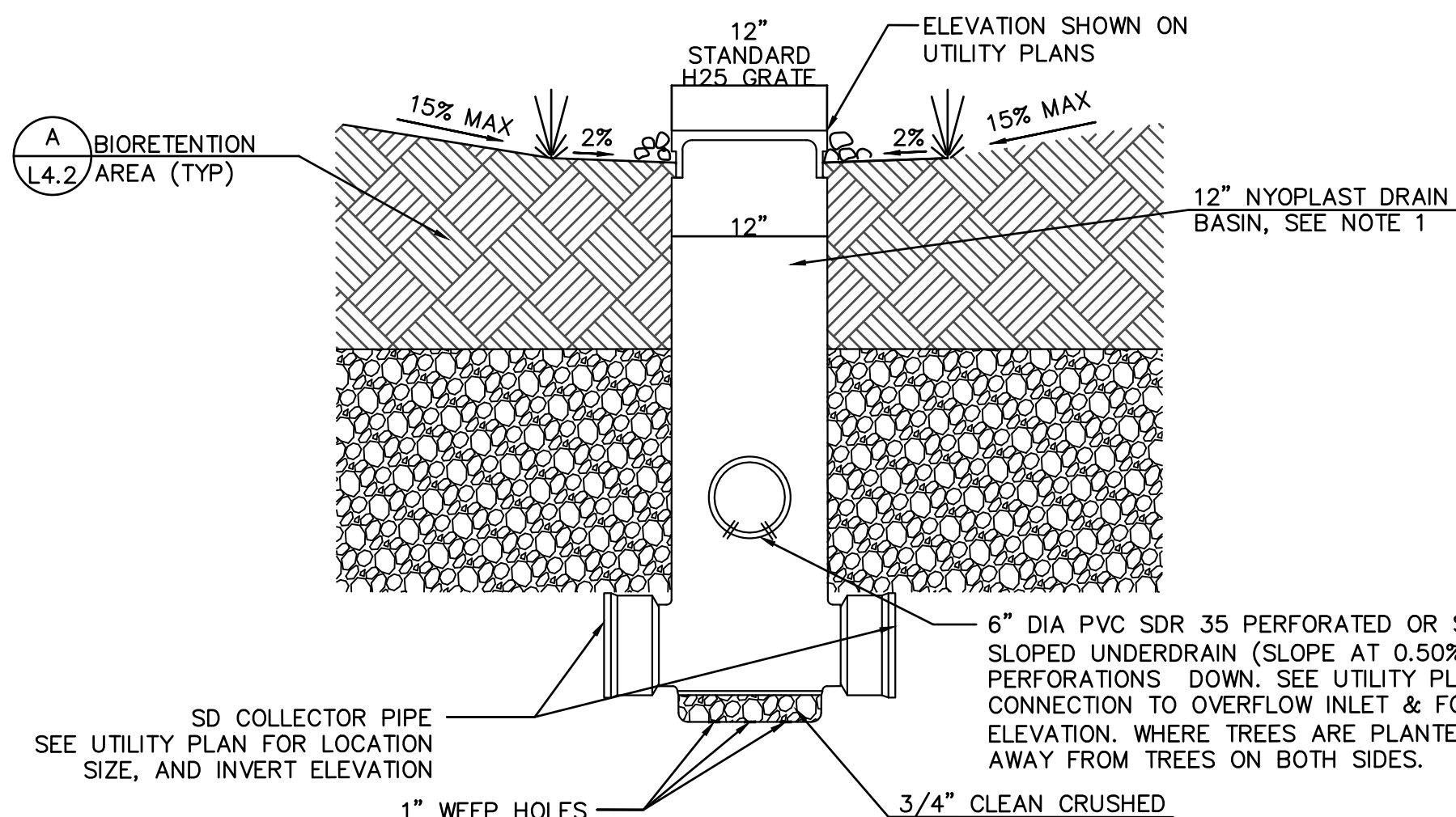
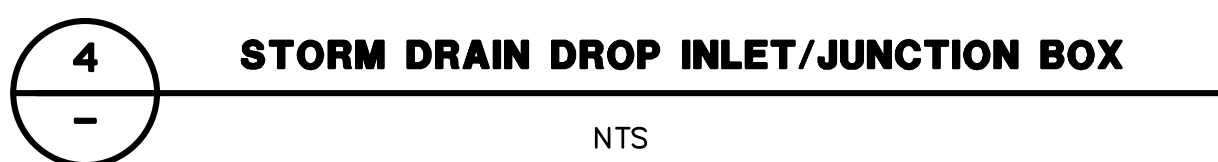
SD COLLECTOR PIPE OR OUTLET

NOTES:

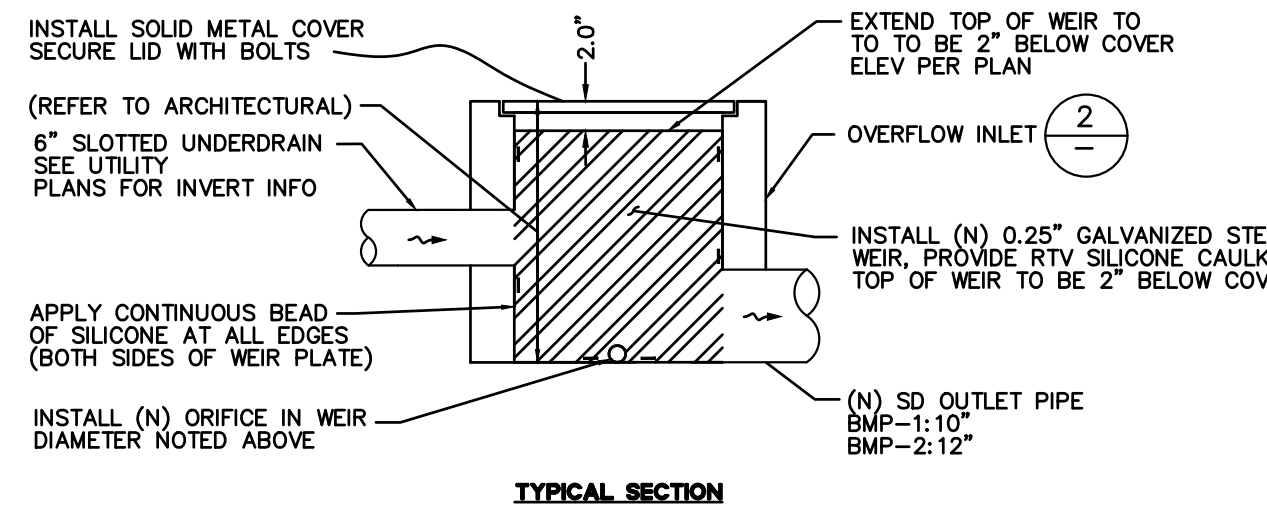
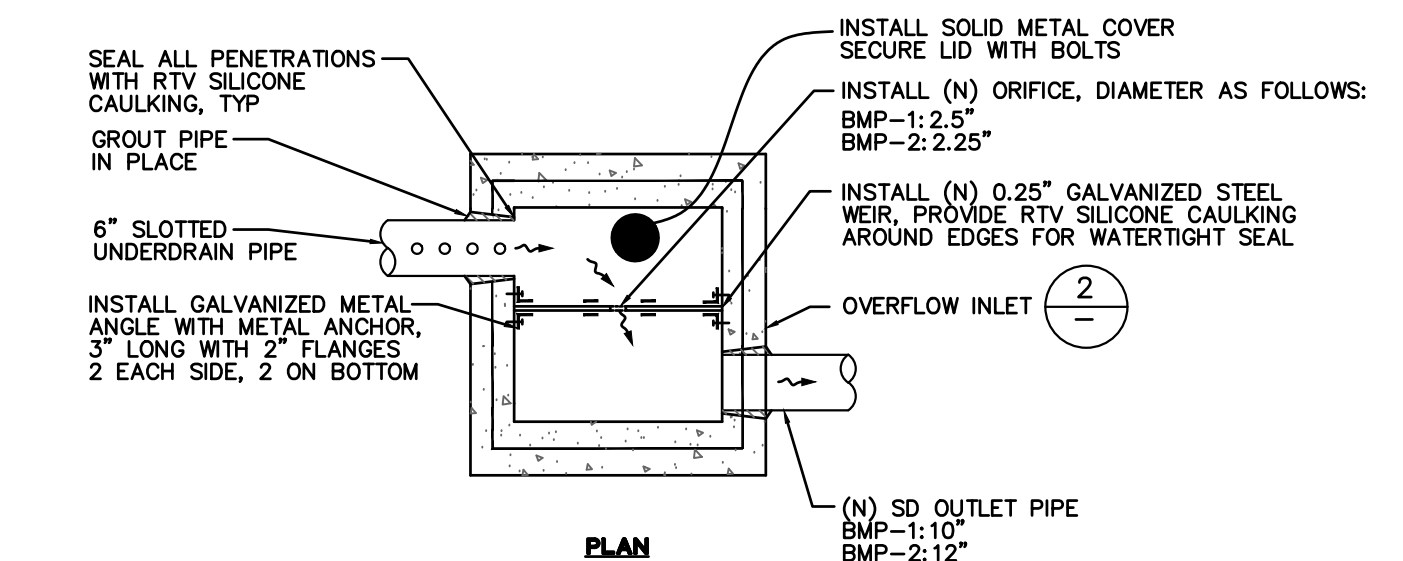
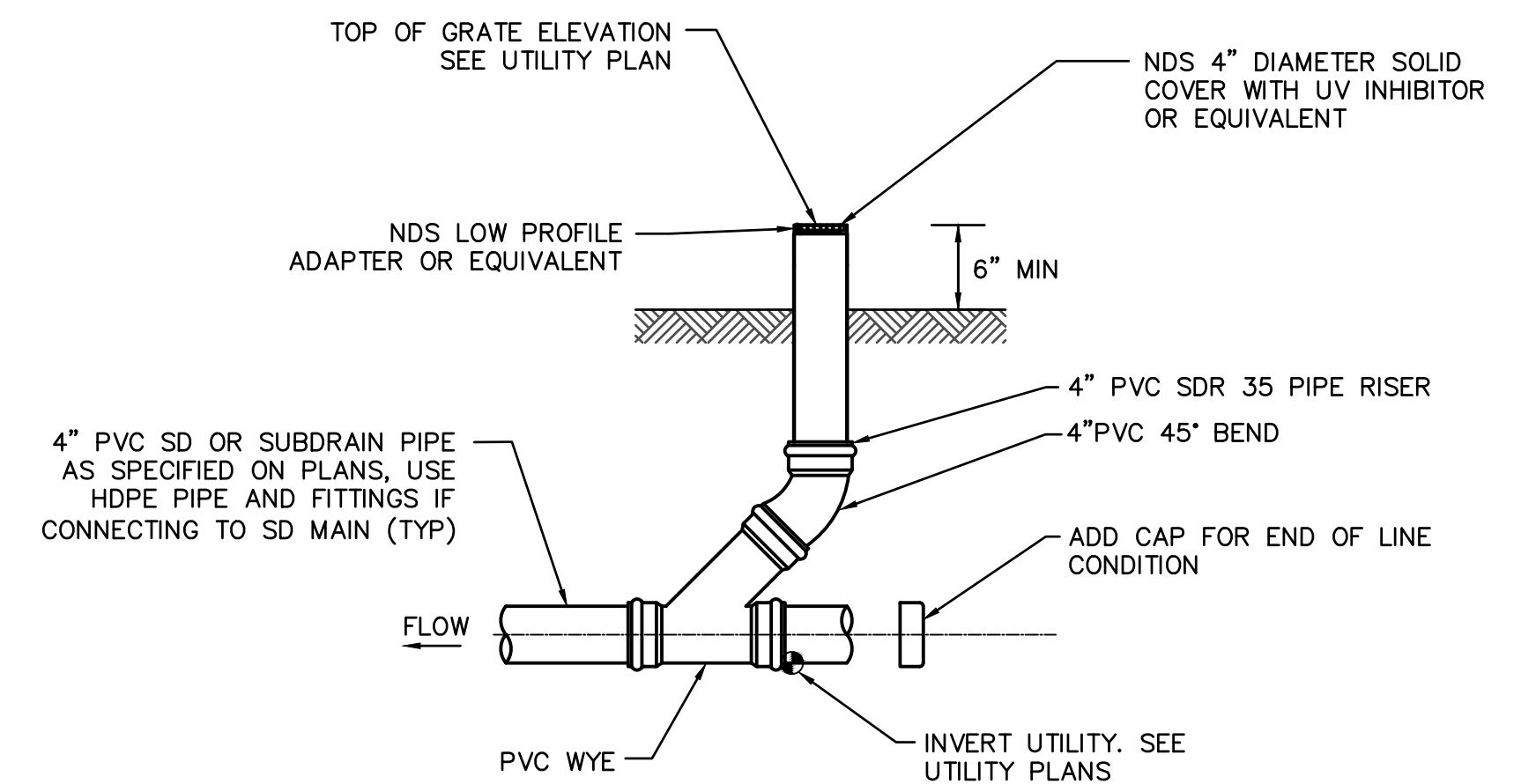
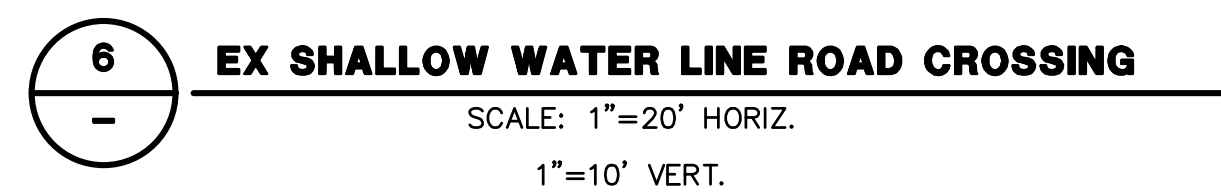
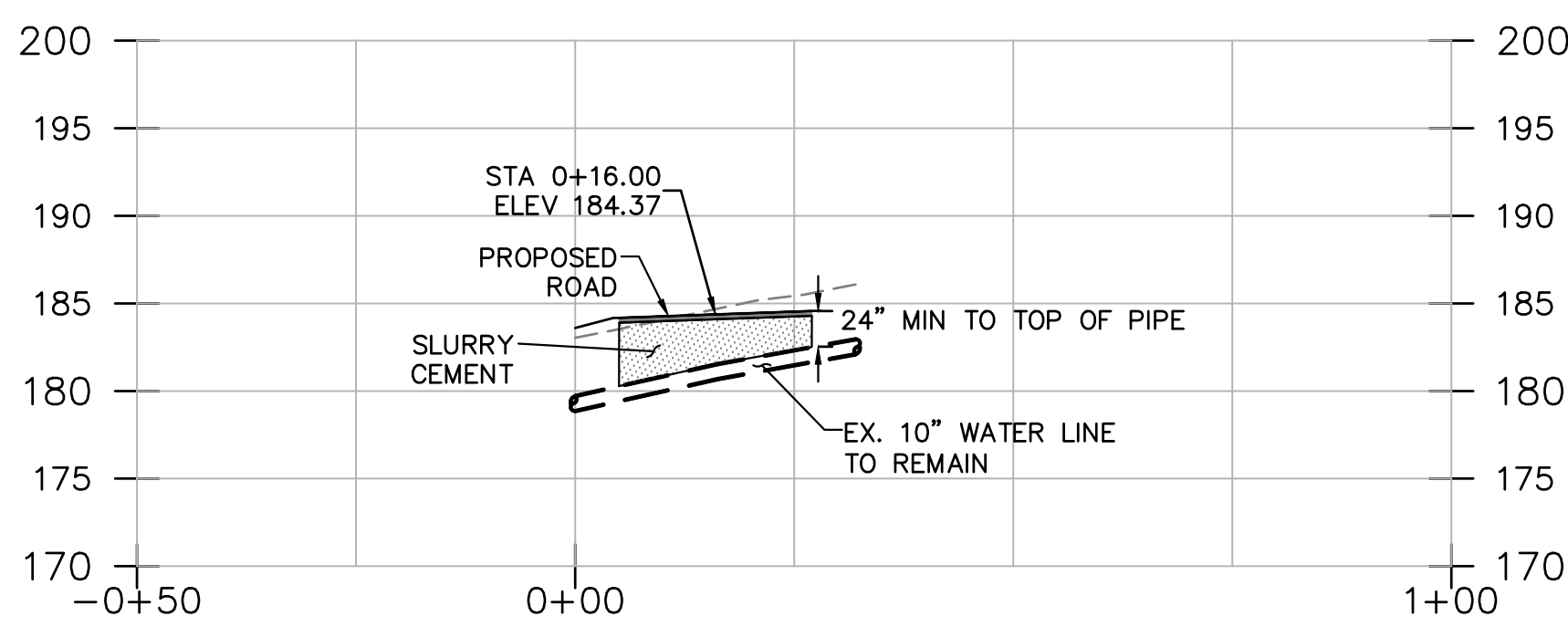
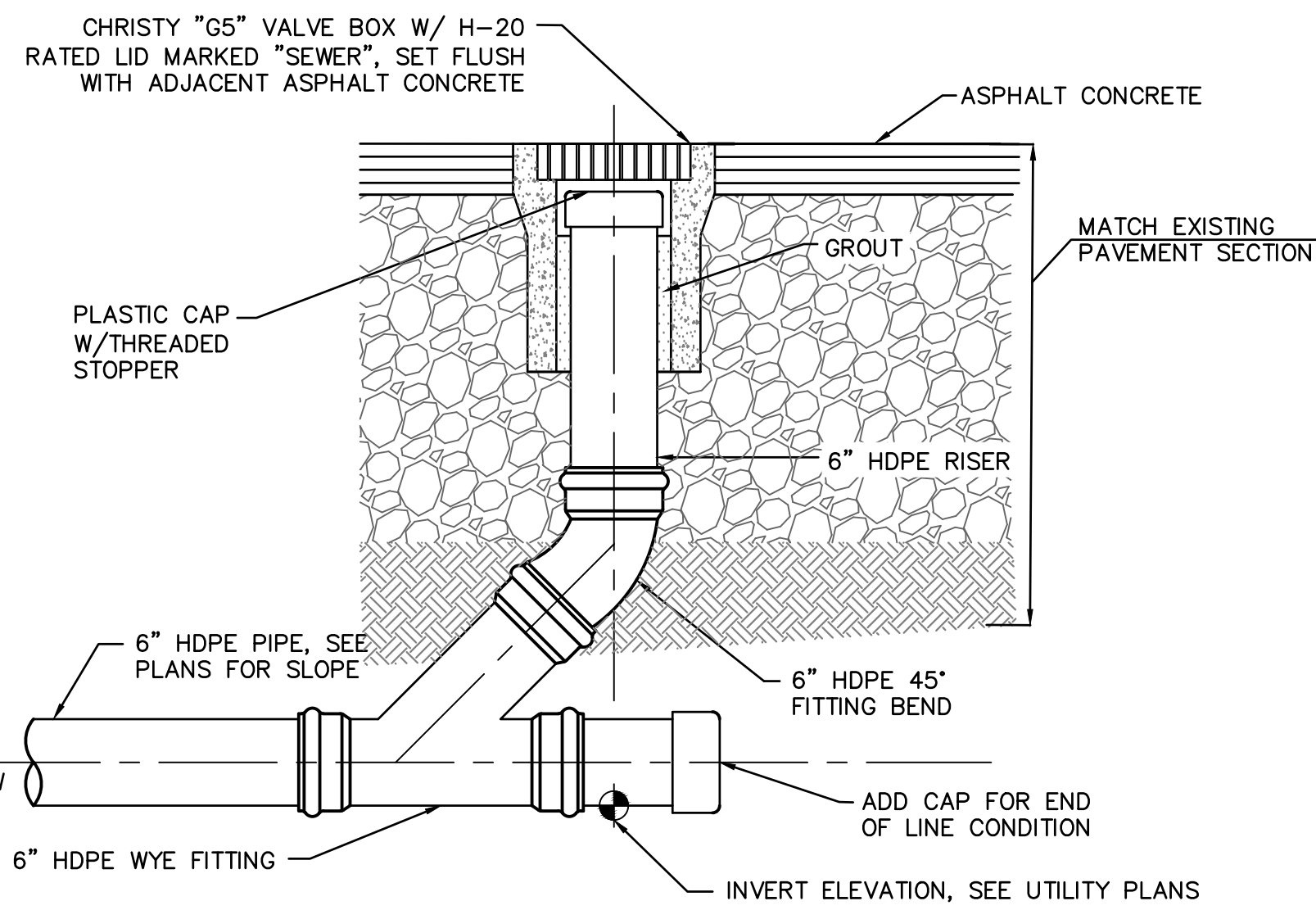
- SEE GRADING PLANS FOR FINISH GRADE OF BIORETENTION AREAS.
- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS.
- ALL BIORETENTION SOILS USED, SHALL BE PER ATTACHMENT L PROVISION C.3.c.i.(1)(b)(vi) OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK IN EFFECT AT TIME OF CONSTRUCTION.
- PLACE COBBLE FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" TYPICAL FROM EDGE OF STRUCTURE. SEE LANDSCAPE PLANS FOR COBBLE SIZE AND COLOR.



USCPG MODEL No.	SANTA ROSA REF.	A		B		C	
		IN	MM	IN	MM	IN	MM
CB1212	EK	12	300	12	300	12	300
CB1818	CK	18	450	18	450	5	125
CB1824	JK	18	450	24	600	5	125
CB2424	2K	24	600	24	600	5	125
CB2430	3K	24	600	30	750	5	125
CB3030	5K	30	750	30	750	6	150
CB2436	1L	24	600	36	900	6	150
CB3636	1M	36	900	36	900	6	150
CB2448	3L	24	600	48	1200	6	150
CB3648	3M	36	900	48	1200	6	150
CB4848	1R	48	1200	48	1200	6	150



- NOTES:**
- OVERFLOW INLET LOCATED IN BIORETENTION AREA SHALL BE 12 INCH NYOPLAST ADS DRAIN BASIN WITH AN 12 INCH CIRCULAR STANDARD H-25 GRATE. PAINT STRUCTURE BLACK.



STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Revisions	03/27/19
2	Revised Plans	07/09/19
3	Final Development Plans	06/12/22

JOB NUMBER: C20160074
DRAWN BY: AC/CF
CHECKED BY: JD
DATE: 01/24/24
SCALE: AS SHOWN

TITLE: CONSTRUCTION DETAILS

SHEET:

CYPRESS POINT FAMILY COMMUNITY

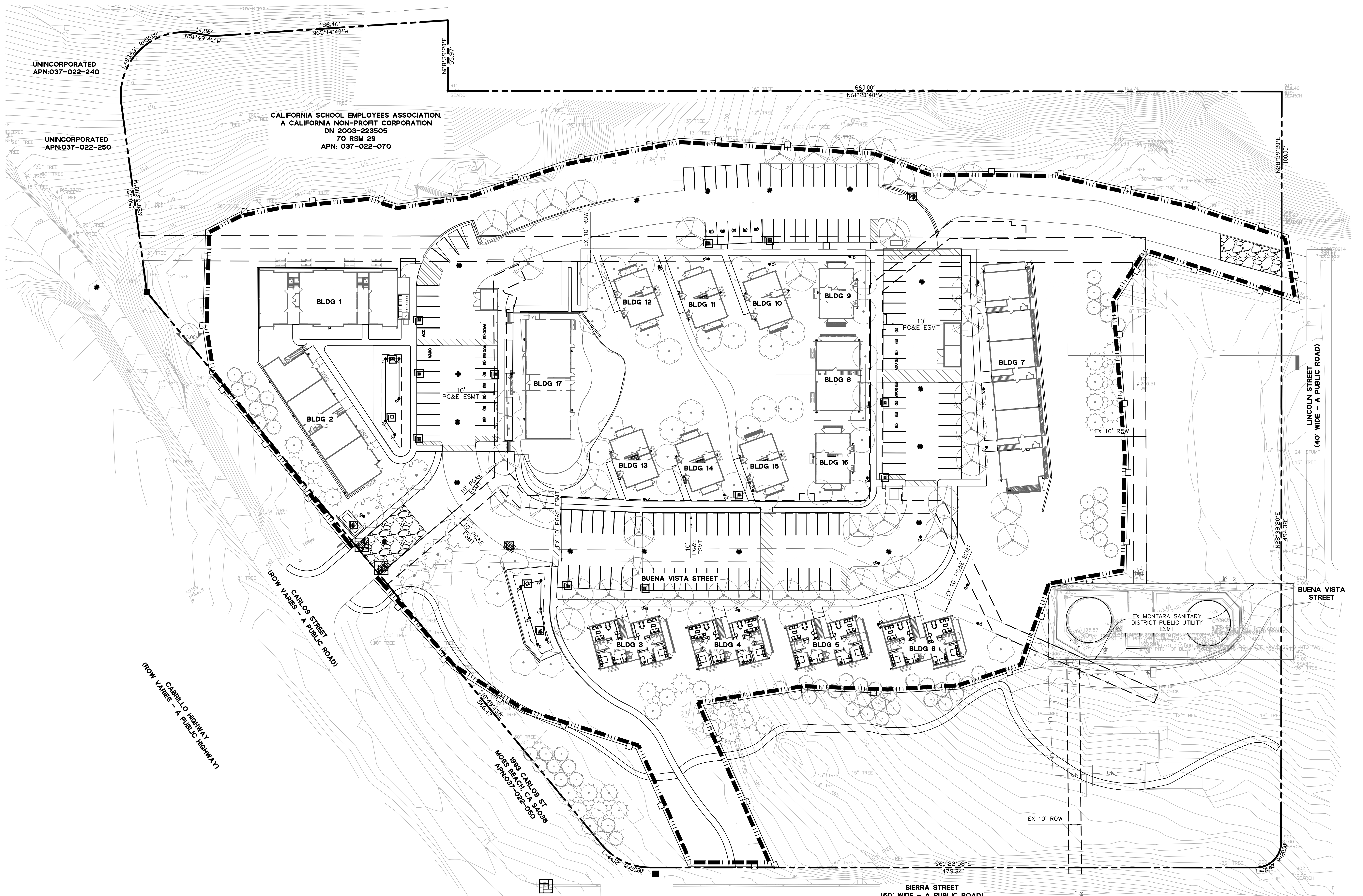
Carlos Street, Moss Beach

STAMP:

NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Residential	07/09/19
3	Central Development Permit	06/12/22

JOB NUMBER: C20160074
 DRAWN BY: AC/CF
 CHECKED BY: JD
 DATE: 01/24/24
 SCALE: AS SHOWN
 TITLE: EROSION CONTROL PLAN

SHEET:
C8.0
 SHEET 13 OF 34



- NOTES:**
- SEE SHEET C1.0 FOR PROJECT BENCHMARK AND BASIS OF BEARINGS AND ABBREVIATIONS.
 - EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN SET ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
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 - NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1(800) 227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.

- LEGEND:**
- CATCH BASIN INLET PROTECTION, SEE DETAIL 2 ON SHEET C8.1
 - DROP INLET PROTECTION, SEE DETAIL 3 ON SHEET C8.1
 - STABILIZED CONSTRUCTION ENTRANCE, PER DETAIL 4 ON SHEET C8.1
 - CONSTRUCTION FENCE
 - FIBER ROLL PER DETAIL 1 ON SHEET C8.1

811
 Know what's below.
 Call before you dig.

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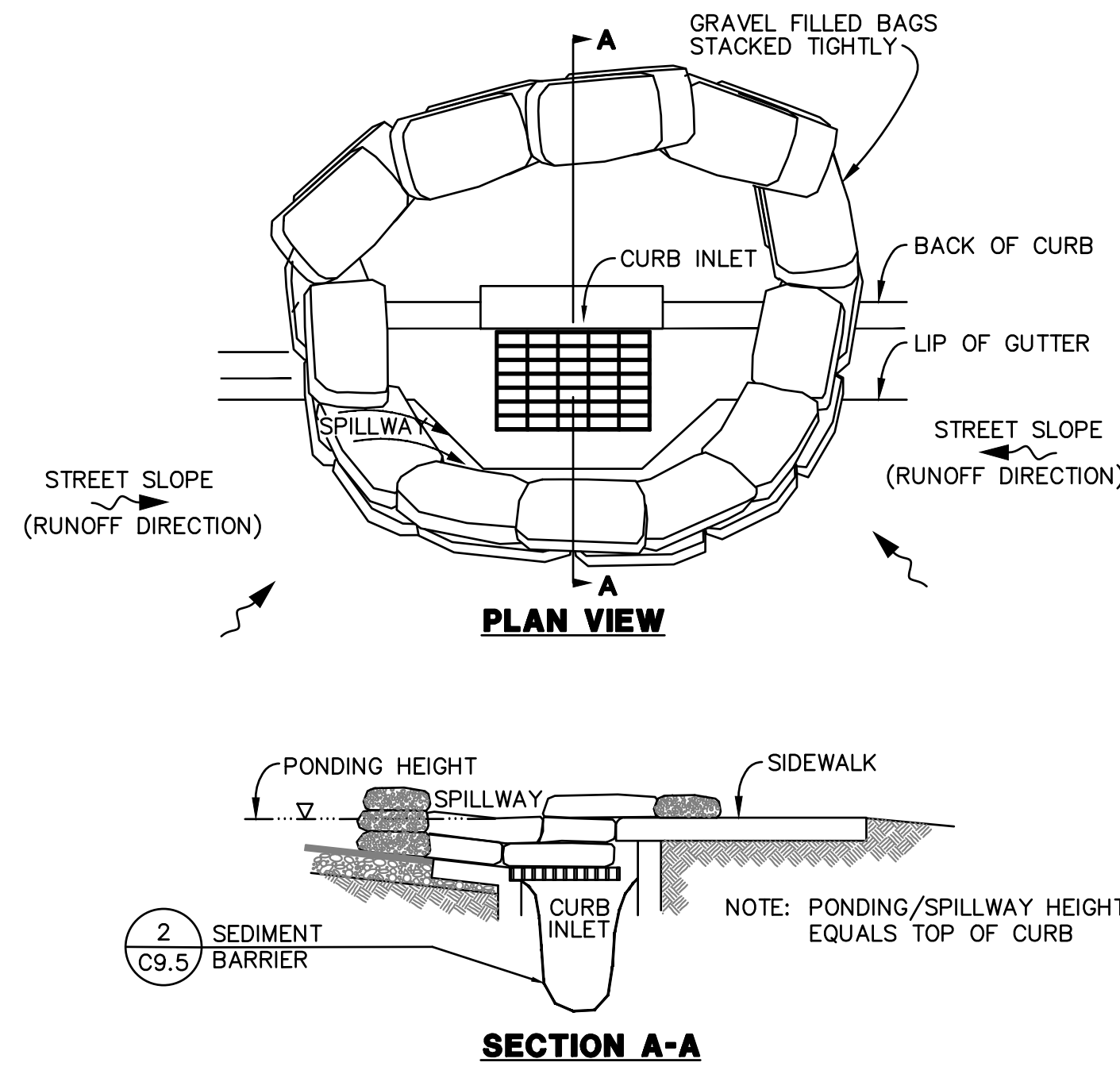
GRAPHIC SCALE
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DRAWING NAME: \\bkr-c\c\data\2018\160074_moss_beach_housing\ENG\CDP\Sheets\C8.0 - EC.dwg
 PLOT DATE: 01-09-24
 PLOTTED BY: fe11

STAMP:

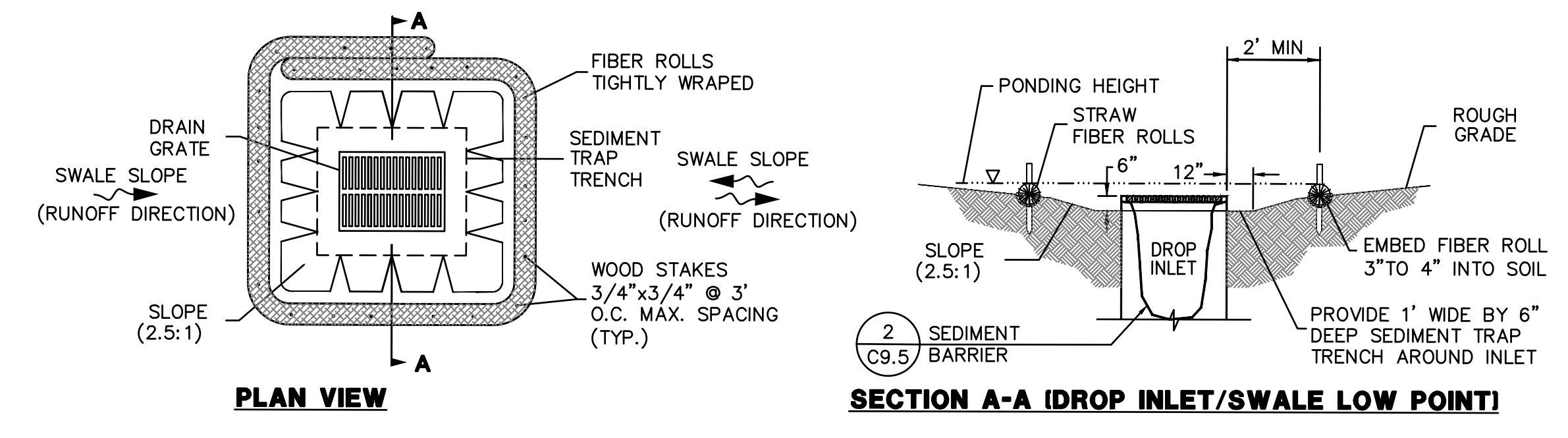
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Re-submittal	03/25/19
2	Revised Matting	07/10/19
3	Contract Development Phase	08/21/22

JOB NUMBER:	C20160074
DRAWN BY:	AC/CF
CHECKED BY:	JD
DATE:	01/24/24
SCALE:	AS SHOWN
TITLE:	EROSION CONTROL DETAILS



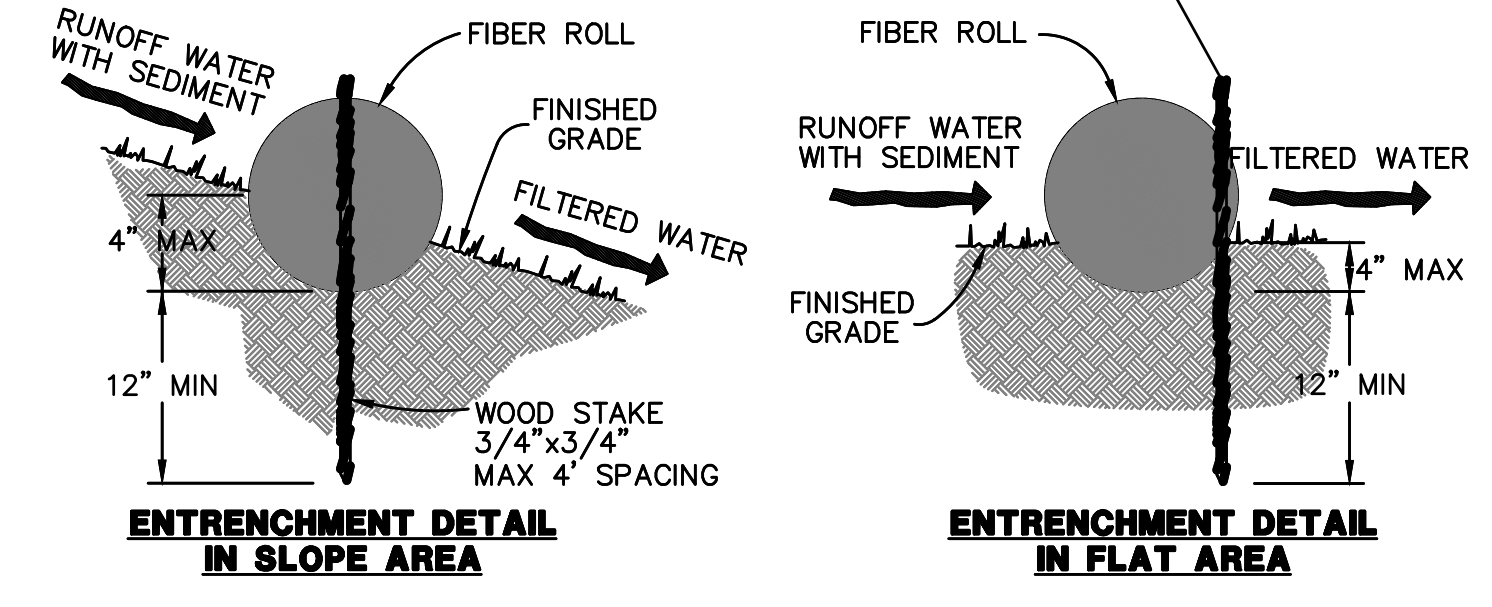
- NOTES:**
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. PERVIOUS BAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT; SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

2 CATCH BASIN INLET PROTECTION
NTS



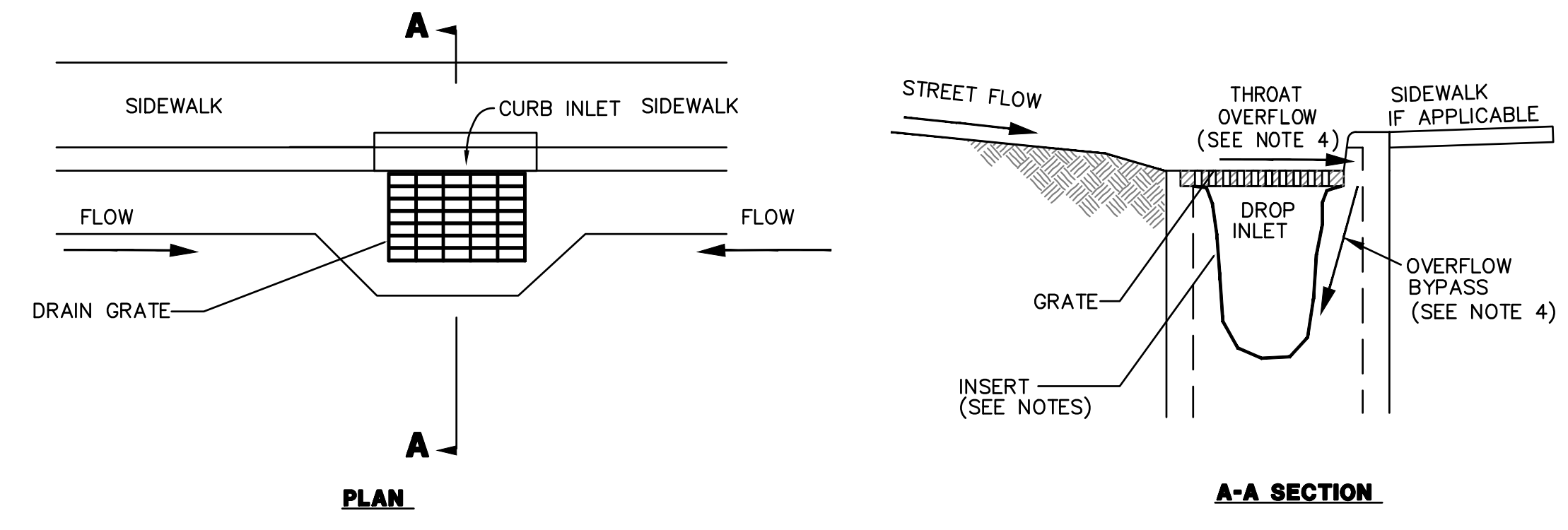
- NOTES:**
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH DROP INLET GRAVEL BAG PROTECTION AND CURB INLET GRAVEL BAG PROTECTION DETAILS SHOWN ON THIS SHEET. ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING, APPROX. 8" DIAMETER AND 20 TO 30 FEET LONG.
 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
 4. TEMPORARY REMOVABLE TRASH RACK: IF SITE CONDITIONS WARRANT, PROVIDE AND INSTALL TRASH RACK MADE FROM GALVANIZED WELDED WIRE FABRIC WITH OPENING SIZE 2" BY 2" FORMED AND ATTACHED TO THE INLET TOP GRADE WITH STEEL WIRE TIES AND BURRY WELDED WIRE FABRIC 4" MINIMUM BELOW TEMPORARY ROUGH GRADE GROUND ELEVATION.

3 DROP INLET PROTECTION
NTS



- NOTES:**
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
 2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
 3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

1 FIBER ROLL
NTS



- NOTES:**
1. PROVIDE APPROVED CATCH BASIN INSERT FILTER BAG. CONTRACTOR SHALL INSTALL AND MAINTAIN FILTER BAG IN A MANNER THAT STORM DRAINAGE SYSTEM FLOWS ARE NOT OBSTRUCTED AND/OR IMPEDED.
 2. INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGHOUT THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
 3. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE.
 4. CONTRACTOR SHALL PROVIDE, INSPECT AND MAINTAIN INLET THROAT OVERFLOW RELIEF FOR ALL OFF-SITE AND ON-SITE INLETS AT ALL TIMES.

5 INLET SEDIMENT BARRIER
NTS

TRACKOUT CONTROL MAT

Technical Data Sheet

GENERAL INFORMATION

The FODS Composite trackout control system is designed to be used as a temporary construction entrance which provides site access while minimizing sediment leaving the site. The top surface of the FODS mat is a geometric pattern formed in the shape of pyramids. The mats are unidirectional and are meant to have the staggered pyramids in the direction of travel. Individual mats are connected together with hardware to form various configurations to fit your jobsite.

- Mat Size: 12'(w) x 7' (l) x 3.94" (t) (2.78" pyramid height)
- Mat Weight: 430lbs
- Pallet Size: 8-Mats
- Truck-Load: 96-Mats
- Hardware boxes are contained within the palletized mats

FEATURES & BENEFITS

- Re-Usable
- Increased Effectiveness at Reducing Site Trackout
- UV Stable
- Highly Visible
- Easy to Clean
- Economical
- Recyclable / Reduces Waste
- Extreme Durability
- Rapid Installation & Removal
- Excavation not required
- Chemical Resistant
- Rock-Resistant
- Reduces Waste
- Easy and efficient to transport from site-site

TYPICAL INSTALLATION LAYOUTS

Each site must be evaluated to determine the proper layout, width, and duration of the FODS Trackout Control System (FTCS) based site conditions, entry and exit areas, traffic levels, site soil conditions, and ability to the maintain trackout system. Outlined below are a number of common layouts, the mats are unidirectional and due to the versatility of the mats design the FTCS can be engineered to fit the needs of any site.

FODS LLC | The Mud Stops Here | GetFods.com | 1-844-200-3637

FODS Trackout Control Mat - Technical Data Sheet

COMMON USERS

- Heavy Civil Construction
- Urban Construction / Urban In-Fill
- Bridge & Highway Projects
- Residential Construction
- Land Development
- Forestry
- Energy Exploration
- Oil & Gas Pipeline
- Electrical Power-line
- Temporary Event Access
- Landfill & Waste Management
- Mining

SUITABLE INSTALLATION SUBSTRATE

- Un-Excavated Soil
- Excavated Soil (Min CBR: 4)
- Asphalt
- Concrete

FODS Trackout Control System should be installed near the site exit point, as close to the location where vehicles enter the roadway as is safely as possible. FODS mats should not be installed at a low point on the site where water will pool.

FODS ANCHORING SYSTEMS

- Form-Stakes (8" or 24")
- Cable Earth Anchor
- All-Thread Earth Anchor
- Concrete Sleeve Anchor (asphalt)

CLEANING / MAINTENANCE

Mats should be cleaned once 2.5" of sediment has built up in the lane of travel.

- Sled-steer broom attachment
- FODS Shovel
- Street Sweeper (requires adjusted bristle head)
- Pressure Washer (must have ability to contain water)
- Water Truck (must have ability to contain water)

WARNINGS

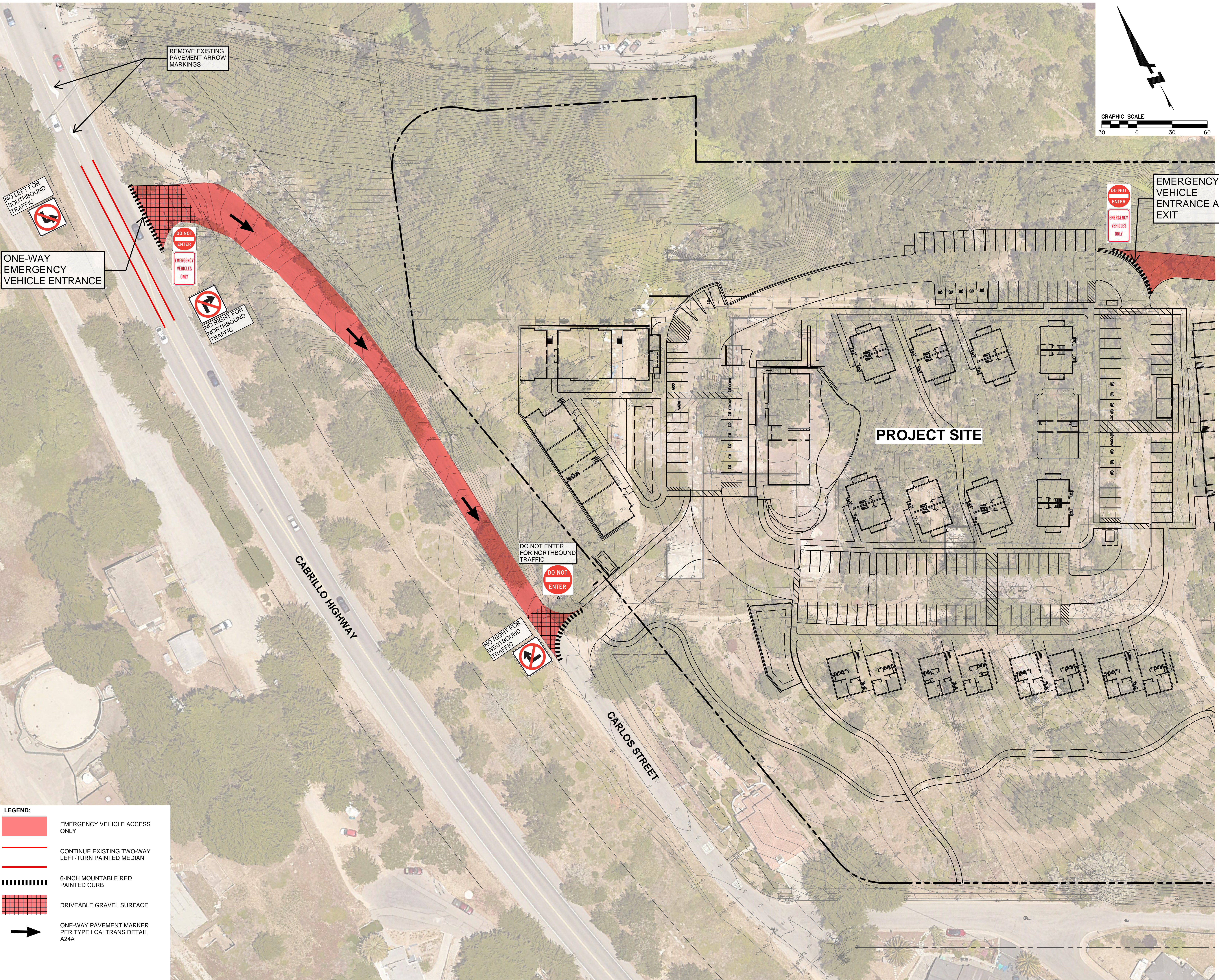
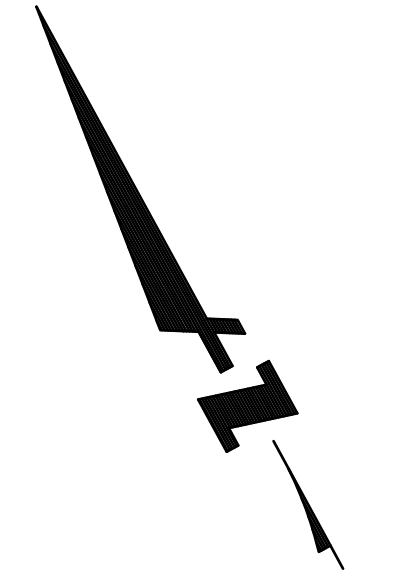
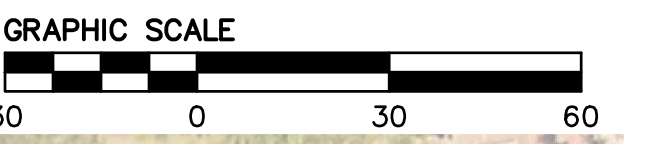
- Curb is to be used when crossing mats with metal tracked equipment.
- Equipment with aggressive metal tracks should not cross mats.
- Do not drag metal equipment across mats.
- Do not use mats for bridging.




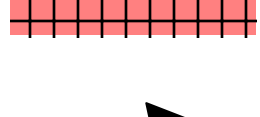

Before using earth anchors, call 811 for locates to mark underground utilities

FODS LLC | The Mud Stops Here | GetFods.com | 1-844-200-3637

4 STABILIZED CONSTRUCTION ENTRANCE/EXIT
NTS

DRAWING NAME: \\bkr-c\c\data\2018\160074_moss_beach_haus\ing\ENG\CDP\Sheets\C8.0 - EC.dwg
PLOT DATE: 01-09-24 PLOTTED BY: fe11



- LEGEND:**
-  EMERGENCY VEHICLE ACCESS ONLY
 -  CONTINUE EXISTING TWO-WAY LEFT-TURN PAINTED MEDIAN
 -  6-INCH MOUNTABLE RED PAINTED CURB
 -  DRIVEABLE GRAVEL SURFACE
 -  ONE-WAY PAVEMENT MARKER PER TYPE 1 CALTRANS DETAIL A24A

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

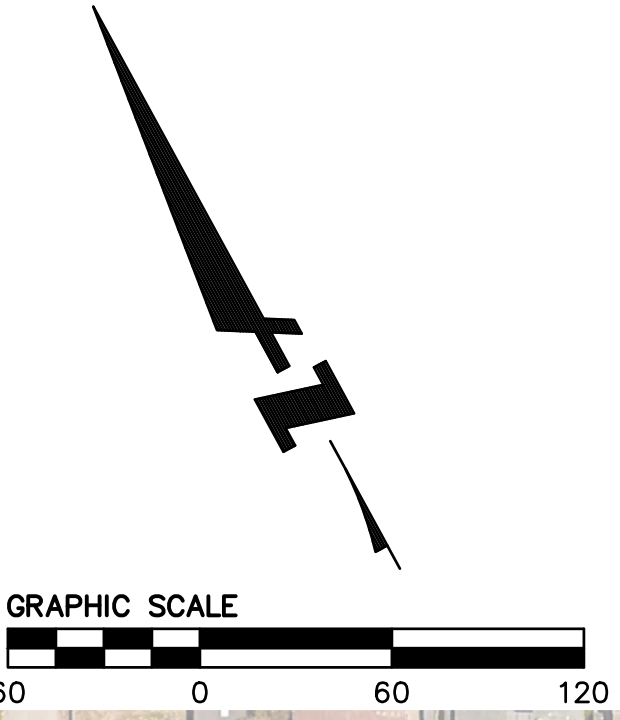
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Revised Plans	07/19/19
3	Central Development Permit	06/21/22














JOB NUMBER: C20160074
 DRAWN BY: AC/CF
 CHECKED BY: JO
 DATE: 01/24/24
 SCALE: AS SHOWN

TITLE: OFFSITE IMPROVEMENTS

SHEET:
C9.0
 SHEET --- OF 34

DRAWING NAME: \\bkr-c\c\data\2016\160074_moss_beach_housing\ENG\CDP\Sheets\C9.0 - OFFSITE.dwg
 PLOT DATE: 01-09-24 PLOTTED BY: fe11



- LEGEND:**
-  PROPOSED SIDEWALK
 -  CLEAR/PLANE EXISTING SIDEWALK
 -  HIGH VISIBILITY CROSSWALK
 -  EMERGENCY VEHICLE ACCESS ONLY
 -  6-INCH MOUNTABLE RED PAINTED CURB
 -  CLASS III SHARROW (BOTH DIRECTIONS)
 -  STOP BAR AND STAMP
 -  STOP SIGN
 -  YIELD SIGN
 -  EXISTING BUS STOP
 -  BENCH BUS STOP
 -  ADVANCED YIELD MARKINGS
 -  CURB RAMP

DRAWING NAME: \\bkf-c\data\2018\160074_moss_beach_housing\ENG\CDP\Sheets\C9.0 - OFFSITE.dwg
 PLOT DATE: 01-09-24 PLOTTED BY: fe11

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

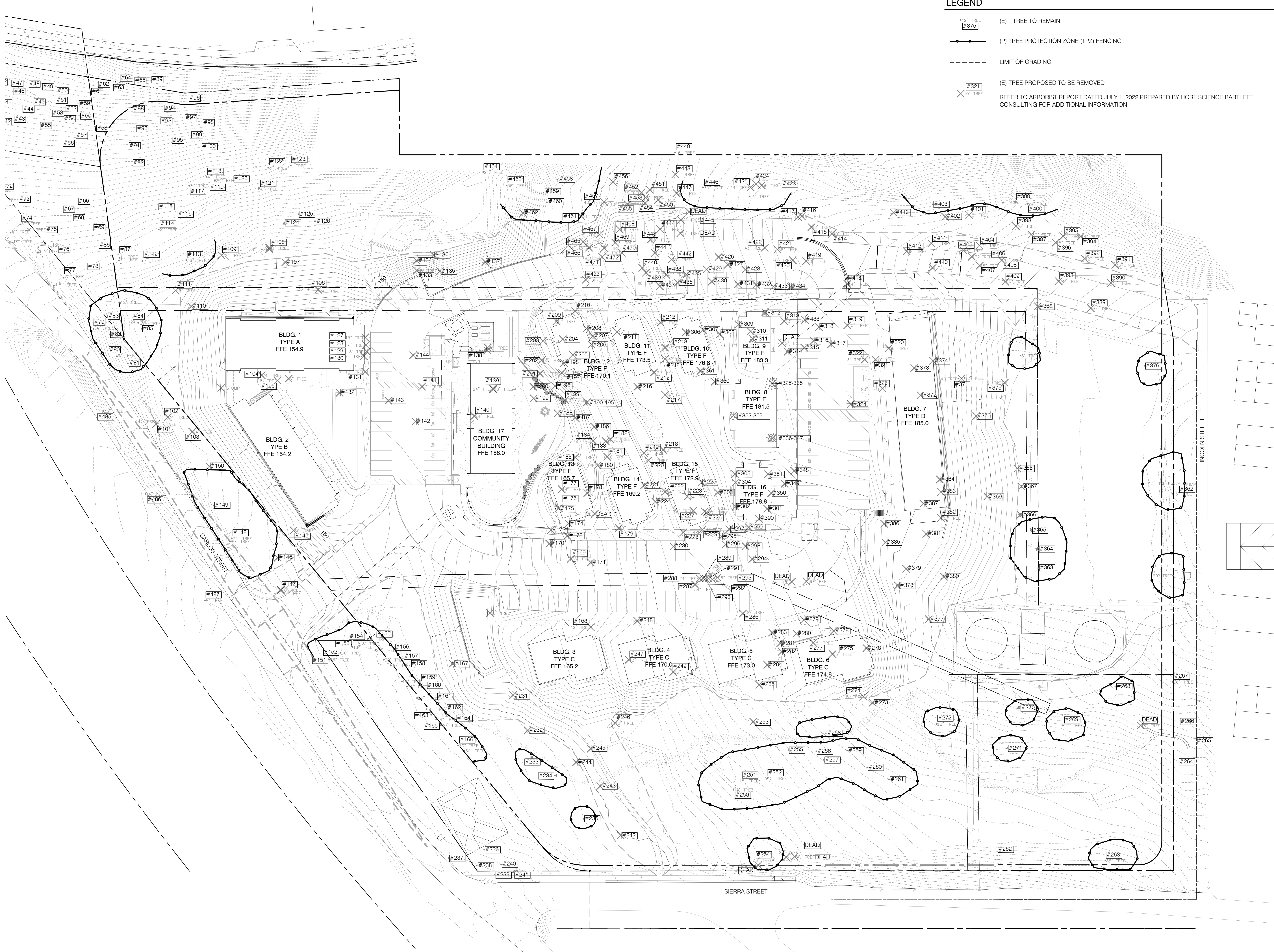
STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Residential	07/09/19
3	Central Development Permit	06/12/22

JOB NUMBER: C20160074
 DRAWN BY: AC/CF
 CHECKED BY: JO
 DATE: 01/24/24
 SCALE: AS SHOWN

OFFSITE IMPROVEMENTS

SHEET:
C9.1
 SHEET --- OF 34



LEGEND

- (E) TREE TO REMAIN
 - (P) TREE PROTECTION ZONE (TPZ), FENCING
 - LIMIT OF GRADING
 - (E) TREE PROPOSED TO BE REMOVED
- REFER TO ARBORIST REPORT DATED JULY 1, 2022 PREPARED BY HORT SCIENCE BARTLETT CONSULTING FOR ADDITIONAL INFORMATION.

CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach

STAMP:

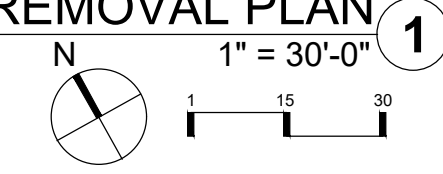
REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Revisions	03/09/20
2	As-built Dimensions	10/06/20
3	Adjusted Heights	01/10/20
4	Footprint Reduction	08/17/22
5	New Removal Schedule	08/20/22
6	Reduce Site Slope	01/05/24

JOB NUMBER: 1603
 DRAWN BY: OWMO
 CHECKED BY: GL
 DATE: 07/11/2023
 SCALE: 1" = 30'-0"
 TITLE: TREE PROTECTION AND REMOVAL PLAN

SHEET:

TREE PROTECTION AND REMOVAL PLAN 1



TPZ1.00

T:\PROJECTS\17_230_Pyatok_Moss_Beach\Drawings\MOSS BEACH LANDSCAPE.dwg, TPZ1.00, ENTITLEMENT, 01/12/2024 12:41:19 PM, DWG To PDF, p3, ARCH full bleed E1 (30.00 x 42.00 inches), 1:1

EXISTING TREE TO BE REMOVED

TREE NUMBER	SPECIES	TRUNK DIAMETER (INCHES)
101	MONTEREY CYPRESS	36
102	MONTEREY CYPRESS	16
103	MONTEREY CYPRESS	27
104	MONTEREY CYPRESS	22
105	MONTEREY PINE	24
106	MONTEREY CYPRESS	40,10,10,7,7,6,5
107	MONTEREY CYPRESS	14
108	MONTEREY CYPRESS	42
109	MONTEREY CYPRESS	48,36,26,20,18,17,16,12,12
110	MONTEREY PINE	10
111	MONTEREY CYPRESS	48
127	MONTEREY PINE	17
128	MONTEREY PINE	7
129	MONTEREY PINE	10
130	MONTEREY PINE	8,5
131	MONTEREY PINE	11,7
132	MONTEREY PINE	9
133	MONTEREY PINE	35,28,17
134	MONTEREY PINE	14,11
135	MONTEREY PINE	12
136	MONTEREY PINE	10
137	MONTEREY PINE	23
138	MONTEREY PINE	18
139	MONTEREY PINE	24
140	MONTEREY PINE	18
141	MONTEREY PINE	14
142	MONTEREY PINE	8
143	MONTEREY PINE	10,6,5
144	MONTEREY PINE	6
145	MONTEREY PINE	48,28,28,222,20
146	MONTEREY PINE	11
147	MONTEREY CYPRESS	28,17,13,10,10,8,8,8
150	MONTEREY PINE	16
167	ITALIAN STONE PINE	13,12,11,10
168	MONTEREY CYPRESS	19,19,15,14,14,13,12,12,10,9,7,7
169	MONTEREY CYPRESS	25
170	MONTEREY PINE	8
171	MONTEREY PINE	9
172	MONTEREY PINE	14
173	MONTEREY PINE	11
174	MONTEREY PINE	14
175	MONTEREY PINE	8
176	MONTEREY PINE	18
177	MONTEREY PINE	16
178	MONTEREY PINE	17
179	MONTEREY PINE	17
180	MONTEREY PINE	17
181	MONTEREY PINE	16
182	MONTEREY PINE	12
183	MONTEREY PINE	8
184	MONTEREY PINE	15
185	MONTEREY PINE	15
186	MONTEREY PINE	11
187	MONTEREY PINE	9
188	MONTEREY PINE	11
189	MONTEREY CYPRESS	21,16,15,15,14,10,10
190	MONTEREY PINE	15
191	MONTEREY PINE	8
192	MONTEREY PINE	10
193	MONTEREY PINE	14
194	MONTEREY PINE	14
195	MONTEREY PINE	13
196	MONTEREY PINE	11
197	MONTEREY PINE	15
198	MONTEREY CYPRESS	28,24,16,12,9
199	MONTEREY PINE	8
200	MONTEREY PINE	6
201	MONTEREY PINE	14,8
202	MONTEREY PINE	14
203	MONTEREY PINE	6
204	MONTEREY PINE	7
205	MONTEREY PINE	10
206	MONTEREY PINE	9
207	MONTEREY PINE	13
208	MONTEREY PINE	11
209	MONTEREY PINE	13
210	MONTEREY PINE	18
211	MONTEREY CYPRESS	24,24,22,18,13,13,12,8
212	MONTEREY PINE	9
213	MONTEREY PINE	16,11
214	MONTEREY PINE	17,15,8
215	MONTEREY CYPRESS	10,5,5,5,5
216	MONTEREY PINE	9
217	MONTEREY PINE	22,18
218	MONTEREY CYPRESS	60
219	MONTEREY PINE	12
220	MONTEREY PINE	9
221	MONTEREY CYPRESS	9,4,3,2
222	MONTEREY PINE	16,10,9,8,6
223	MONTEREY PINE	16
224	MONTEREY PINE	19
225	MONTEREY PINE	18
226	MONTEREY CYPRESS	18

227	MONTEREY CYPRESS	8
228	MONTEREY PINE	13
229	MONTEREY CYPRESS	17,7
230	MONTEREY PINE	8
231	MONTEREY PINE	13,9
232	MONTEREY PINE	7
243	MONTEREY PINE	10,9
242	ITALIAN STONE PINE	6
244	MONTEREY PINE	6,3
245	MONTEREY PINE	6
246	MONTEREY PINE	19
247	MONTEREY PINE	7,4
248	MONTEREY PINE	14,11
249	MONTEREY CYPRESS	19,18,12,12,7,6,6,5,4,4,4,4
253	MONTEREY PINE	21,11
273	MONTEREY PINE	22,13,11
274	MONTEREY PINE	26,10,6
275	MONTEREY PINE	25,9
276	MONTEREY PINE	9,8
277	MONTEREY PINE	20
278	MONTEREY PINE	6
279	MONTEREY PINE	8
280	MONTEREY PINE	11
281	MONTEREY PINE	7
282	MONTEREY PINE	7
283	MONTEREY PINE	7
284	MONTEREY PINE	22
285	MONTEREY PINE	10
286	MONTEREY CYPRESS	26,13,13,6,6
287	MONTEREY CYPRESS	38,30,28,26,13
288	MONTEREY CYPRESS	15,15
289	MONTEREY CYPRESS	22,20
290	MONTEREY CYPRESS	15
291	MONTEREY CYPRESS	14
292	MONTEREY CYPRESS	30,22,20
293	MONTEREY CYPRESS	34,30,28,27,24,12
294	MONTEREY CYPRESS	14
295	MONTEREY PINE	7
296	MONTEREY CYPRESS	6
297	MONTEREY CYPRESS	6,4
298	MONTEREY PINE	8
299	MONTEREY CYPRESS	7
300	MONTEREY CYPRESS	9
301	MONTEREY PINE	8
302	MONTEREY PINE	13
303	MONTEREY PINE	14
304	MONTEREY CYPRESS	38
305	MONTEREY PINE	22
306	MONTEREY PINE	7
307	MONTEREY CYPRESS	24
308	MONTEREY CYPRESS	29
309	MONTEREY CYPRESS	68
310	MONTEREY CYPRESS	25
311	MONTEREY CYPRESS	18,15,13,13,13,12,12,12
312	MONTEREY CYPRESS	20,13,6,6,6,5
313	MONTEREY PINE	15
314	MONTEREY CYPRESS	22,8,5,4
315	MONTEREY PINE	24
316	MONTEREY PINE	15
317	MONTEREY PINE	14
318	MONTEREY PINE	8
319	MONTEREY PINE	25
320	MONTEREY PINE	28
321	MONTEREY PINE	10
322	MONTEREY PINE	18
323	MONTEREY PINE	25
324	MONTEREY PINE	15,14,13
325	MONTEREY PINE	16
326	MONTEREY CYPRESS	15,14,7,6,4,4
327	MONTEREY CYPRESS	9,6
328	MONTEREY PINE	15
329	MONTEREY PINE	17
330	MONTEREY PINE	6
331	MONTEREY CYPRESS	6,5
332	MONTEREY CYPRESS	9,4
333	MONTEREY PINE	16
334	MONTEREY CYPRESS	8,5,5,4,3
335	MONTEREY PINE	21
336	MONTEREY PINE	9
337	MONTEREY CYPRESS	10
338	MONTEREY PINE	12
339	MONTEREY PINE	7
340	MONTEREY PINE	10
341	MONTEREY PINE	12
342	MONTEREY CYPRESS	20,10,7,7,6,6
343	MONTEREY CYPRESS	48,25,14,12,12
344	MONTEREY PINE	19
345	MONTEREY PINE	17
346	MONTEREY PINE	12
347	MONTEREY PINE	16
348	MONTEREY PINE	6
349	MONTEREY PINE	8
350	MONTEREY PINE	6
351	MONTEREY PINE	7
352	MONTEREY PINE	10
353	MONTEREY PINE	6
354	MONTEREY CYPRESS	7

355	MONTEREY PINE	12
356	MONTEREY PINE	16
357	MONTEREY CYPRESS	9,8,4
358	MONTEREY CYPRESS	9
359	MONTEREY PINE	7
360	MONTEREY PINE	10
361	MONTEREY CYPRESS	6
366	MONTEREY CYPRESS	7,6,4,4,3,3
367	MONTEREY CYPRESS	6,4,2,2
368	MONTEREY CYPRESS	52
369	MONTEREY PINE	18
370	MONTEREY PINE	12
371	MONTEREY PINE	20,18
372	MONTEREY PINE	8,7,5
373	MONTEREY PINE	10
374	MONTEREY PINE	9
375	MONTEREY PINE	24
377	MONTEREY PINE	6,3
378	MONTEREY PINE	22,9,8,6,6
379	MONTEREY PINE	12
380	MONTEREY PINE	22
381	MONTEREY PINE	9
382	MONTEREY PINE	24
383	MONTEREY PINE	6
384	MONTEREY PINE	7
385	MONTEREY PINE	6
386	MONTEREY PINE	7
387	MONTEREY PINE	6
388	MONTEREY PINE	7
389	MONTEREY PINE	34,18,17,12,10
390	MONTEREY PINE	36
391	MONTEREY PINE	36
392	MONTEREY PINE	13
393	MONTEREY PINE	26
394	MONTEREY PINE	17
395	MONTEREY PINE	16
396	MONTEREY PINE	17
397	MONTEREY PINE	25
398	MONTEREY PINE	19
401	MONTEREY PINE	13
402	MONTEREY PINE	26
404	MONTEREY PINE	13
405	MONTEREY PINE	19
406	MONTEREY PINE	17
407	MONTEREY PINE	19,10,7
408	MONTEREY PINE	20
409	MONTEREY PINE	24
410	MONTEREY PINE	16
411	MONTEREY PINE	10
412	MONTEREY PINE	40
413	MYOPORUM	10
414	MONTEREY PINE	45
415	MONTEREY PINE	14
416	MONTEREY PINE	27
417	MONTEREY PINE	17
418	MONTEREY PINE	22
419	MONTEREY PINE	35
420	MONTEREY PINE	44
421	MONTEREY PINE	38
422	MONTEREY PINE	25,16
423	MONTEREY PINE	38
424	MONTEREY PINE	15
425	MONTEREY PINE	28
426	MONTEREY PINE	-
427	MONTEREY PINE	6
428	MONTEREY PINE	8
429	MONTEREY PINE	7
430	MONTEREY CYPRESS	8
431	MONTEREY PINE	10
432	MONTEREY PINE	7
433	MONTEREY CYPRESS	8
434	MONTEREY PINE	7
435	MONTEREY PINE	18
436	MONTEREY CYPRESS	8
437	MONTEREY PINE	9
438	MONTEREY CYPRESS	24,18,15,12,12,6,6,6
439	MONTEREY PINE	20
440	MONTEREY CYPRESS	19
441	MONTEREY CYPRESS	15
442	MONTEREY PINE	16
443	MONTEREY PINE	23
444	MONTEREY PINE	16
445	MONTEREY PINE	10
447	MONTEREY PINE	30
448	MONTEREY PINE	13
450	MONTEREY PINE	10
451	MONTEREY PINE	14
452	MONTEREY PINE	18
453	MONTEREY PINE	6
454	MONTEREY PINE	8
455	MONTEREY PINE	18
456	MONTEREY PINE	18
457	MONTEREY PINE	33,28,24
461	MONTEREY PINE	23
462	MONTEREY PINE	45
465	MONTEREY PINE	17
466	MONTEREY PINE	24
467	MONTEREY PINE	12

467	MONTEREY PINE	12
468	MONTEREY PINE	18
469	MONTEREY PINE	16
470	MONTEREY PINE	8
471	MONTEREY PINE	18
472	MONTEREY PINE	9
473	MONTEREY PINE	6
488	MONTEREY PINE	18

TREE SUMMARY:
 PROPOSED NUMBER OF EXISTING TREES TO REMAIN: 193
 PROPOSED NUMBER OF EXISTING TREES TO BE REMOVED: 295

REFER TO ARBORIST REPORT DATED JULY 1, 2022 PREPARED BY HORT SCIENCE BARTLETT CONSULTING FOR ADDITIONAL INFORMATION.



1611 TELEGRAPH AVE. SUITE 200
 OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
 www.pyatok.com

MIDPEN HOUSING

303 Vintage Park Drive, Suite 250

Foster City, CA 94404

JONI L. JANECKI
 & ASSOCIATES

515 SWIFT ST. SANTA CRUZ CA 95060
 PHONE 831.423.6040 | WWW.JLIA.COM
 California Landscape Architect License 5163

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Revisions	03/09/20
2	As-built Dimensions	10/06/20
3	Adjusted Heights	01/10/20
4	Footprint Reduction	09/17/22
5	New Removal System	05/02/23
6	Reduce Site Scope	01/06/24

JOB NUMBER: 1603

DRAWN BY: OWMO

CHECKED BY: GL

DATE: 07/11/2023

SCALE:

TITLE:

TREE REMOVAL LIST

SHEET:

TPZ1.01

T:\PROJECTS\17_230_Pyatok-Moss-Beach\Drawings\MOSS BEACH LANDSCAPE.dwg, TPZ1.01-ENTITLEMENT, 01/12/2024, 12:41:21 PM, DWG, To PDF, pcd, ARCH, full bleed E1 (30.00 x 42.00 inches), 1:1

MIDPEN HOUSING
303 Vintage Park Drive, Suite 250
Foster City, CA 94404



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California Landscape Architect License 3163

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

TREE PROTECTION ZONE NOTICE TEMPLATE

TREE PRESERVATION AREA – KEEP OUT

TREE PROTECTION ZONE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD
FENCING MUST NOT BE MOVED OR DISMANTLED WITHOUT THE NOTIFICATION OF THE PROJECT MANAGER AND THE WRITTEN CONSENT OF THE PROJECT ARBORIST

TREE PROTECTION AND REMOVAL NOTES

- A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH OWNER'S REPRESENTATIVE OR PROJECT ARBORIST. PROJECT ARBORIST MUST INSPECT AND DOCUMENT THE INSTALLATION OF TREE PROTECTION BEFORE ANY EQUIPMENT COMES ON SITE.
- TREE PROTECTION ZONE FENCING - FENCE HEIGHT TO BE 6 FEET AND MUST COMPRISE OF STEEL CHAIN-LINK CONSTRUCTION, ATTACHED TO STEEL POSTS DRIVEN INTO THE GROUND. LAMINATED TREE PROTECTION NOTICES MUST BE ATTACHED TO TPZ FENCES AT DISTANCES OF EVERY 10-FEET (SEE TREE PROTECTION ZONE NOTICE TEMPLATE ABOVE). ALL CONSTRUCTION ACTIVITIES MUST BE EXCLUDED FROM FENCED TREE PROTECTION ZONES. THESE FENCES MUST NOT BE DISMANTLED OR MOVED AT ANY TIME DURING THE CONSTRUCTION PERIOD, WITHOUT FIRST OBTAINING THE CONSENT OF THE OWNERS REPRESENTATIVE OR PROJECT ARBORIST.
- CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO FENCE INSTALLATION OR REMOVAL.
- VEHICLES AND EQUIPMENT MUST BE EXCLUDED FROM TREE PROTECTION ZONES. NO MATERIALS, TOOLS, DEBRIS, EXCESS SOIL, CHEMICALS, OR WASTE PRODUCTS MAY BE STORED OR DISPOSED OF WITHIN THESE PROTECTED AREAS. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
- ALL TRENCHING NEAR EXISTING TREES TO REMAIN SHALL BE HAND DUG AND REVIEWED BY OWNER'S REPRESENTATIVE OR PROJECT ARBORIST.
- NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 4-INCH LAYER OF AGED WOOD CHIPS AND SET BACK 9-INCHES FROM TRUNKS AT GRADE. WOOD CHIP MULCH SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ORDERING. SUBMIT MULCH SAMPLES TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT.
- UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCLOSED ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF OWNER'S REPRESENTATIVE OR PROJECT ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- PROVIDE TEMPORARY IRRIGATION TO ALL TREES WITHIN THE FENCED AREA. CONTRACTOR TO PROVIDE WATERING SCHEDULE FOR OWNER'S REPRESENTATIVE REVIEW AND APPROVAL. WATERING SCHEDULE TO BE SUBMITTED FOR APPROVAL TEN (10) CALENDAR DAYS BEFORE CONSTRUCTION START DATE AND CONTINUE THROUGHOUT CONSTRUCTION UNTIL FINAL SIGN OFF BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO REMOVE TREES AS SHOWN ON THE PLAN. PRIOR TO REMOVAL, CONTRACTOR TO CLEARLY MARK TREES AND WALK SITE WITH OWNER'S REPRESENTATIVE TO VERIFY TREES TO BE REMOVED.
- CONTRACTOR TO FULLY REMOVE AND GRIND OR DIG OUT ALL STUMPS OF TREES TO BE REMOVED.
- TREE PROTECTION FENCING TO BE REMOVED BY CONTRACTOR AFTER COMPLETION OF CONSTRUCTION AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
- REFER TO CIVIL PLANS FOR EROSION CONTROL INFORMATION.
- REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.

ARBORIST'S INSPECTION SCHEDULE

- THE PROJECT ARBORIST MUST ATTEND A PRE-CONSTRUCTION MEETING WITH THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR BEFORE ANY SITE WORK PROCEEDS IN ORDER TO DISCUSS TREE PROTECTION REQUIREMENTS. THE PROJECT ARBORIST MUST ALSO BE NOTIFIED CONCERNING SCHEDULED SITE MEETINGS THROUGHOUT THE CONSTRUCTION PERIOD.
- TREE PROTECTION ZONE FENCING MUST BE INSTALLED AND APPROVED OF BY THE PROJECT ARBORIST BEFORE ANY EQUIPMENT COMES ON SITE AND ANY SITE WORK PROCEEDS.
- THE PROJECT ARBORIST MUST PROVIDE SUPERVISION AND OVERSIGHT IN THE EVENT THAT ANY GRADING, EXCAVATION OR TRENCHING WORK WILL ENCROACH WITHIN THE TREE PROTECTION ZONES DEFINED BY TPZ FENCES. THE PROJECT ARBORIST MUST PROVIDE DIRECTION AND SUPERVISION CONCERNING REQUIRED ROOT PRESERVATION AND ROOT PRUNING MEASURES.
- THE PROJECT ARBORIST MUST PROVIDE SUPERVISION AND OVERSIGHT CONCERNING ALL CONSTRUCTION DISTURBANCES THAT ENCROACH WITHIN THE CRITICAL ROOT ZONES AREAS OF PROTECTED TREES (AS DEFINED BY THEIR CANOPY DRIP LINE PERIMETERS OR THEIR TRUNK DIAMETER MEASUREMENTS).
- THE PROJECT ARBORIST MUST BE NOTIFIED IN THE EVENT THAT SIGNIFICANT ROOT, 2-INCH DIAMETER OR LARGER, ARE FOUND DURING ANY GRADING, TRENCHING, AND CONSTRUCTION ACTIVITIES. THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND OWNER'S REPRESENTATIVE OR PROJECT ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
- PROJECT ARBORIST TO PROVIDE GUIDANCE AND SUPERVISION PERTAINING TO REQUIRED TREE PRUNING WORK. MEET WITH THE APPROVED TREE SERVICE PROVIDER TO DISCUSS THE REQUIRED SCOPE OF WORK AND PROVIDE INSPECTIONS AND OVERSIGHT AS NEEDED.

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Revisions	03/26/24
2	As-built Dimensions	10/08/24
3	Adjusted Heights	01/10/25
4	Footprint Reduction	03/17/25
5	New Removal Locations	03/20/25
6	Reduce Site Scope	01/26/24

JOB NUMBER: 1603
DRAWN BY: OWMO
CHECKED BY: GL
DATE: 07/11/2023
SCALE:

TITLE:
TREE PROTECTION NOTES

SHEET:

TPZ1.02



NOTES:
 1. ALL LIGHTING TO BE DARK SKY, SHIELDED, AND DOWNWARD DIRECTED.
 2. REFER TO SHEET L1.03 FOR PLANT LIST.

LEGEND

- EXISTING TREE
- ENTRY TREE
- PARKING LOT SHADE TREE
- BUILDING ENTRY TREE
- EVERGREEN SCREENING
- ACCENT TREE
- NATIVE TREE
- GROUNDCOVER AND SHRUBS
- DETENTION BASINS
- SLOPE PLANTING - SEE CIVIL DRAWINGS FOR EROSION CONTROL

TREE SUMMARY:

- PROPOSED NUMBER OF EXISTING TREES TO BE PRESERVED: 193
- PROPOSED NUMBER OF NEW TREES TO BE PLANTED: 190
- FINAL PROPOSED TREE COUNT WILL FOLLOW COUNTY REQUIREMENT FOR REPLACEMENT.

- 3'-0" HIGH WOOD FENCE
- 6'-0" HIGH WOOD AND WIRE FENCE
- BOULDER RETAINING WALL
- BICYCLE PARKING
- BENCH
- PICNIC TABLES
- RAISED VEGETABLE BEDS
- PLAY STRUCTURES, AGE GROUPS 2-5 AND 5-12
- SYNTHETIC TURF, FLUSH WITH ADJACENT PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- DECOMPOSED GRANITE PAVING
- FOOT-PATH TRAIL EXACT LOCATION TO BE DETERMINED IN THE FIELD
- GRAVEL PAVING

KEY NOTES

SYMBOL	DESCRIPTION
1	CYPRESS POINT ENTRY DRIVE
2	BIORETENTION AREA
3	PLAY STRUCTURE
4	SYNTHETIC TURF OR ALTERNATIVE PLAY SURFACE
5	BICYCLE PARKING, SEATING, AND BBQ AREA
6	BOULDER RETAINING WALL (LESS THAN 30' HIGH)
7	CONCRETE RETAINING WALL (LESS THAN 30 INCHES)
8	LOW MAINTENANCE PLANTING ON TERRACED SLOPE - NATIVE TREES, SHRUBS, AND GRASSES
9	STAIRS WITH HANDRAILS
10	COMMUNITY GARDEN WITH FENCE, RAISED BEDS, AND COMPOST AREA
11	WASTE ENCLOSURE AND BICYCLE PARKING (2 TOTAL)
12	NOTE NOT USED
13	EXISTING GRAVEL ACCESS ROAD
14	EXISTING WATER TANKS AND FENCE TO BE PROTECTED IN PLACE
15	TRAIL - CLEARED DIRT NON-ACCESSIBLE FOOT PATH AROUND SITE WITH MINIMAL GRADING
16	PARKING LOT - ASPHALT PAVING, SEE CIVIL DRAWINGS
17	ACCESSIBLE CROSSING
18	CONCRETE PATH TO SIERRA STREET
19	EMERGENCY VEHICLE ROUTE (ASPHALT PAVING)
20	DECOMPOSED GRANITE PATH WITH BENCH
21	RAMPS WITH HANDRAILS AND LANDINGS
22	APPROXIMATE LOCATION OF EXISTING TRAIL

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Revisions	03/20/19
2	Added Dimensions	10/06/20
3	Adjusted Heights	01/10/20
4	Footprint Revisions	03/17/22
5	New Material Schedules	05/02/23
6	Revised Site Slope	01/06/24

JOB NUMBER: 1603
DRAWN BY: OWM/O
CHECKED BY: GL
DATE: 06/21/2022
SCALE: 1" = 30'-0"
TITLE: OVERALL LANDSCAPE SITE PLAN

SITE PLAN
 1" = 30'-0"

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CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach

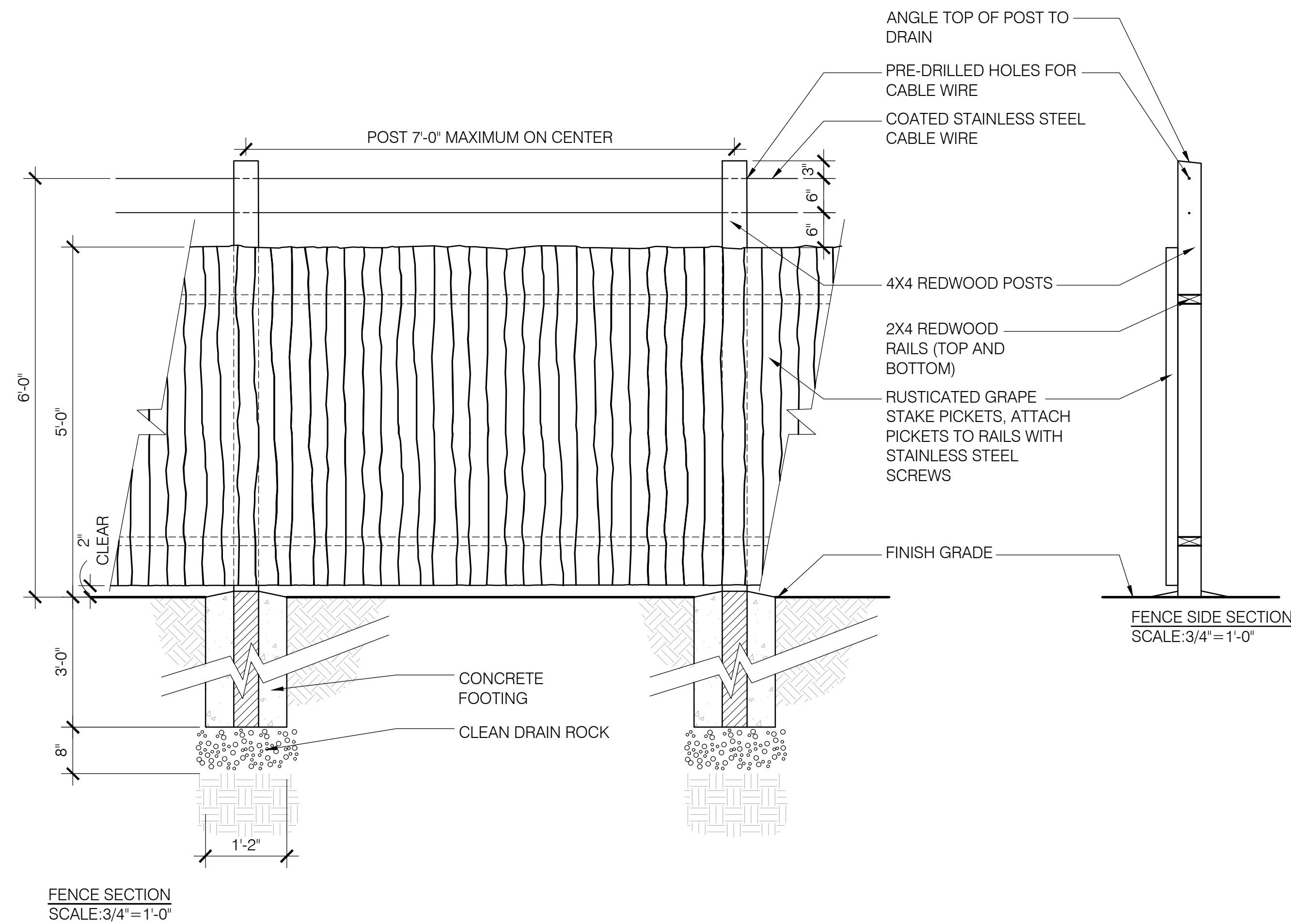
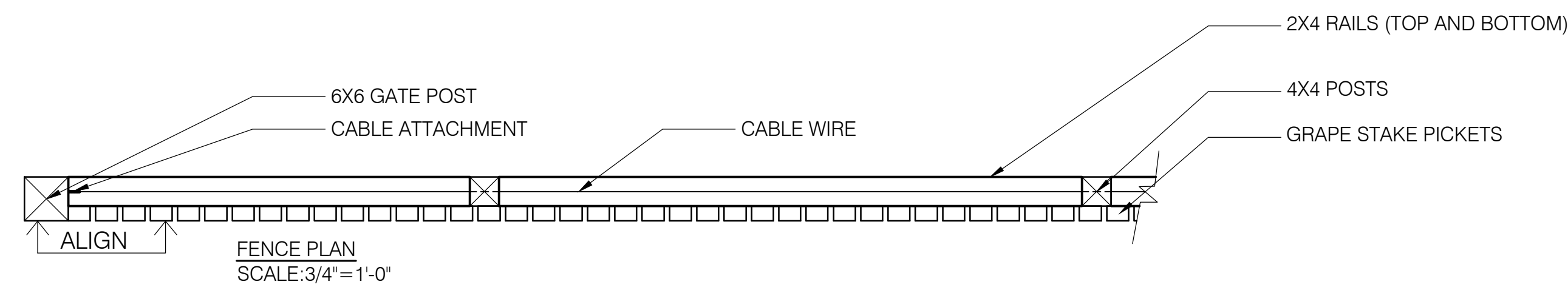
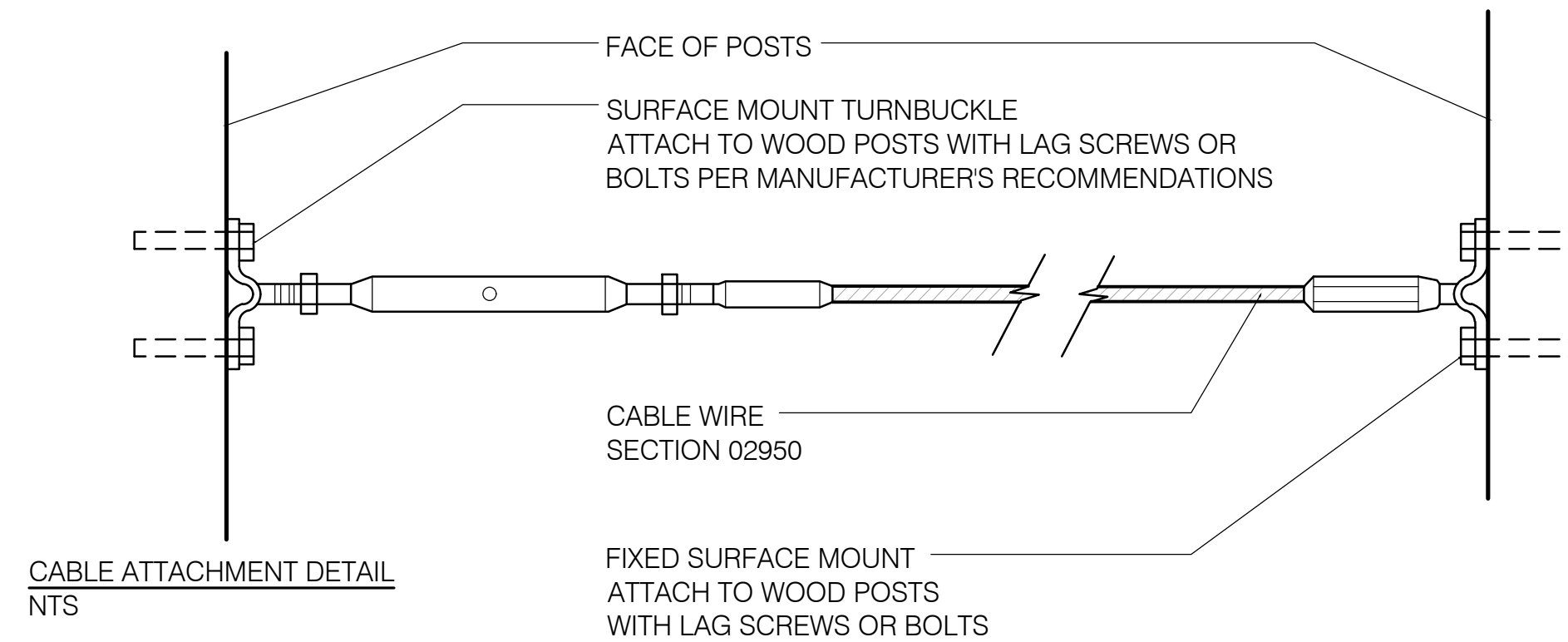
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CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

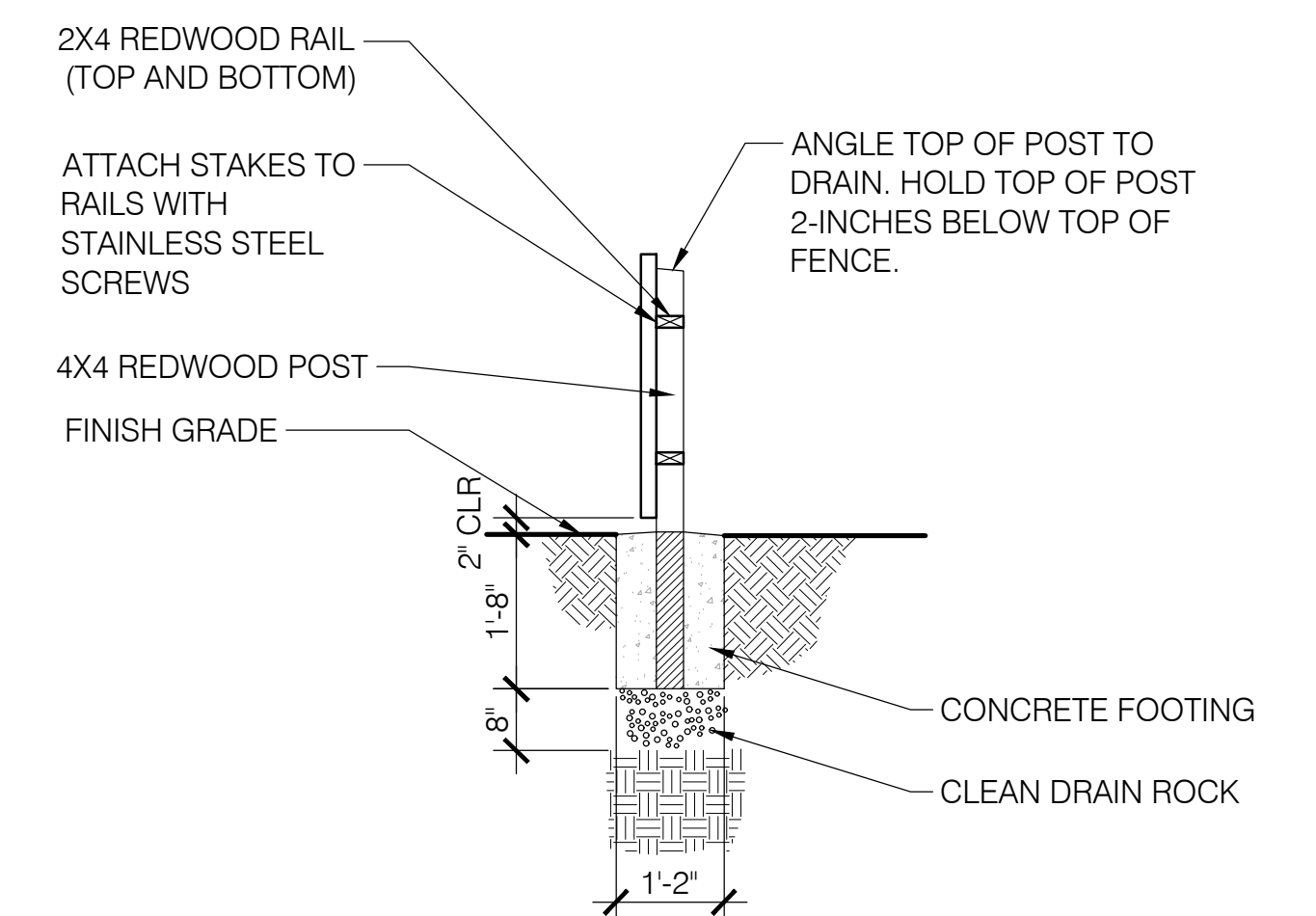
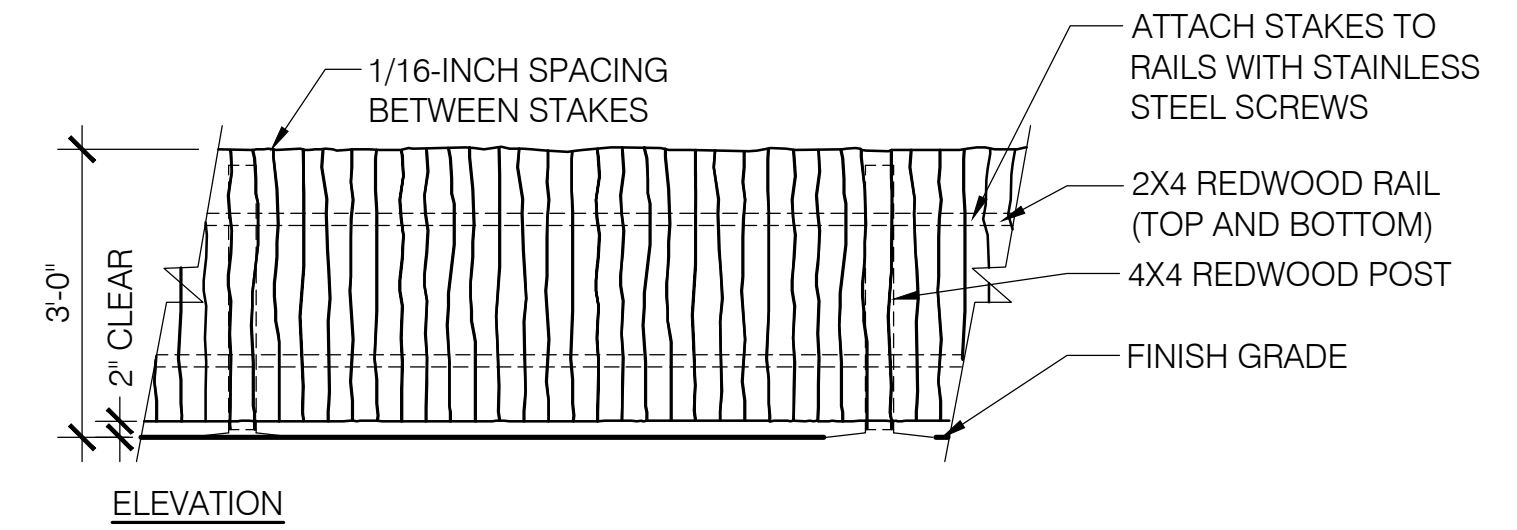
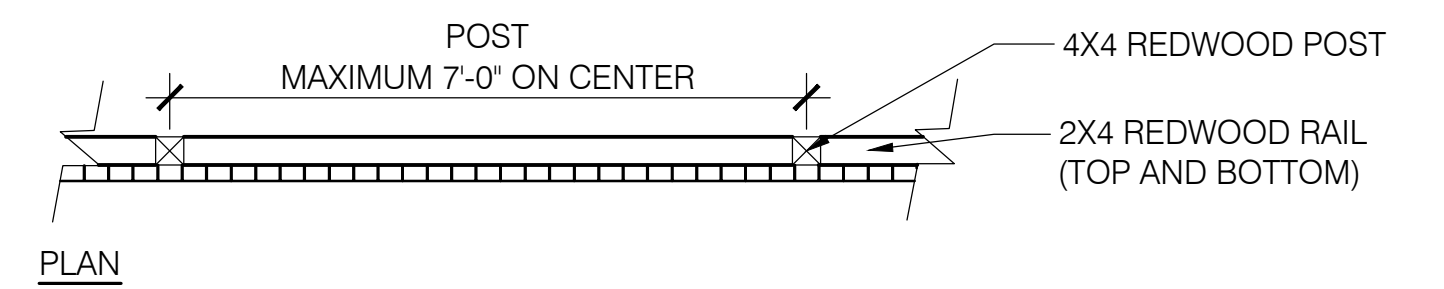
NOTES:

1. ALL HARDWARE AND ATTACHMENTS TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL AS NOTED.
2. SINGLE-SIDED: ATTACH PICKETS TO OUTSIDE/STREET-SIDE FACE OF RAILS.
3. PROVIDE GRAPE STAKE SAMPLES FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
4. FLAG LOCATION IN FIELD FOR REVIEW WITH LANDSCAPE ARCHITECT.
5. STAKES TO BE ROUGH EDGE. KEEP TOP AND BOTTOM OF STAKES LEVEL AND CLEAN CUT.



NOTES:

1. ALL HARDWARE AND ATTACHMENTS TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL AS NOTED.
2. SINGLE-SIDED: ATTACH PICKETS TO OUTSIDE/STREET-SIDE FACE OF RAILS.
3. PROVIDE GRAPE STAKE SAMPLES FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
4. FLAG LOCATION IN FIELD FOR REVIEW WITH LANDSCAPE ARCHITECT.
5. STAKES TO BE ROUGH EDGE. KEEP TOP AND BOTTOM OF STAKES LEVEL AND CLEAN CUT.



STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Plotting Revisions	03/29/20
2	As-Built Dimensions	10/06/20
3	Adjusted Heights	01/10/21
4	Footprint Reduction	09/17/22
5	New Removal Systems	09/20/21
6	Reduce Site Scope	01/04/24

JOB NUMBER: 1603
DRAWN BY: OWMO
CHECKED BY: GL
DATE: 06/21/2022
SCALE: AS NOTED

TITLE:
LANDSCAPE MATERIALS DETAILS

SHEET:

L1.01

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STAMP:

NO.	ISSUE	DATE
1	Planning Revisions	03/26/19
2	As-Built Dimensions	10/06/20
3	Adjusted Heights	01/10/20
4	Footprint Reduction	09/17/22
5	New Removal Locations	03/25/23
6	Refine Site Scope	01/26/24

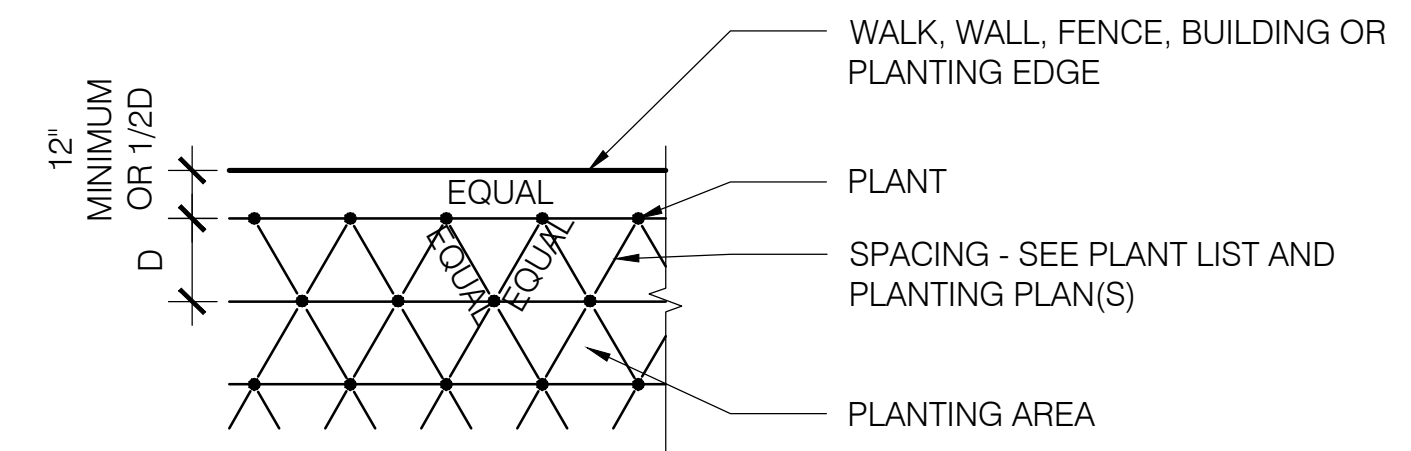
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CHECKED BY: GL
DATE: 06/21/2022
SCALE: AS NOTED

TITLE:
PLANTING DETAILS

SHEET:

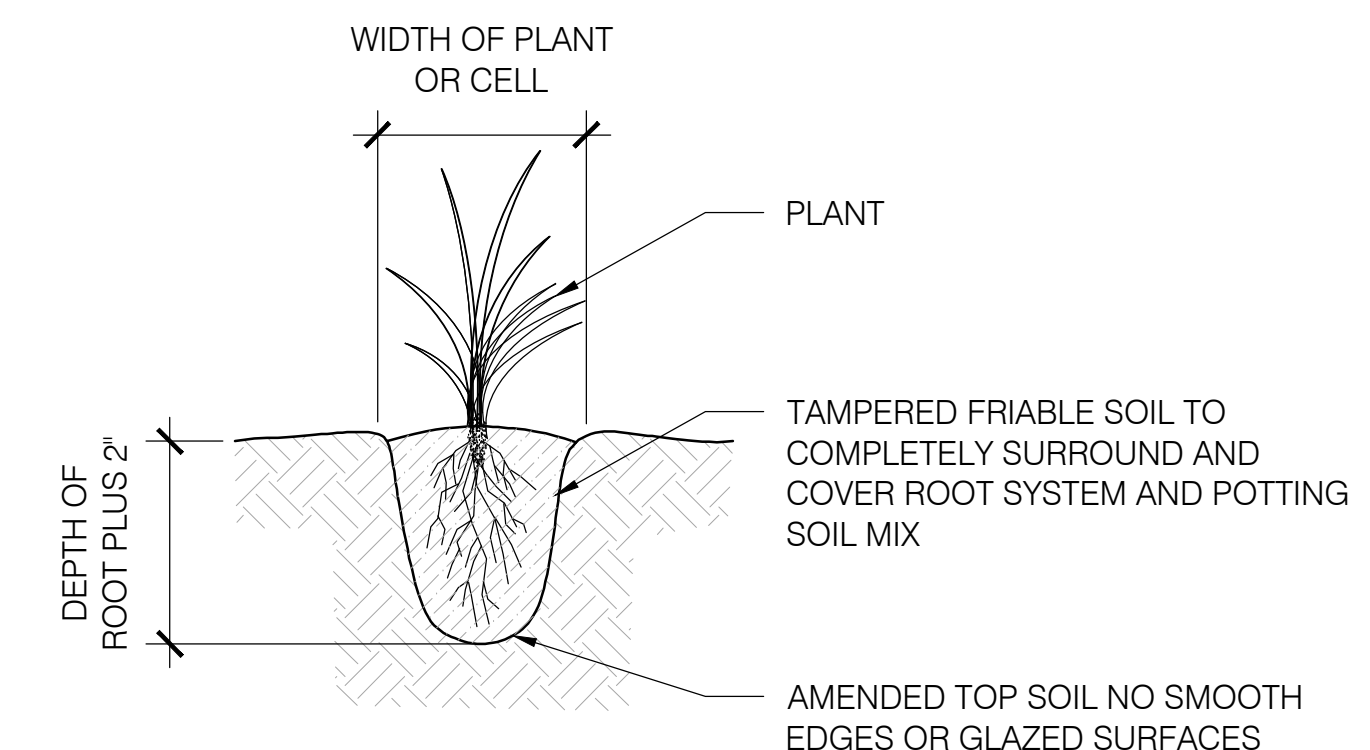
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NOTE:
1. "D" REFERS TO ON-CENTER SPACING AS SHOWN ON DRAWINGS AND ON PLANT LIST.

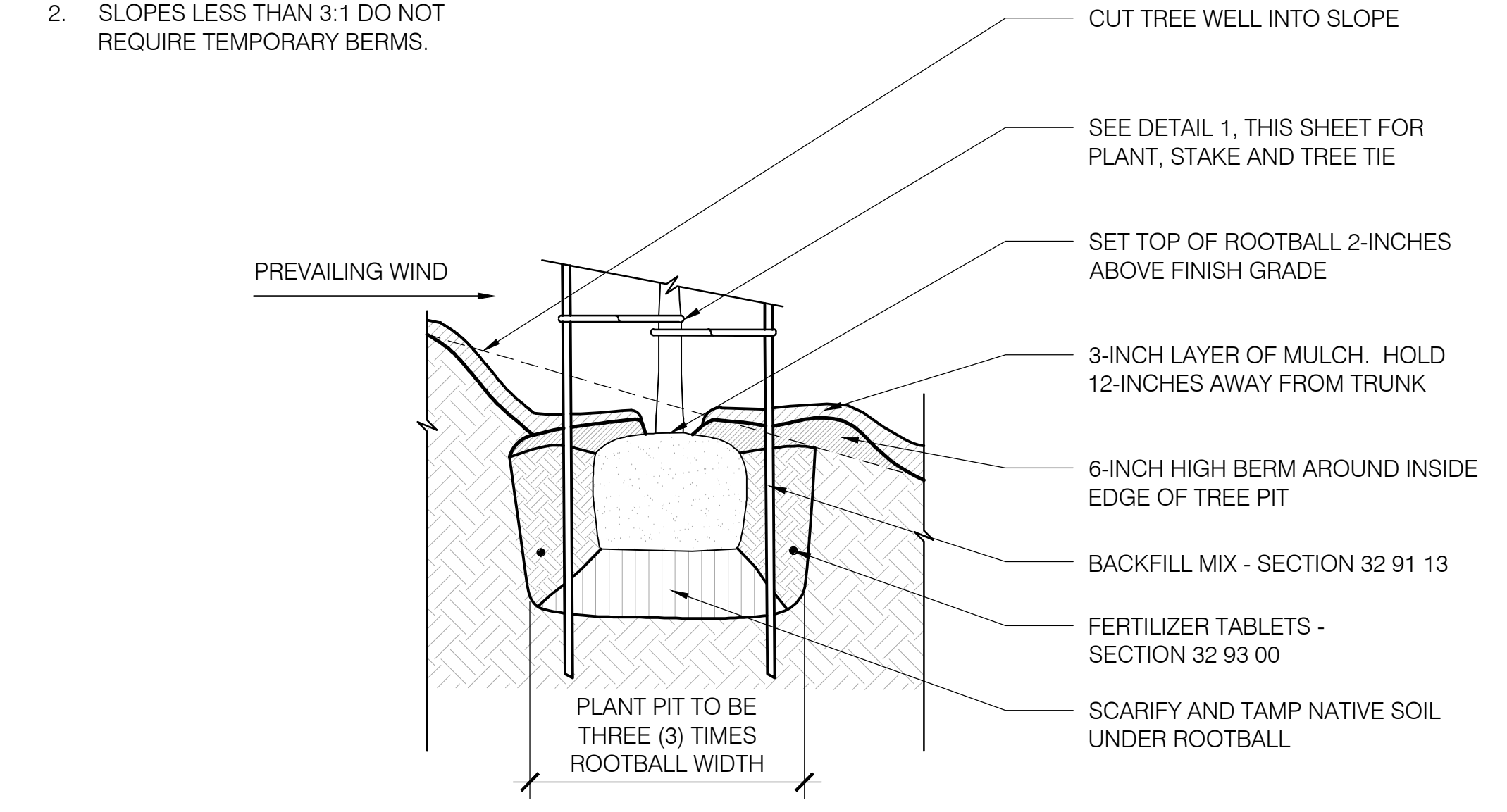


6 TYPICAL PLANT SPACING DETAIL
NOT TO SCALE

NOTES:
1. REFER TO DETAIL 1, THIS SHEET, FOR GENERAL NOTES.
2. SLOPES LESS THAN 3:1 DO NOT REQUIRE TEMPORARY BERMS.

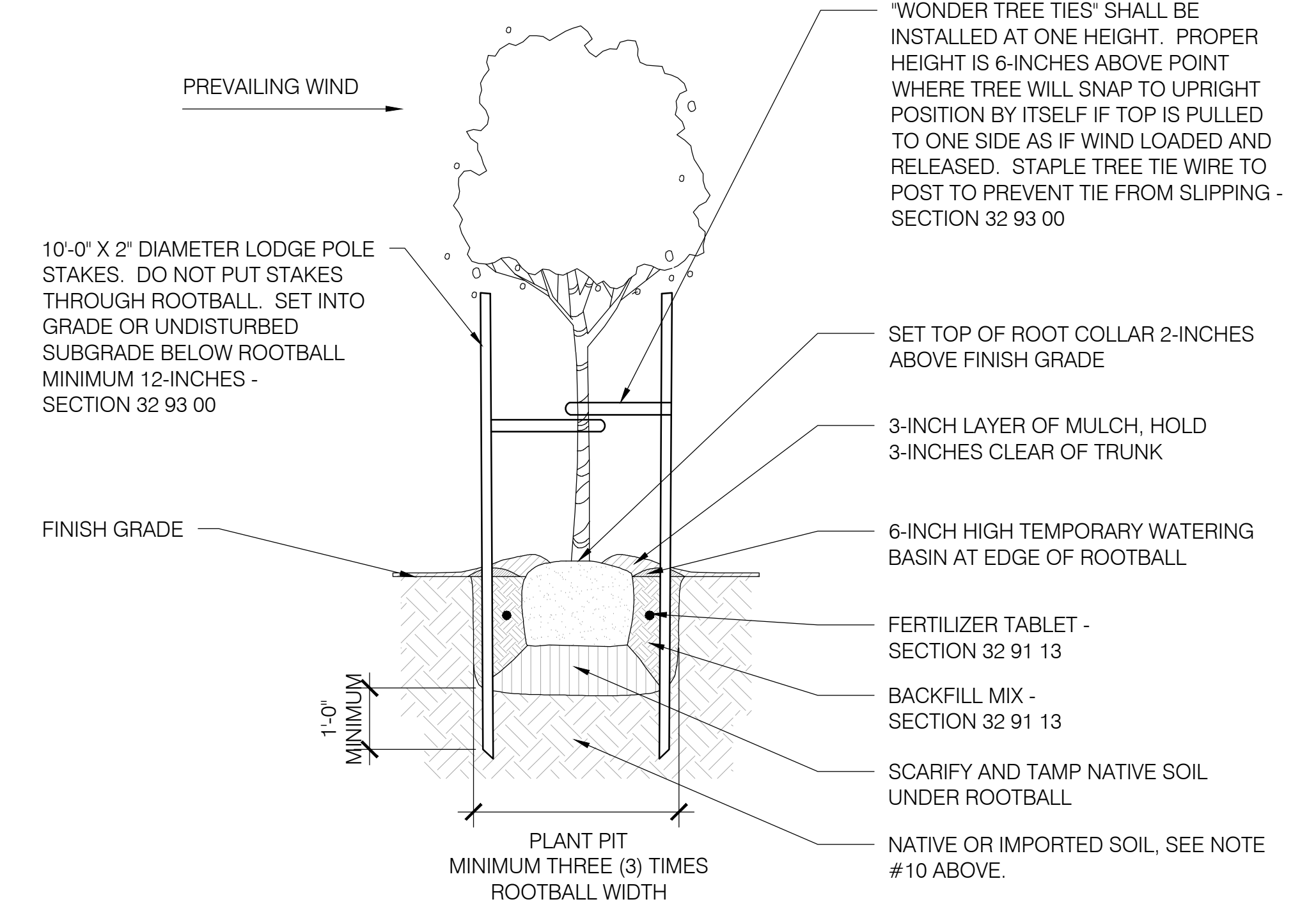


5 PLUG PLANTING DETAIL
NOT TO SCALE

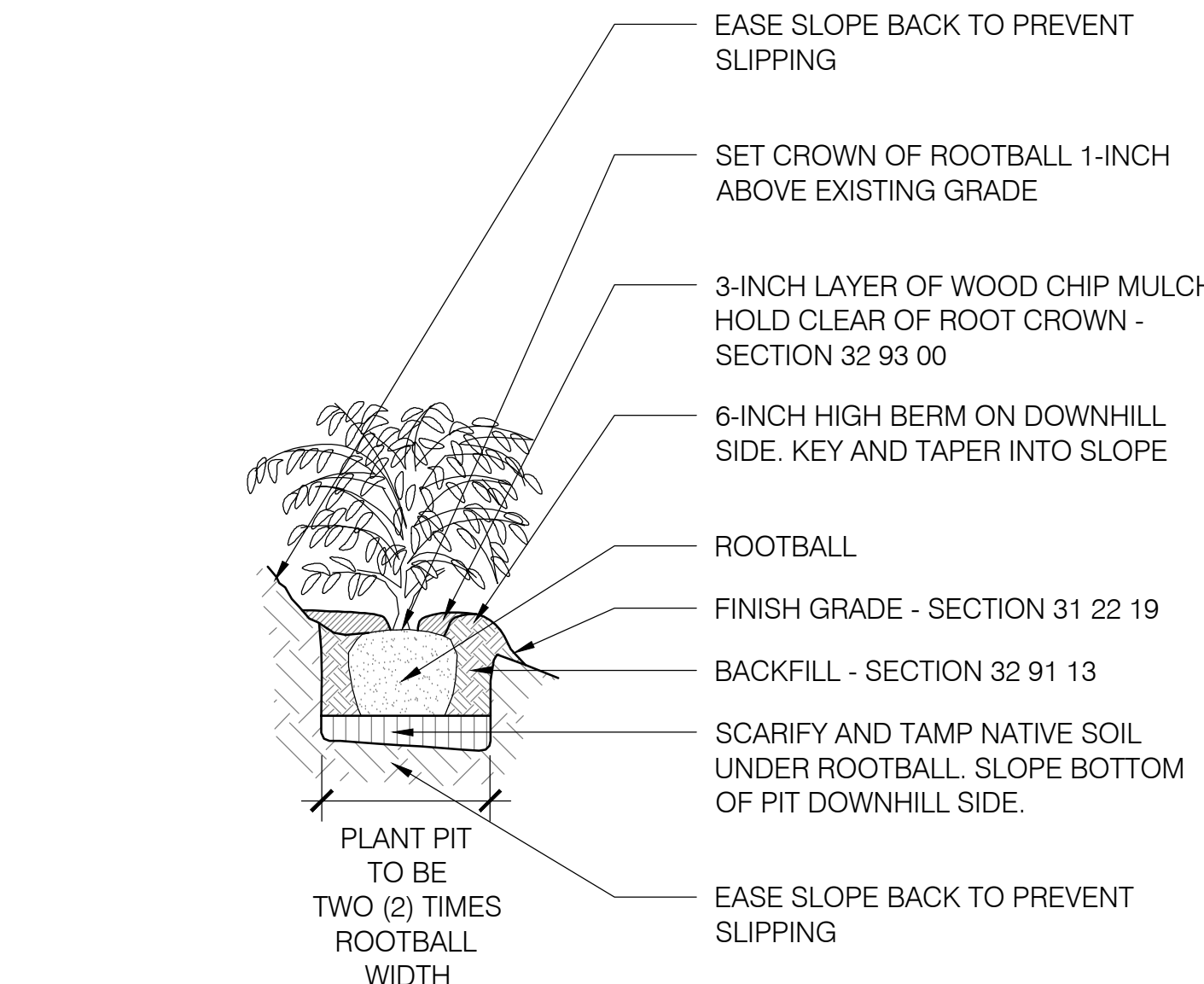


2 TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE

NOTES:
1. ALL TREES TO BE STAKED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF. VERIFY ALL CONNECTORS ARE SECURE AND TIGHT.
2. CONTRACTOR SHALL DOUBLE STAKE ALL 15 GALLON, 24-INCH & 36-INCH BOX TREES.
3. CONTRACTOR SHALL REMOVE NURSERY STAKE(S) AND TAGS FROM TREES UPON COMPLETION OF STAKING.
4. "WONDER TREE TIES" SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
5. REMOVE TEMPORARY WATERING BASINS ONCE RAINY SEASON HAS COMMENCED.
6. CONTRACTOR TO COORDINATE AND PROVIDE PHOTOS OF PROPOSED TREES.
7. PLANTS WITH LARGE CIRCLING ROOTS OR KINKED ROOTS ON INTERIOR OF THE ROOTBALL WILL NOT BE ACCEPTED.
8. TREES SHALL BE SUPPLIED WITH WELL TAPERED STRONG TRUNKS WHICH WILL STAND ALONE.
9. TREES SUPPLIED WITH TOPS TOO LARGE FOR TRUNKS TO SUPPORT SHALL BE PRUNED AS DIRECTED BY OWNER'S REPRESENTATIVE TO REDUCE CROWN HEIGHT. DO NOT REMOVE LATERALS ALONG TRUNK. DO NOT PRUNE TREES WITHOUT PRIOR APPROVAL FROM OWNER'S REPRESENTATIVE.
10. IF NATIVE SOIL HAS BEEN TREATED WITH LIME, TREATED SOIL TO BE EXCAVATED AND REPLACED WITH IMPORTED SOIL. DRAINAGE/PERCOLATION TEST TO BE ADMINISTERED. SEE CIVIL AND SECTION 32 91 13 FOR MORE INFORMATION.

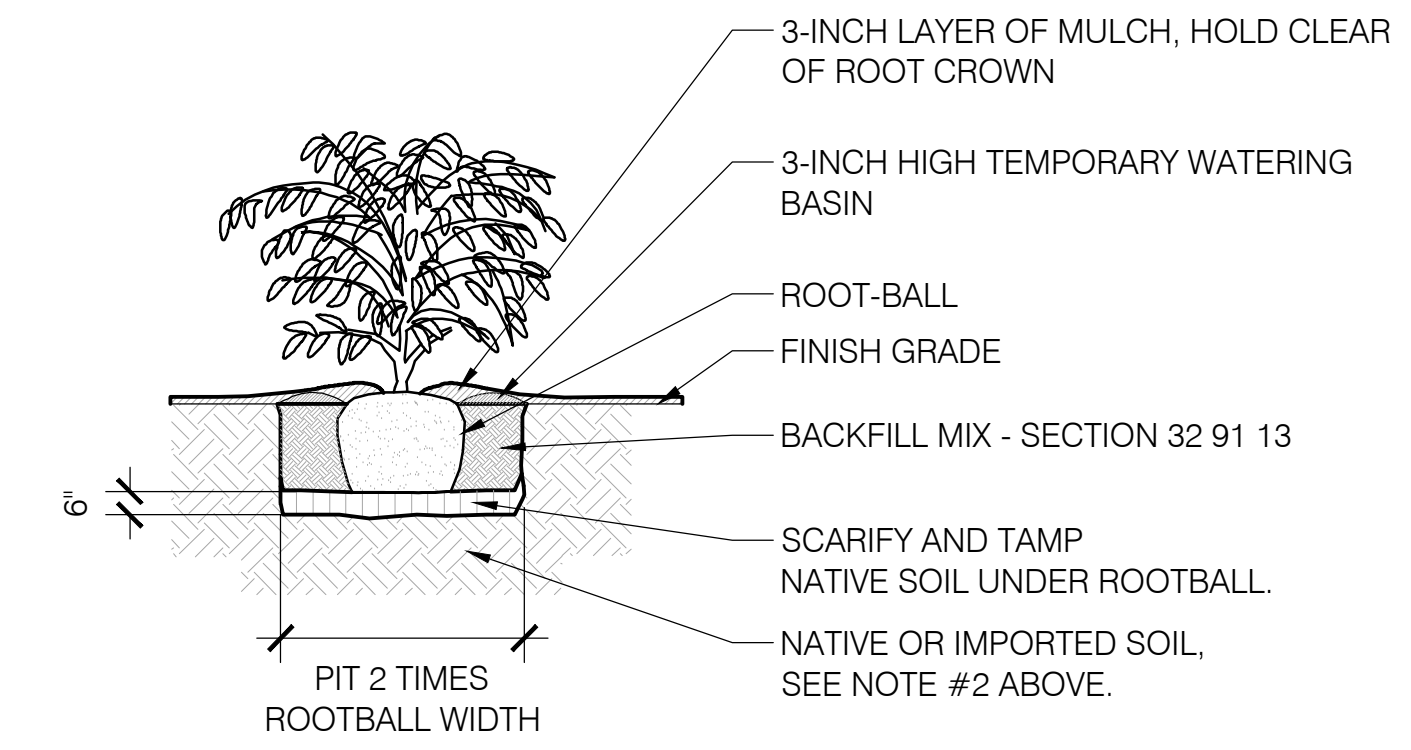


1 TREE PLANTING DETAIL
NOT TO SCALE



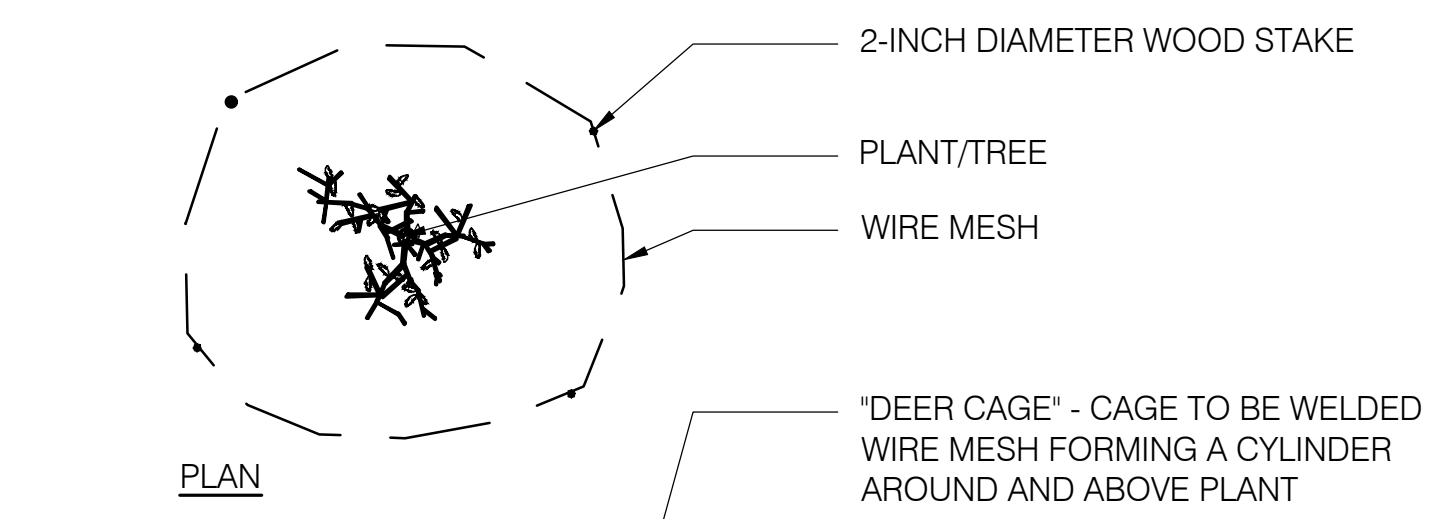
4 SHRUB PLANTING ON SLOPE DETAIL
NOT TO SCALE

NOTES:
1. REMOVE TEMPORARY WATERING BASINS ONCE RAINY SEASON HAS COMMENCED.
2. IF NATIVE SOIL HAS BEEN TREATED WITH LIME, TREATED SOIL TO BE EXCAVATED AND REPLACED WITH IMPORTED SOIL. DRAINAGE/PERCOLATION TESTS TO BE ADMINISTERED. SEE CIVIL AND SECTION 32 91 13 FOR MORE INFORMATION.

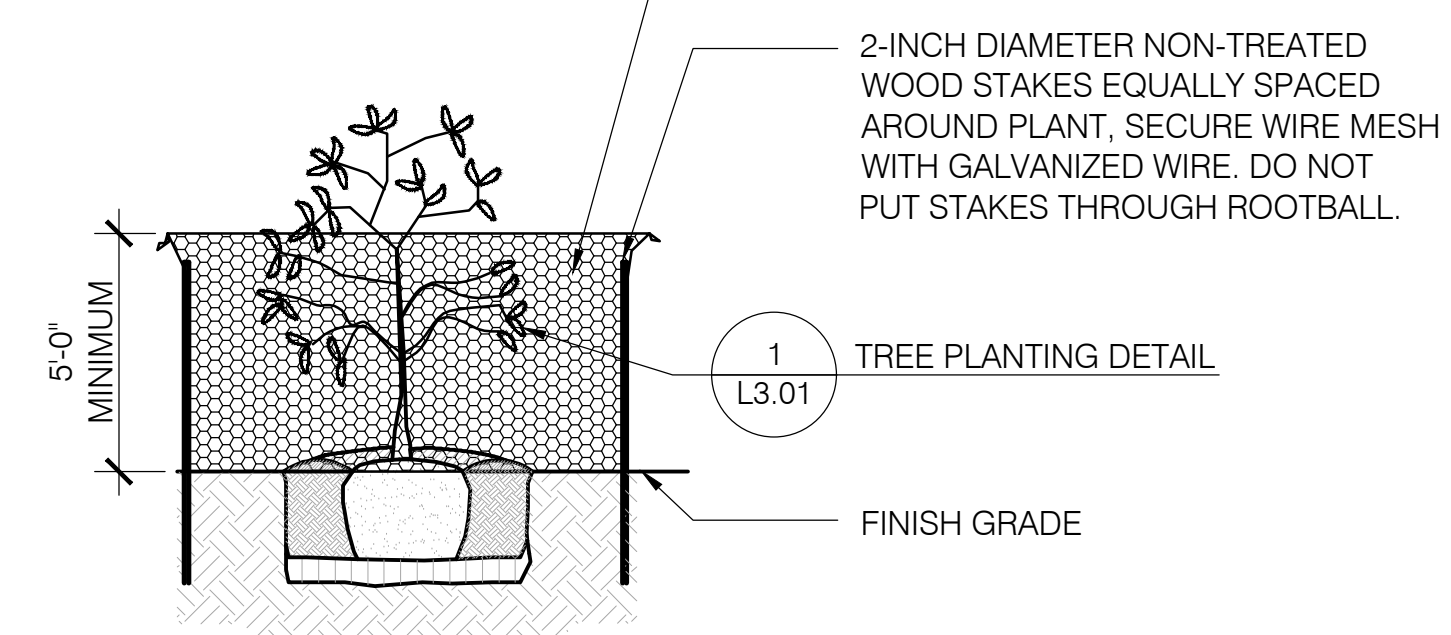


3 SHRUB PLANTING DETAIL
NOT TO SCALE

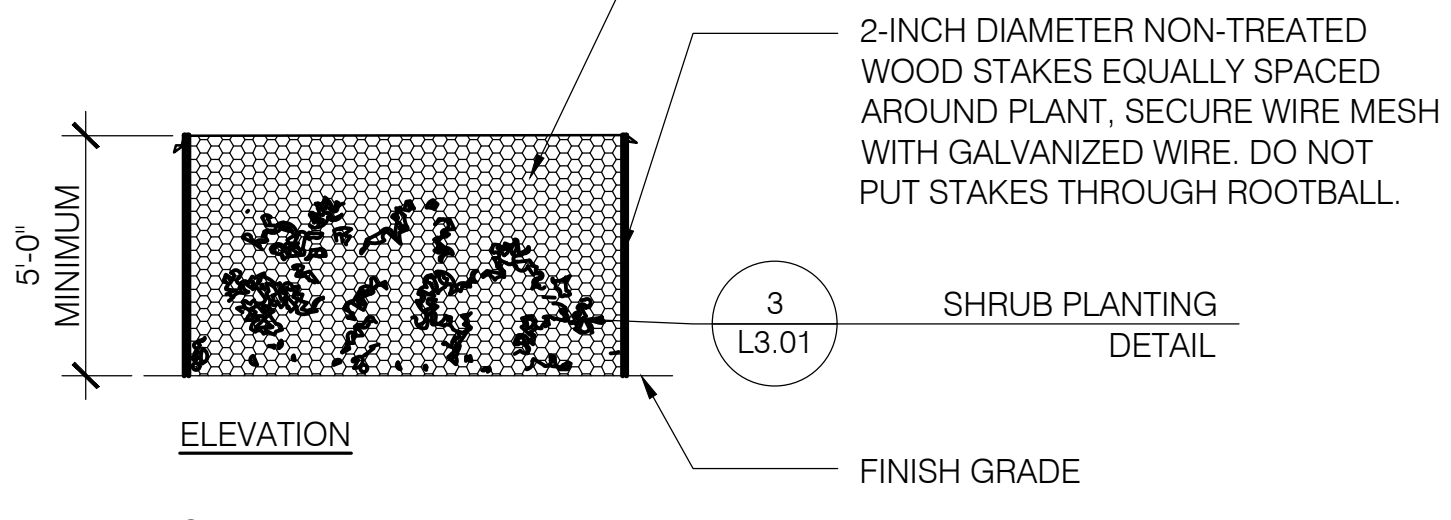
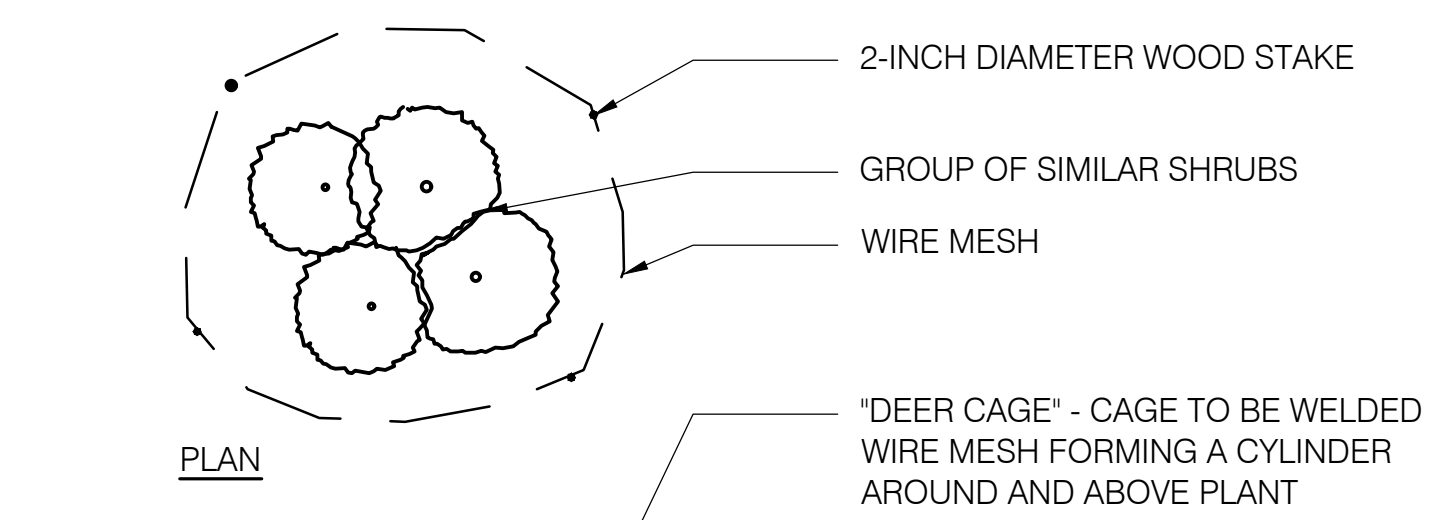
NOTE:
1. CONTRACTOR TO SUBMIT TREE AND SHRUB PROTECTION PLAN FOR REVIEW AND APPROVED BY OWNER'S REPRESENTATIVE. ALL PLANTS TO BE PROTECTED FROM DEER AND RODENTS.



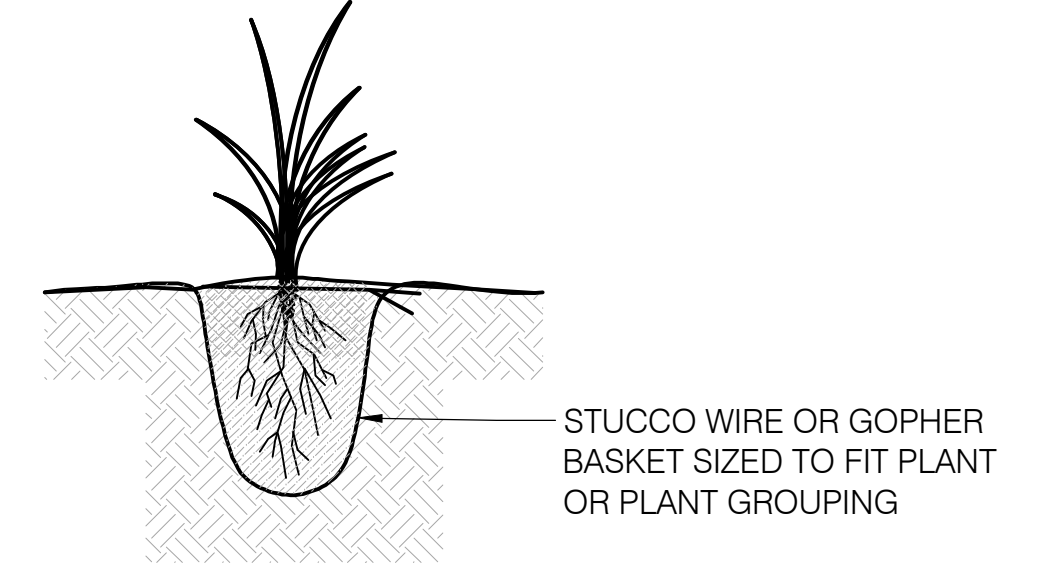
8 DEER PROTECTION DETAIL
NOT TO SCALE



7 RODENT PROTECTION FOR SHRUBS
NOT TO SCALE

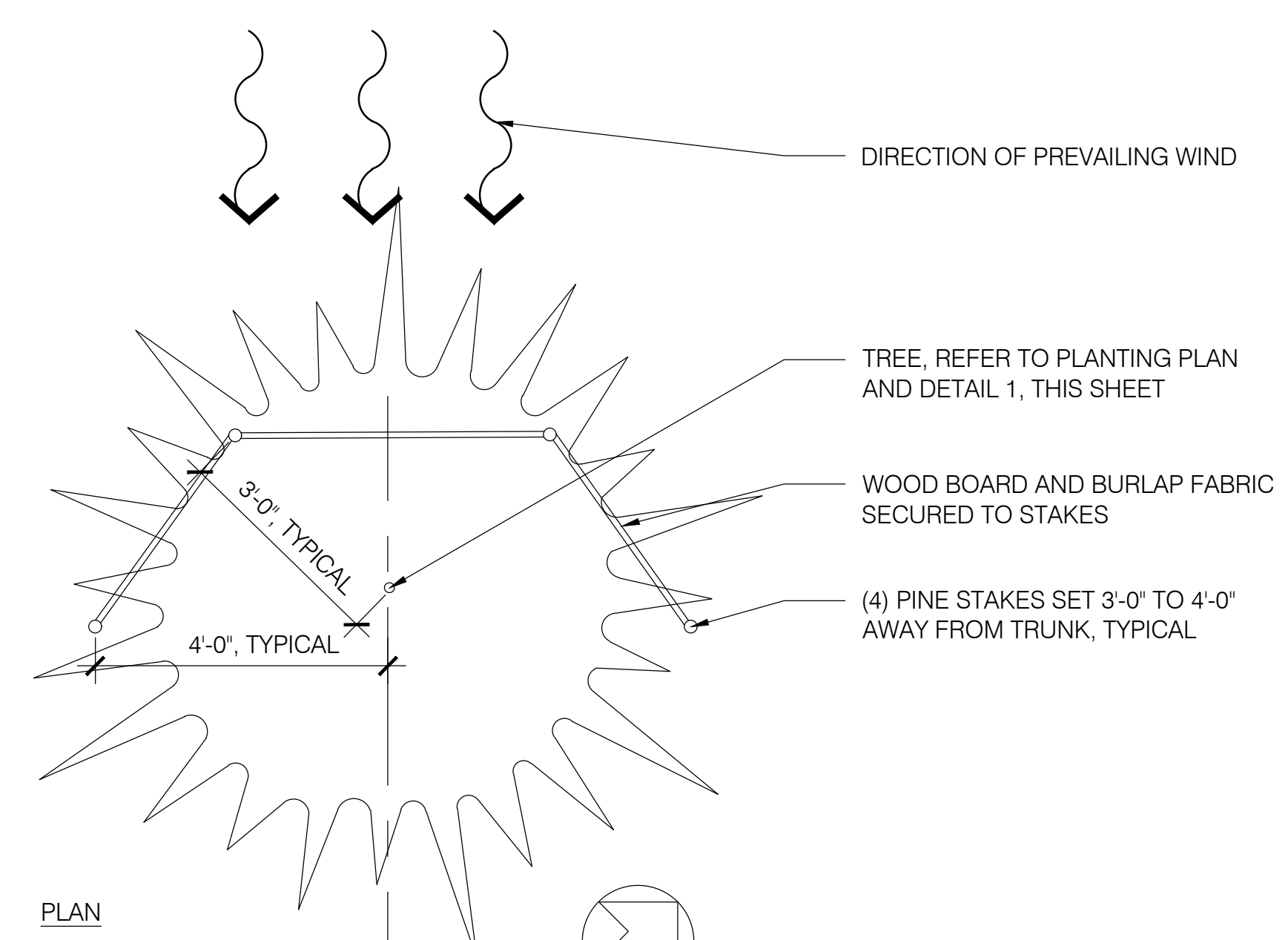


3 SHRUB PLANTING DETAIL
NOT TO SCALE

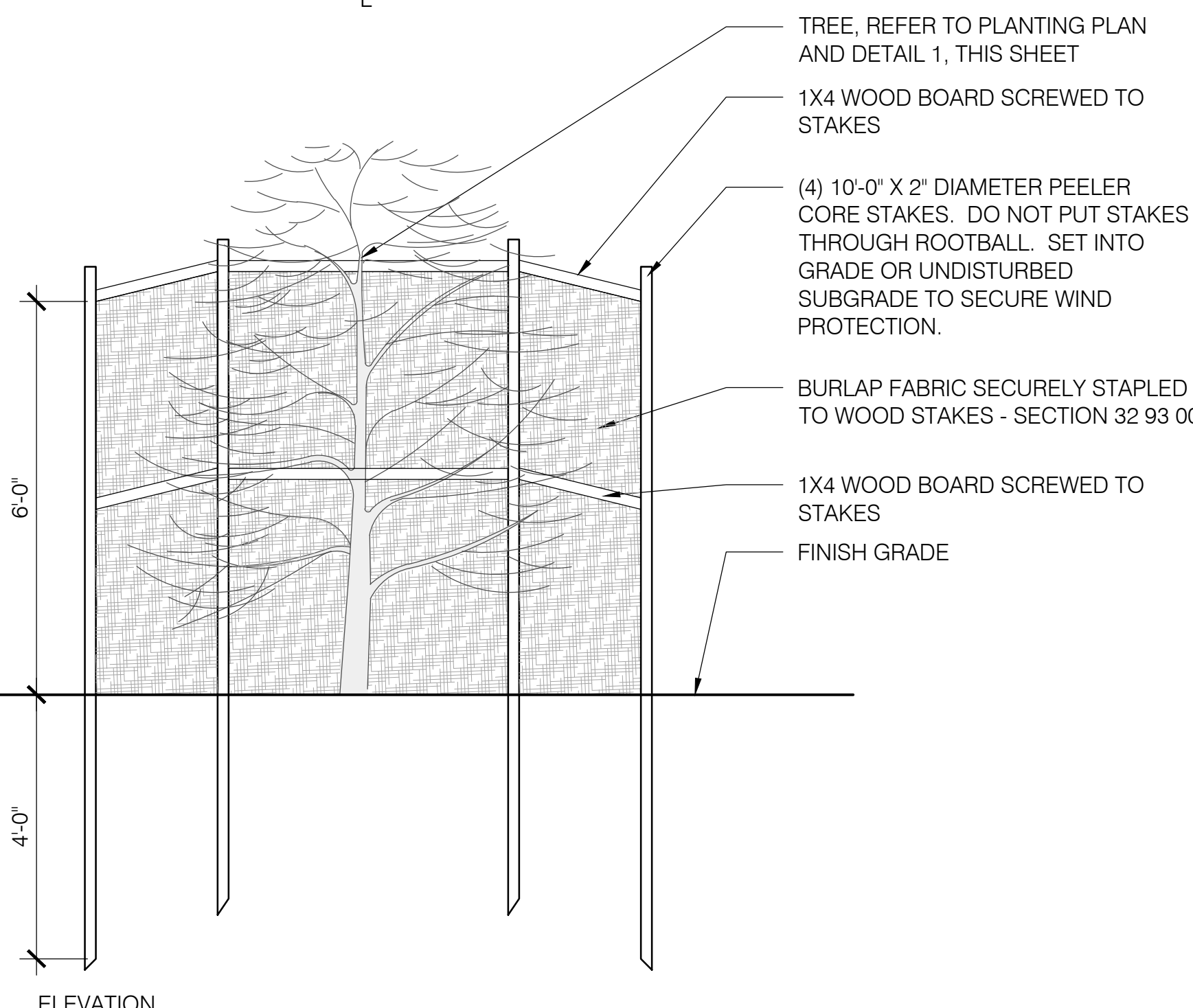


7 RODENT PROTECTION FOR SHRUBS
NOT TO SCALE

NOTES:
1. WIND GUARDS ARE TO REMAIN UNTIL TREE IS ESTABLISHED AND FULLY ROOTED.



9 WIND GUARD DETAIL
NOT TO SCALE



9 WIND GUARD DETAIL
NOT TO SCALE

T:\PROJECTS\17_230_Pyatok-Moss Beach\Drawings\MOSS BEACH DETAILS\ENTITLEMENTS.dwg, L1.02, 01/12/2024, 12:41:23 PM, DWG To PDF.pc3, ARCH Full bleed ET (30.00 x 42.00 inches), 1:1

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM, IN COMPLIANCE WITH STATE AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES, WILL BE DESIGNED TO APPLY THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN GOOD PLANT HEALTH. TO ACCOMPLISH THIS, THE SYSTEM WILL INCLUDE AN AUTOMATIC WEATHER-BASED CONTROLLER, RAIN SHUT-OFF DEVICE, MASTER CONTROL VALVE, FLOW SENSOR, MATCHED PRECIPITATION RATE SPRINKLER HEADS, ROTORS, BUBBLERS, OR DRIP EMITTERS, A PROPER SETBACK FROM NON-PERMEABLE SURFACES, AND SEPARATE SOLENOID CONTROL VALVES FOR DIFFERENT HYDROZONES (PLANT WATER USE LEVELS); IT WILL BE DESIGNED TO PREVENT RUNOFF AND OVERSPRAY. THE IRRIGATION SYSTEM WILL INCLUDE WATERING SCHEDULES BASED ON LOCAL EVAPOTRANSPIRATION DATA TAKEN FROM CIMIS AND WILL BE REGULATED BY THE AUTOMATIC IRRIGATION CONTROLLER.

PLANTING NOTES

1. CONTRACTOR SHALL PROCURE PLANT SPECIES WITHIN THIRTY (30) DAYS OF AWARD OF THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING REQUIRED DEPOSITS TO ENSURE TIMELY PROCUREMENT OF THE SPECIFIED PLANTS. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH WRITTEN VERIFICATION (RECEIPTS) SHOWING PROCUREMENT TO MEET THE PLANTING REQUIREMENTS. CONTRACTOR TO SUBMIT PHOTOGRAPHS OF ALL PLANTS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE. PLANTS MAY NEED TO BE CONTRACT GROWN TO ENSURE PLANT AVAILABILITY.
2. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OF ANY KIND TO EXISTING TREES DURING THE COURSE OF CONSTRUCTION.
3. HOLD FINISHED GRADES FOR SHRUB AREAS 1 1/2 INCHES BELOW TOP OF ADJACENT PAVEMENT OR WALLS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL TRANSITION BETWEEN EXISTING PLANTING, FINISH GRADES, AND NEW PLANTING.
5. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF FIVE (5) DAYS IN ADVANCE TO SCHEDULE PLANT DELIVERY DATES. OWNER'S REPRESENTATIVE SHALL INSPECT PLANTS UPON ARRIVAL AND RESERVES THE RIGHT TO REJECT PLANTS.
6. CONTRACTOR SHALL PLACE PLANTS AS SHOWN ON PLAN AND VERIFY LOCATION WITH OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE MAY REQUEST THAT CONTRACTOR ADJUST OR RELOCATE PLANTS ON-SITE AS NEEDED TO PROPERLY COMPLETE DESIGN.
7. CONTRACTOR TO PROTECT ALL NEW PLANTS FROM GOPHERS, RODENTS, DEER, AND OTHER ANIMALS. TYPE AND EXTENT OF PROTECTION MEASURES SHALL BE DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. TYPICAL OF ALL TREES - KEEP ALL SHRUBS, GRASSES, PERENNIALS, GROUNDCOVER, VINES, OR SUCCULENTS PLANTINGS 18 INCHES CLEAR FROM ANY EXISTING OR NEW TREE TRUNK.
9. IF SOIL IS LIME TREATED, PLANTING AREAS TO BE EXCAVATED WITHIN 3 INCHES OF THE EDGE OF PAVING/CURB TO A DEPTH OF MINIMUM 18 INCHES AND DISPOSED OF OFF-SITE. PLANTING AREAS TO BE FILLED WITH IMPORTED TOPSOIL AMENDED PER SOILS REPORT. PLANTING AREAS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING.
10. COMPACTED SOILS MUST BE TRANSFORMED TO A FRIABLE CONDITION TO MAXIMIZE WATER RETENTION.
11. INCORPORATE COMPOST INTO THE SOIL TO A MINIMUM OF 8 INCHES AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
12. PROVIDE A MINIMUM OF 3 INCHES OF WOOD CHIP MULCH TO SOIL SURFACE AFTER PLANTING, AROUND EXISTING TREES AND SHRUBS TO REMAIN. MULCH SHALL NOT BE PLACED WITHIN A 12-INCH DIAMETER OF TREE TRUNKS AND SHOULD BE KEPT FREE FROM THE CROWN OF ALL SHRUBS, GRASSES, AND PERENNIALS. DO NOT MULCH SEEDED AREAS. MULCH FOR RAIN GARDENS SHALL BE NON-FLOATING, AS ACCEPTED BY LANDSCAPE ARCHITECT. MULCH FOR ALL OTHER PLANTING AREAS SHALL BE 1/2-INCH TO 1-INCH DIAMETER COMPOSTED REDWOOD, FREE OF STICKS, DIRT, AND OTHER DEBRIS, AS ACCEPTED BY LANDSCAPE ARCHITECT.
13. SOIL AMENDMENTS MUST BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
14. CONTRACTOR TO REVIEW ALL PLANS AND SPECIFICATIONS FOR SUBMITTALS, TESTING, AND OTHER REQUIREMENTS. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND INTENT OF THESE DRAWINGS. ANY CONFLICTS WILL BE RESOLVED PRIOR TO COMPLETING WORK.

PLANT LIST

- ENTRY TREE - 15 GALLON**
- LAGUNARIA PATERSONIA (PYRAMID TREE)
 - LOPHOSTEMON CONFERTUS (BRISBANE BOX)
 - MAGNOLIA LITTLE GEM (DWARF SOUTHERN MAGNOLIA)
 - PISTACIA CHINENSIS (CHINESE PISTACHE)
 - QUERCUS RUBRA (NORTHERN RED OAK)

- PARKING LOT SHADE TREE - 15 GALLON**
- LOPHOSTEMON CONFERTUS (BRISBANE BOX)

- BUILDING ENTRY TREE - 15 GALLON**
- CERCIS CANADENSIS FOREST PANSY
 - GEJERA PARVIFLORA (AUSTRALIAN WILLOW)
 - LAGERSTROEMIA INDICA NATCHEZ (CRAPE MYRTLE)
 - LAURUS SARATOGA (SARATOGA LAUREL)

- NATIVE TREE - 15 GALLON**
- QUERCUS AGRIFOLIA (COAST LIVE OAK)

- ACCENT TREE - 15 GALLON**
- CERCIS CANADENSIS FOREST PANSY (EASTERN REDBUD)

- EVERGREEN SCREENING - MIX OF 15, 5, AND 1 GALLONS**
- CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
 - GARRYA ELLIPTICA (COAST SILKTASSEL)
 - HESPEROCYPARIS MACROCARPA (MONTEREY CYPRESS)
 - HETEROMELES ARBUTIFOLIA (TOYON)
 - RHUS INTEGRIFOLIA (LEMONADE BERRY)

- GROUNDCOVER AND SHRUBS - MIX OF 1 AND 5 GALLONS**
- ACHILLEA MILLEFOLIUM (YARROW)
 - ARCTOSTAPHYLOS PAJAROENSIS (PAJARO MANZANITA)
 - ARTEMISIA PYNOCOPHALA 'DAVID'S CHOICE' (COASTAL SAGEWORT)
 - BACCHARIS PILULARIS (COYOTE BRUSH)
 - CALAMAGROSTIS NUTKAENSIS (PACIFIC REED GRASS)
 - CEANOTHUS THYRSIFLORUS (BLUE BLOSSOM)
 - ERIGERON GLAUCUS (BEACH DAISY)
 - ERIOPHYLLUM STAECHADIFOLIUM (LIZARD-TAIL)
 - GARRYA ELLIPTICA (COAST SILKTASSEL)
 - GRINDELIA STRICTA VAR. PLATYPHYLLA 'RAY'S CARPET' (COASTAL GUM PLANT)
 - HETEROMELES ARBUTIFOLIA (TOYON)
 - RHUS INTEGRIFOLIA (LEMONADE BERRY)
 - RIBES SANGUINEUM (RED FLOWERING CURRANT)
 - SATUREJA DOUGLASII (YERBA BUENA)

- DETENTION BASINS - MIX OF 1 AND 5 GALLONS**
- CAREX PANSA (SANDDUNE SEDGE)
 - CORNUS STOLONIFERA (RED STEM DOGWOOD)
 - ELYMUS CONDENSATUS (GIANT WILD RYE)
 - ELYMUS GLAUCUS (BLUE WILD RYE)
 - IRIS DOUGLASIANA (DOUGLAS IRIS)

- SLOPE PLANTING - SEED**
- FESTUCA RUBRA (RED FESCUE) 95%
 - ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY) 5%



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California Landscape Architect License 5163

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Plotting	03/26/19
2	As-Bid Dimensions	10/06/20
3	Adjusted Heights	01/10/20
4	Footprint Reduction	09/17/22
5	New Removal Systems	03/20/23
6	Reduce Site Scope	01/26/24

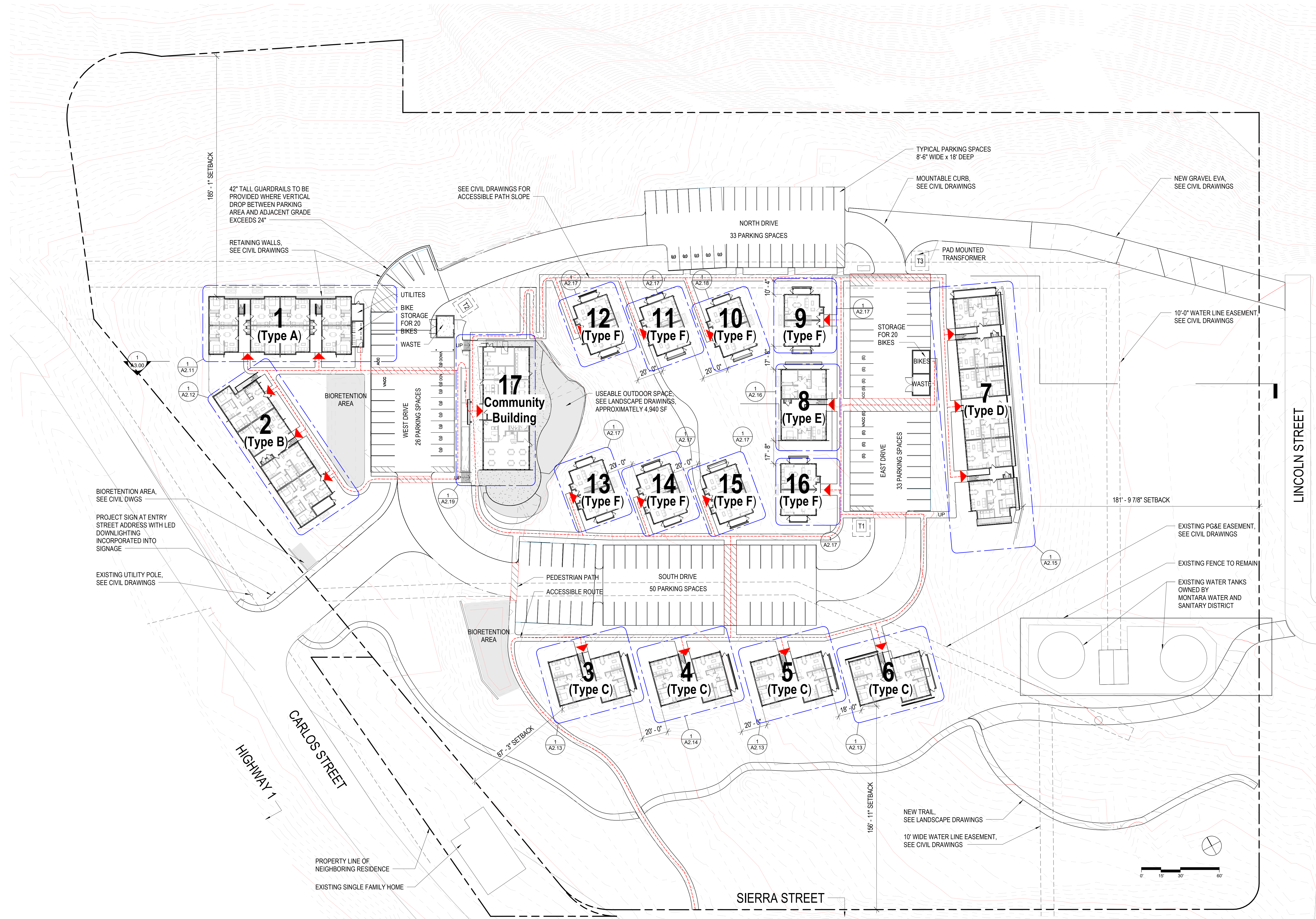
JOB NUMBER: 1603
DRAWN BY: OWMO
CHECKED BY: GL
DATE: 06/21/2022
SCALE: AS NOTED

TITLE:
PLANT LIST, IRRIGATION AND PLANTING NOTES

SHEET:

L1.03

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach



42" TALL GUARDRAILS TO BE PROVIDED WHERE VERTICAL DROP BETWEEN PARKING AREA AND ADJACENT GRADE EXCEEDS 24"

RETAINING WALLS. SEE CIVIL DRAWINGS

SEE CIVIL DRAWINGS FOR ACCESSIBLE PATH SLOPE

TYPICAL PARKING SPACES 8'-6" WIDE x 18' DEEP

MOUNTABLE CURB, SEE CIVIL DRAWINGS

NEW GRAVEL EVA, SEE CIVIL DRAWINGS

1 (Type A)

2 (Type B)

17 Community Building

12 (Type F)

11 (Type F)

10 (Type F)

9 (Type F)

8 (Type E)

7 (Type D)

13 (Type F)

14 (Type F)

15 (Type F)

16 (Type F)

3 (Type C)

4 (Type C)

5 (Type C)

6 (Type C)

BIORETENTION AREA. SEE CIVIL DWGS

PROJECT SIGN AT ENTRY STREET ADDRESS WITH LED DOWNLIGHTING INCORPORATED INTO SIGNAGE

EXISTING UTILITY POLE. SEE CIVIL DRAWINGS

USEABLE OUTDOOR SPACE. SEE LANDSCAPE DRAWINGS. APPROXIMATELY 4,940 SF

STORAGE FOR 20 BIKES

BIKES

WASTE

10'-0" WATER LINE EASEMENT. SEE CIVIL DRAWINGS

EXISTING PG&E EASEMENT. SEE CIVIL DRAWINGS

EXISTING FENCE TO REMAIN

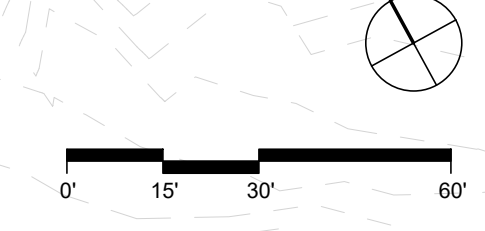
EXISTING WATER TANKS OWNED BY MONTARA WATER AND SANITARY DISTRICT

HIGHWAY 1

CARLOS STREET

SIERRA STREET

LINCOLN STREET



OVERALL SITE PLAN 1
1" = 30'-0"

STAMP:

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	12/01/23

JOB NUMBER: 1603
 DRAWN BY: GP/SC
 CHECKED BY: PW
 DATE: January 24, 2024
 SCALE: 1" = 30'-0"

TITLE: OVERALL SITE PLAN

SHEET:

A1.00

CYPRESS POINT FAMILY COMMUNITY

Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE

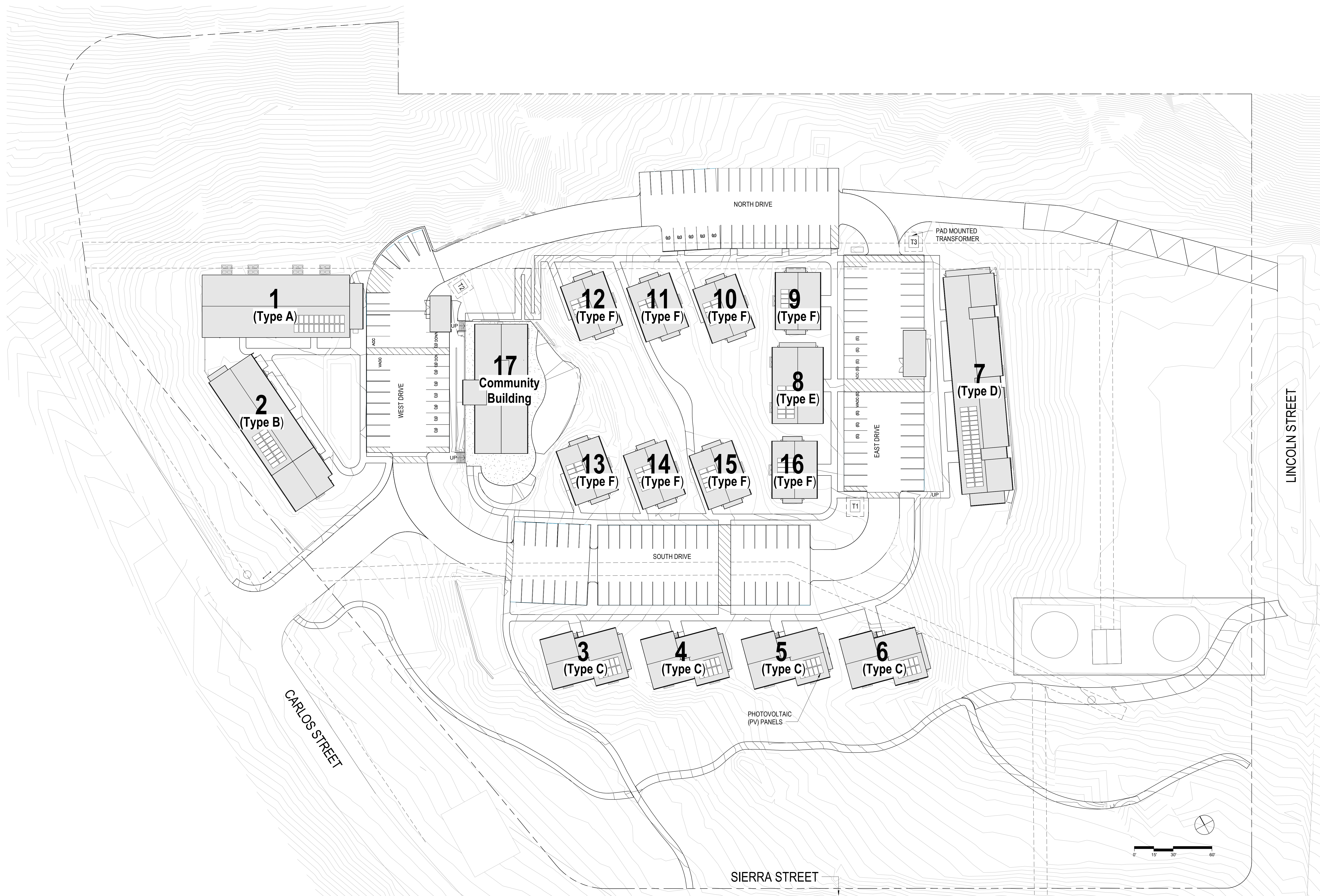
NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CIP Resubmittal	12/01/23

JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: 1" = 30'-0"

TITLE: OVERALL SITE ROOF PLANS

SHEET:

A1.01



ROOF PLAN ①
1" = 30'-0"

FLOOR PLAN GEN. NOTES

- SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
- THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
- REFERENCE ACCESSIBILITY CODE SHEETS G0.XX FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAM
- SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
- FOR PARKING TABULATION REFER TO SHEET G0.XX.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
- ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.XX SHEETS AND ASSEMBLIES. SHEETS A9.X. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
- ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
- FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.X, A4.X, & A8.X. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.X.
- WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
- ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
- STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN - REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
- THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
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- FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.X & A9.X.
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- SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
- ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- SEE SIGNAGE PLANS AND DETAILS ON A10.X FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach

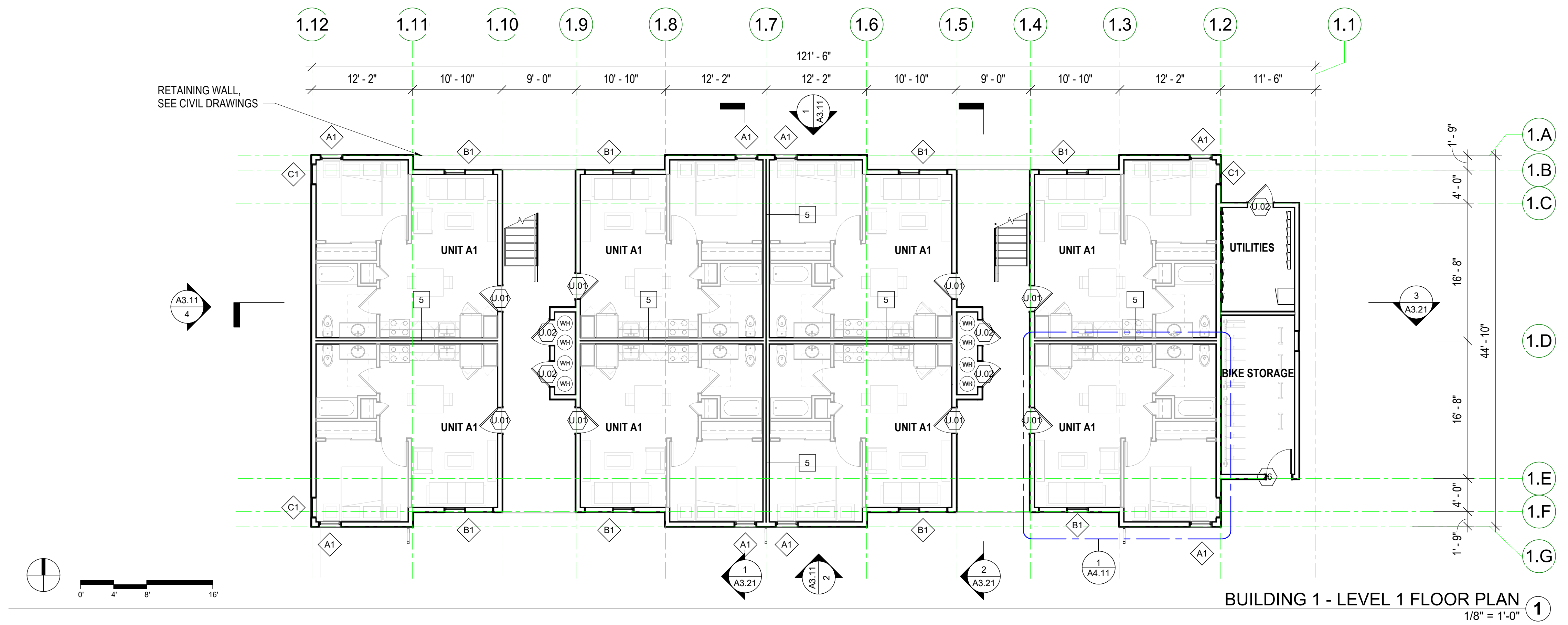
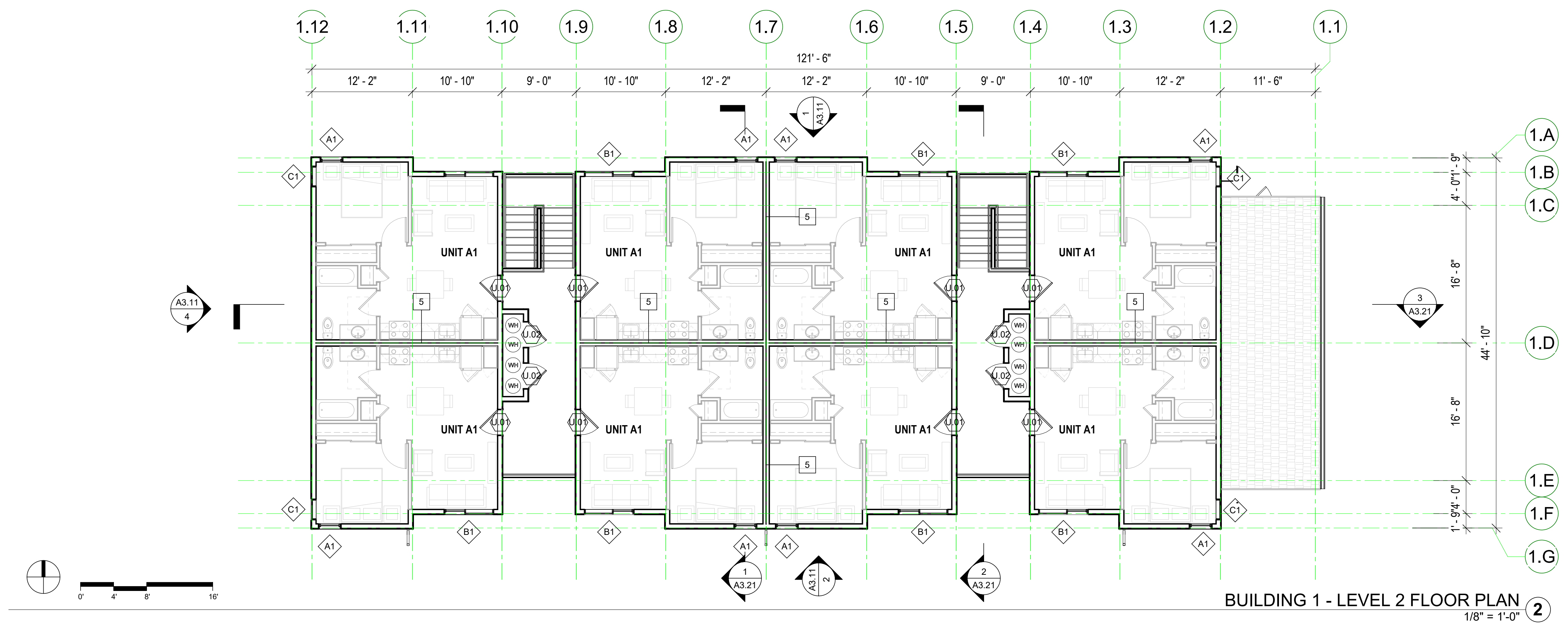
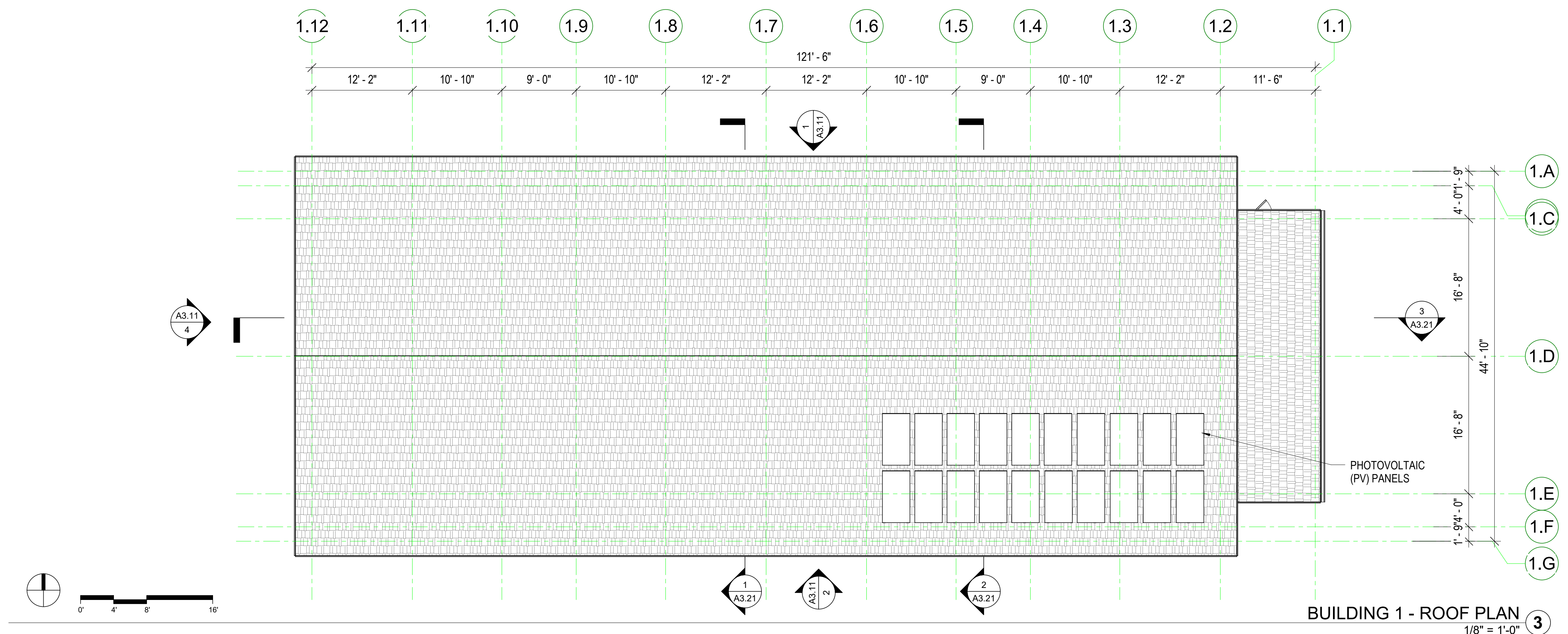
STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Residential	12/01/23

JOB NUMBER: 1603
 DRAWN BY: GP/SC
 CHECKED BY: PW
 DATE: January 24, 2024
 SCALE: As Indicated
 TITLE: FLOOR & ROOF PLANS - BUILDING TYPE A (BUILDING 1)

SHEET:
A2.11



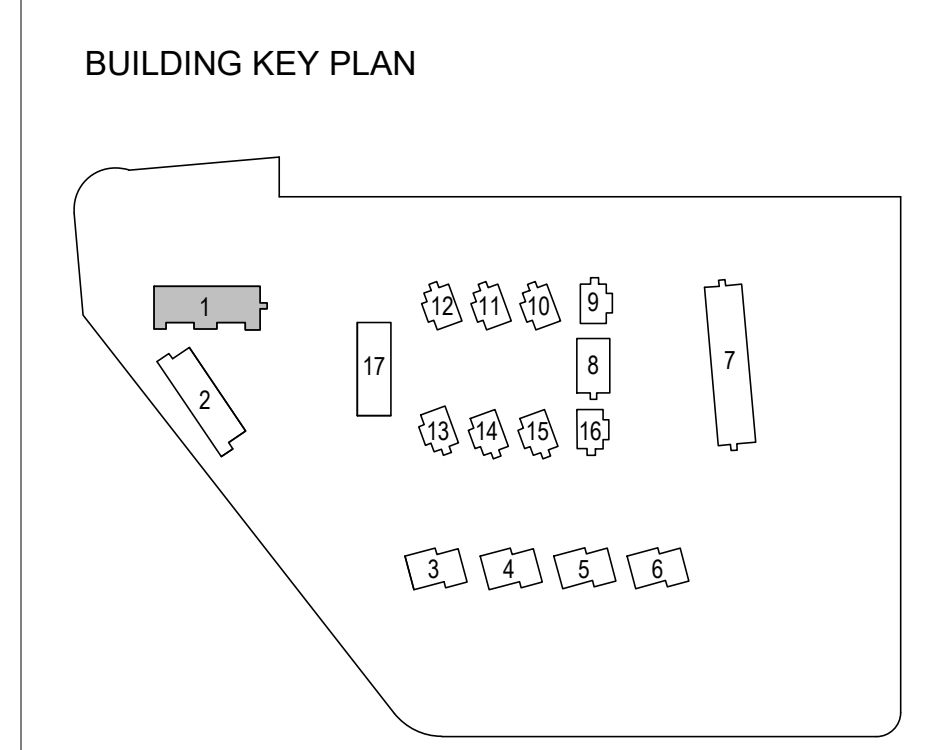
FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

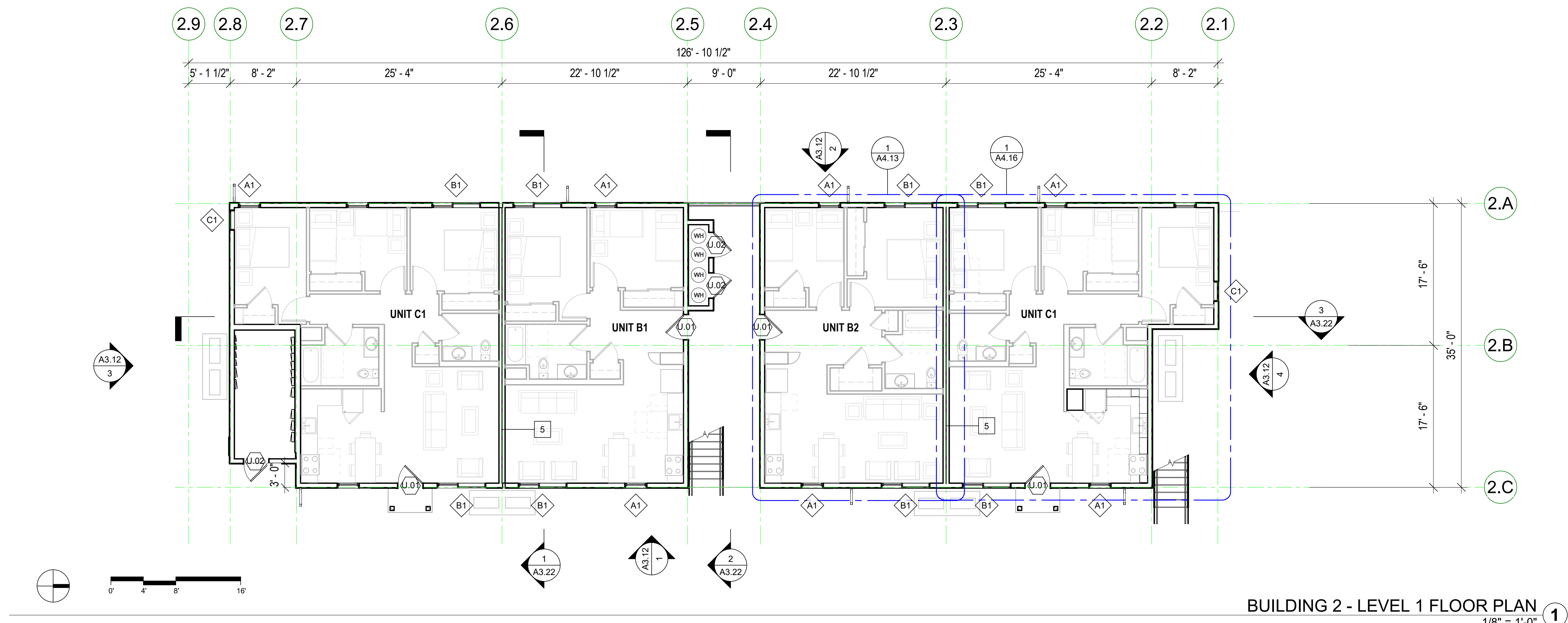
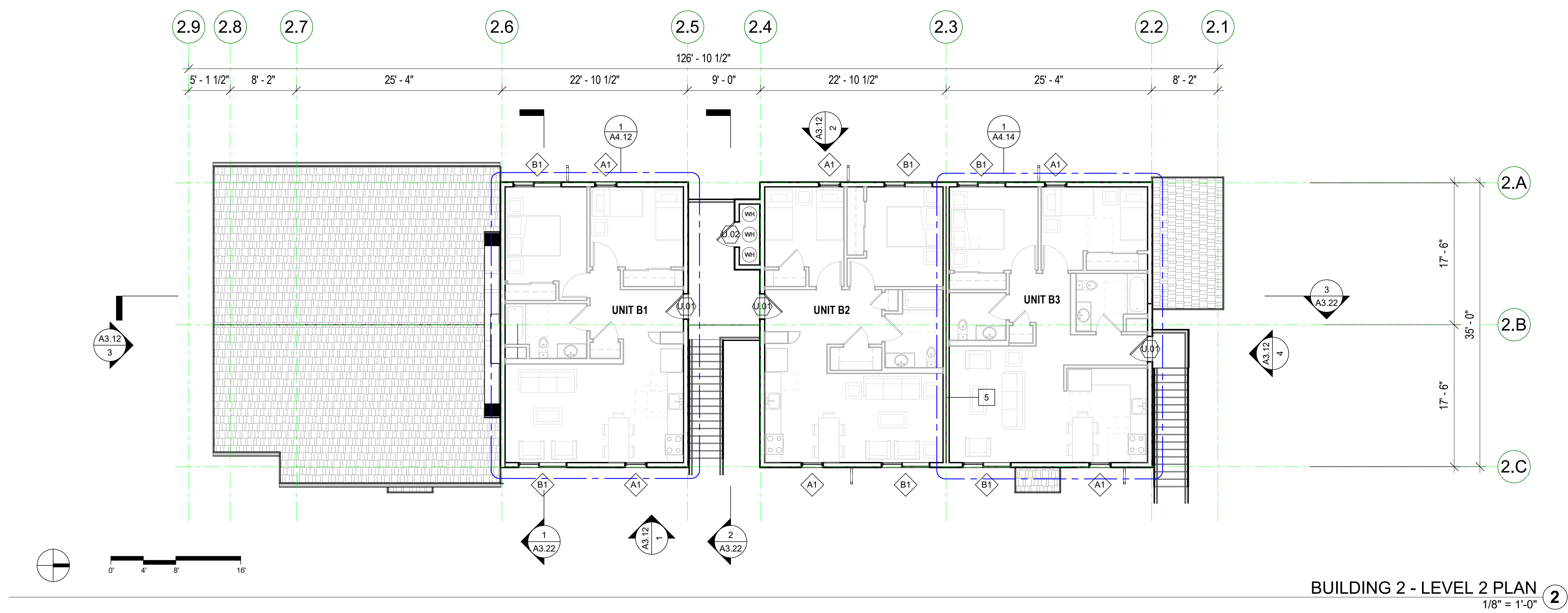
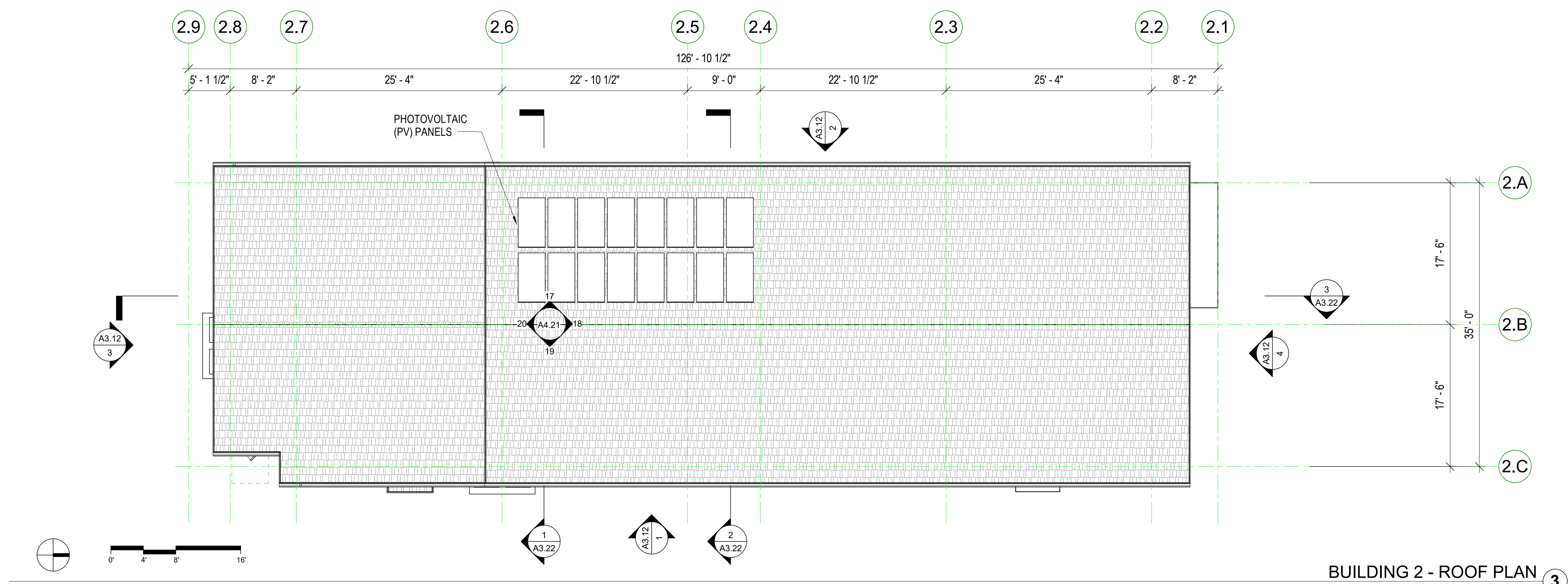
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|--|--|
| | RECESSED FIRE EXTINGUISHER CABINET |
| | FLOOR SINK - SEE PLUMBING DRAWINGS |
| | FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8\"/> |
| | 2 HOUR RATED WALLS |
| | VERTICAL RATED SHAFT |
| | VERTICAL CHASE |
| | SLOPE AT FLOOR OR RAMP DIRECTION |

KEYNOTE LEGEND

NUMBER	KEYNOTE



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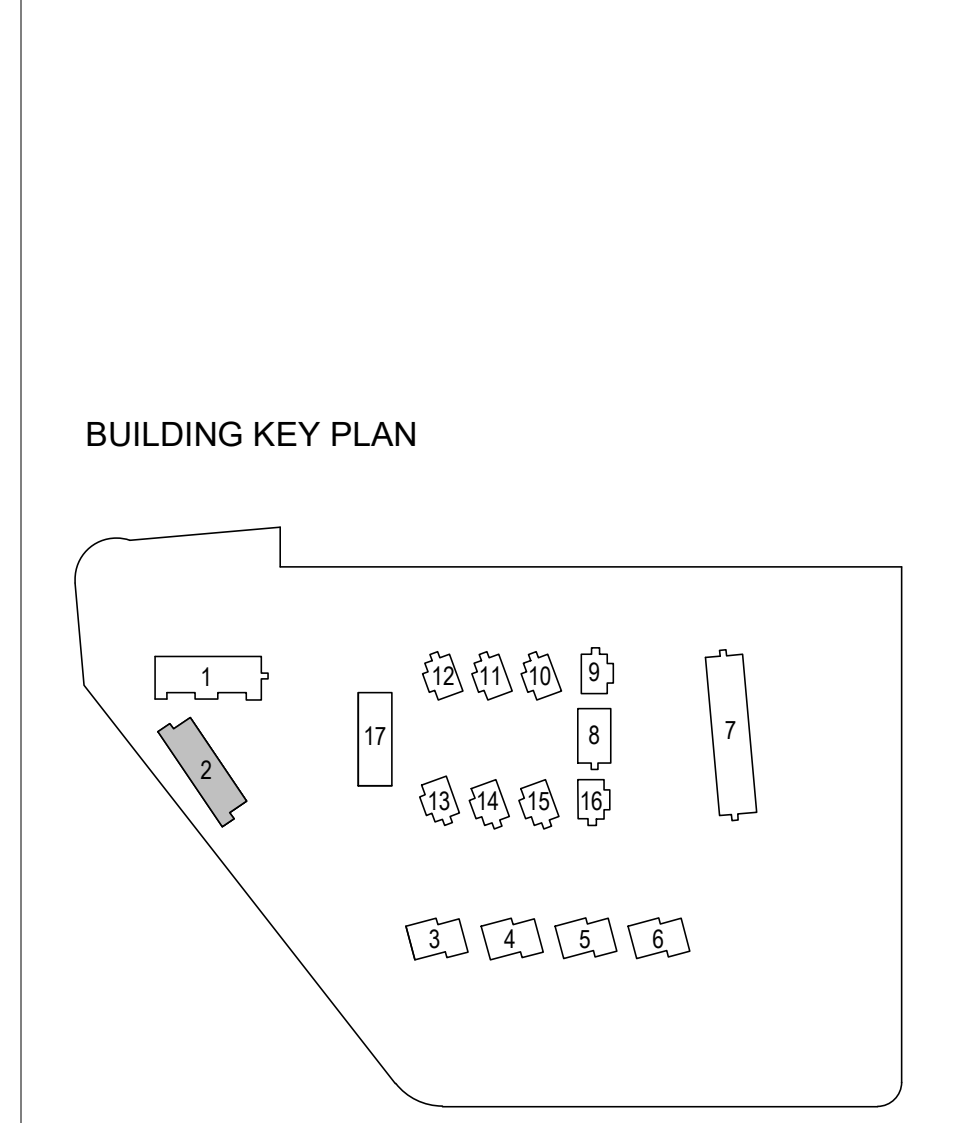
FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

MATERIAL SEE KEY	FEC	RECESSED FIRE EXTINGUISHER CABINET
	CPT	FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
	FS	FLOOR SINK - SEE PLUMBING DRAWINGS
	FD	FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
	■■■■■■	2 HOUR RATED WALLS
	⊠	VERTICAL RATED SHAFT
	□	VERTICAL CHASE
	@ SLOPE	SLOPE AT FLOOR OR RAMP DIRECTION

KEYNOTE LEGEND

NUMBER	KEYNOTE
1	
2	
3	
4	



STAMP:

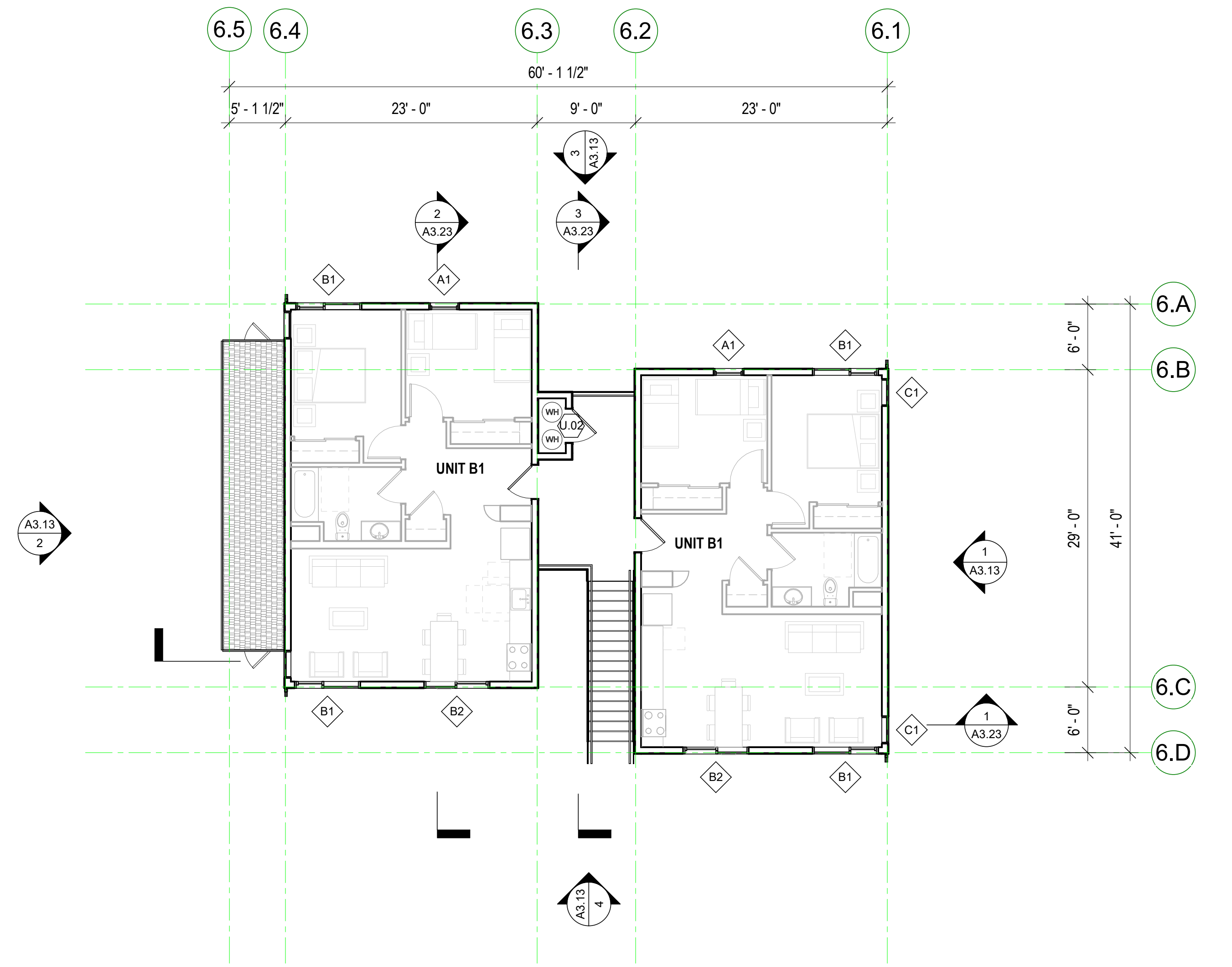
REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Reconsideration	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Reconsideration	12/01/23

JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: As Indicated
TITLE: **FLOOR & ROOF PLANS - BUILDING TYPE B (BUILDING 2)**
SHEET: **A2.12**

FLOOR PLAN GEN. NOTES

- SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
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BUILDING 6 - LEVEL 2 FLOOR PLAN (BLDG. 3 & 5 SIM.) 2
1/8" = 1'-0"

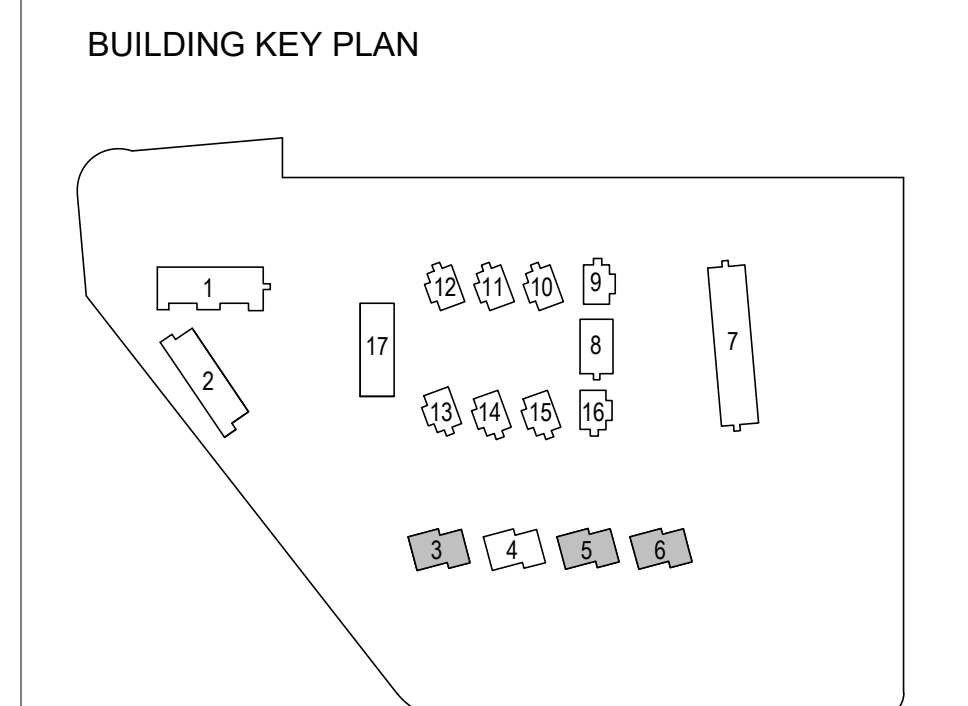
FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

- FEC RECESSED FIRE EXTINGUISHER CABINET
- CPT LIN FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
- FS FLOOR SINK - SEE PLUMBING DRAWINGS
- FD FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT
- VERTICAL CHASE
- SLOPE SLOPE AT FLOOR OR RAMP DIRECTION

KEYNOTE LEGEND

NUMBER	KEYNOTE
1	A3.13
2	A3.23



STAMP:

REVISION SCHEDULE

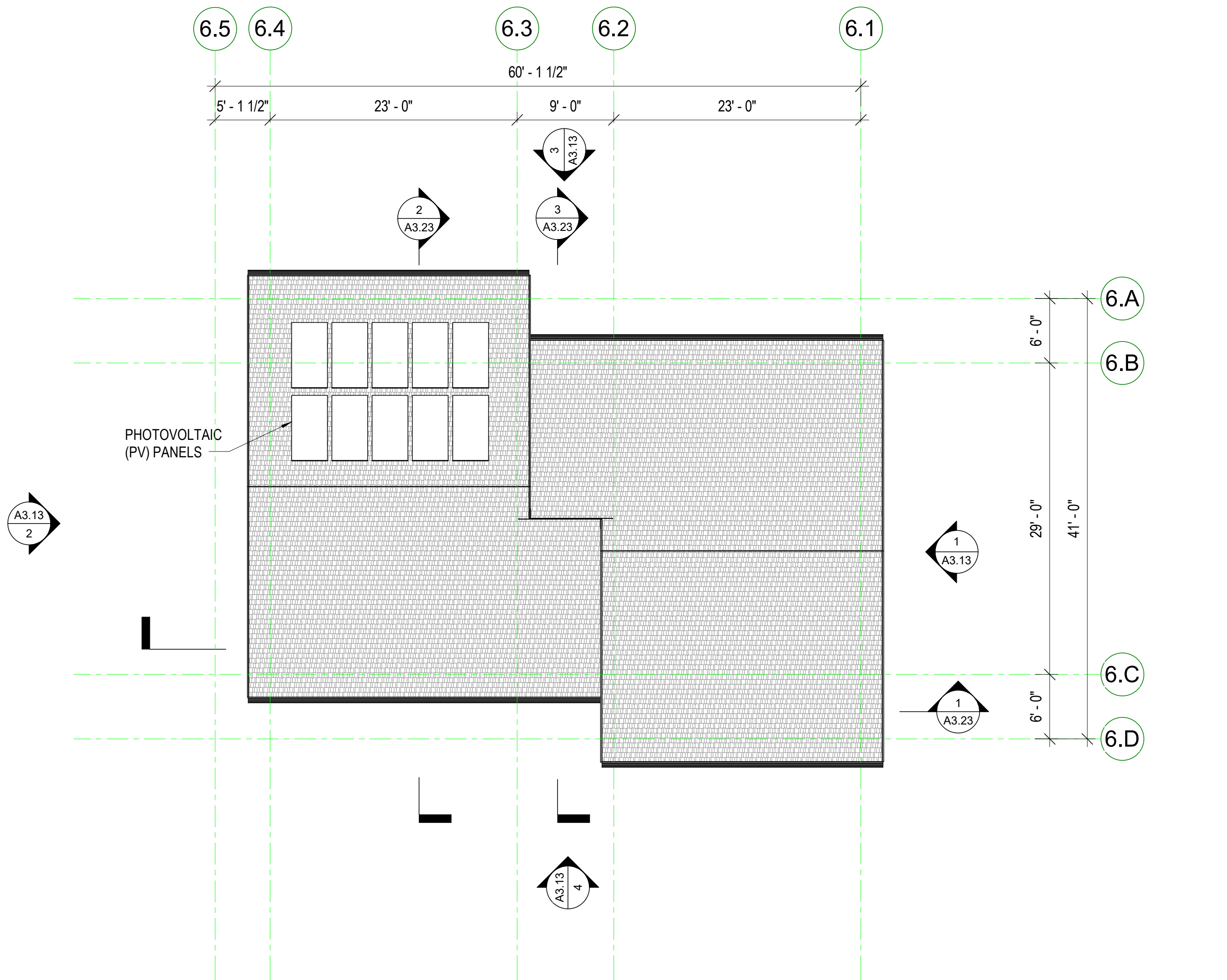
NO.	ISSUE	DATE
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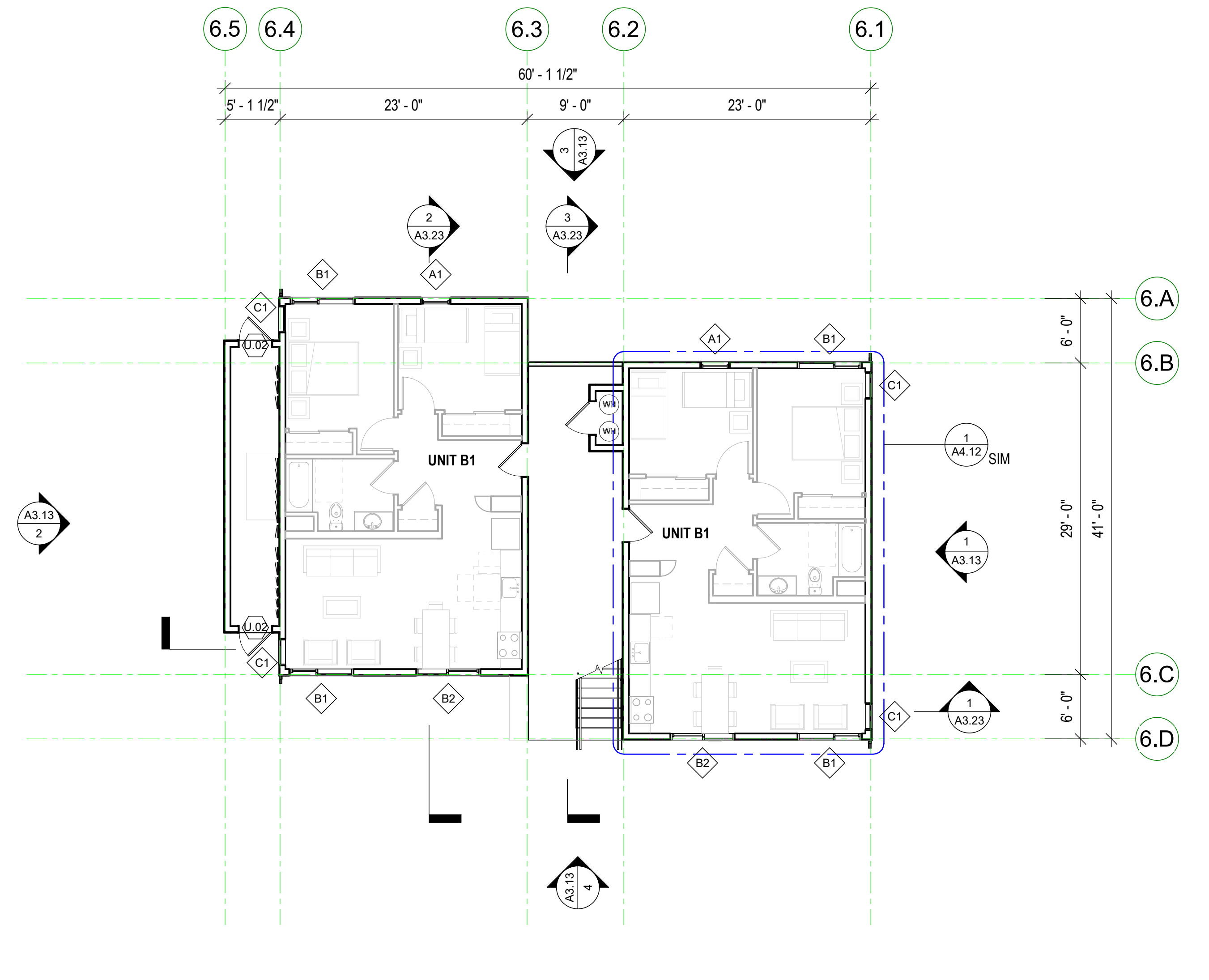
TITLE:
FLOOR & ROOF PLANS -
BUILDING TYPE C (BUILDINGS
3,5 & 6)

SHEET:

A2.13



BUILDING 6 - ROOF PLAN (BLDG. 3 & 5 SIM.) 3
1/8" = 1'-0"

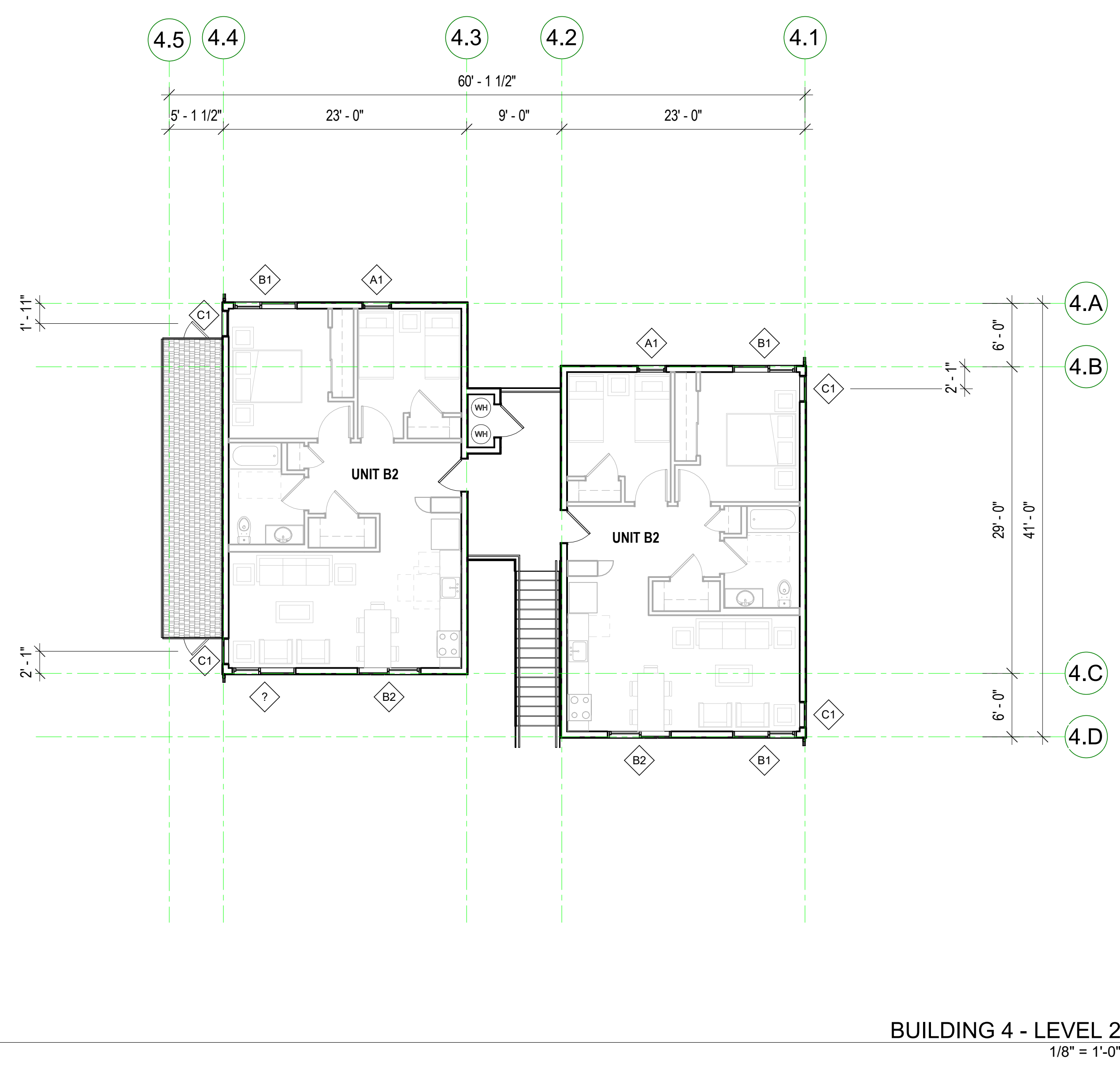


BUILDING 6 - LEVEL 1 FLOOR PLAN (BLDG. 3 & 5 SIM.) 1
1/8" = 1'-0"

FLOOR PLAN GEN. NOTES

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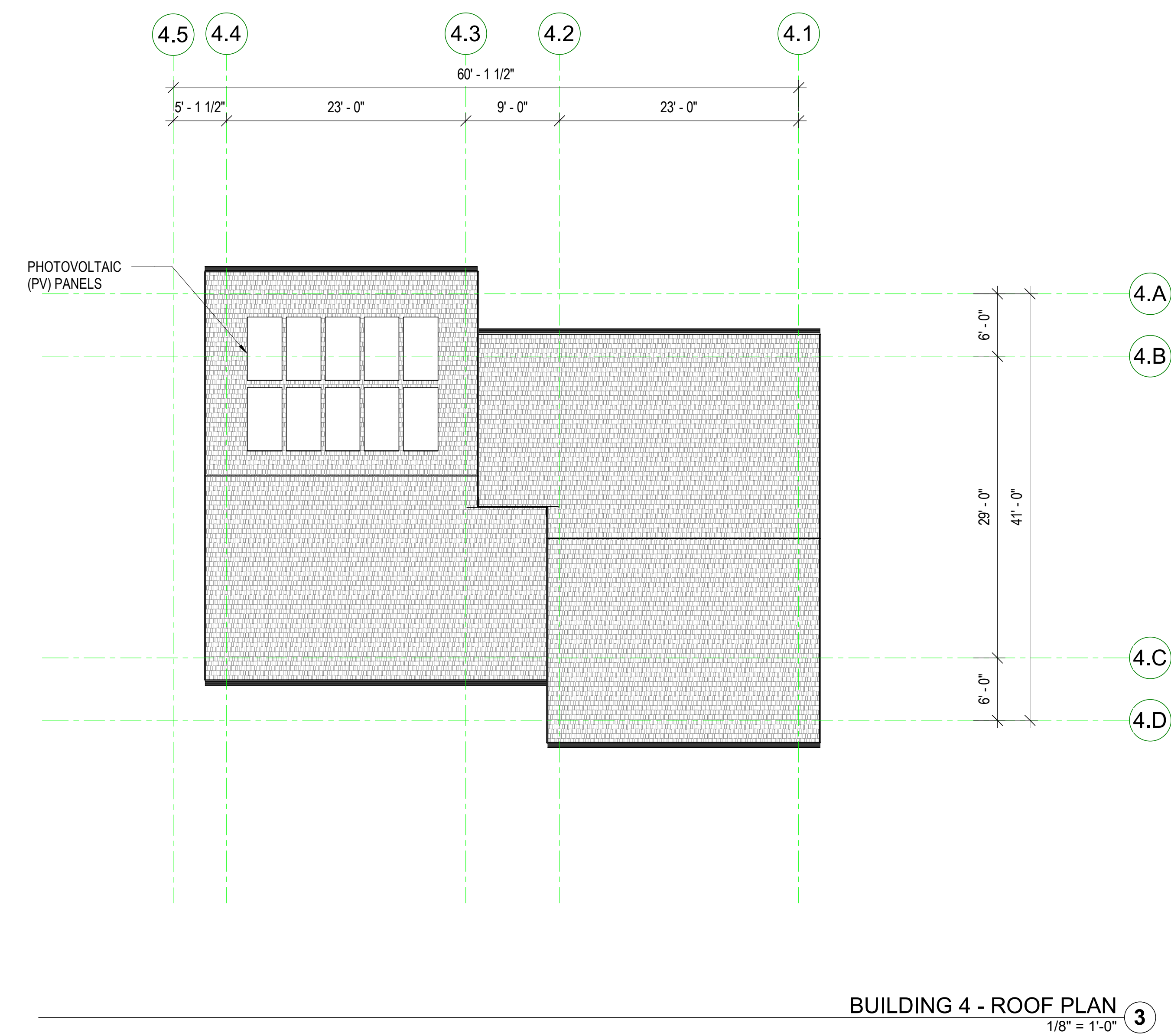
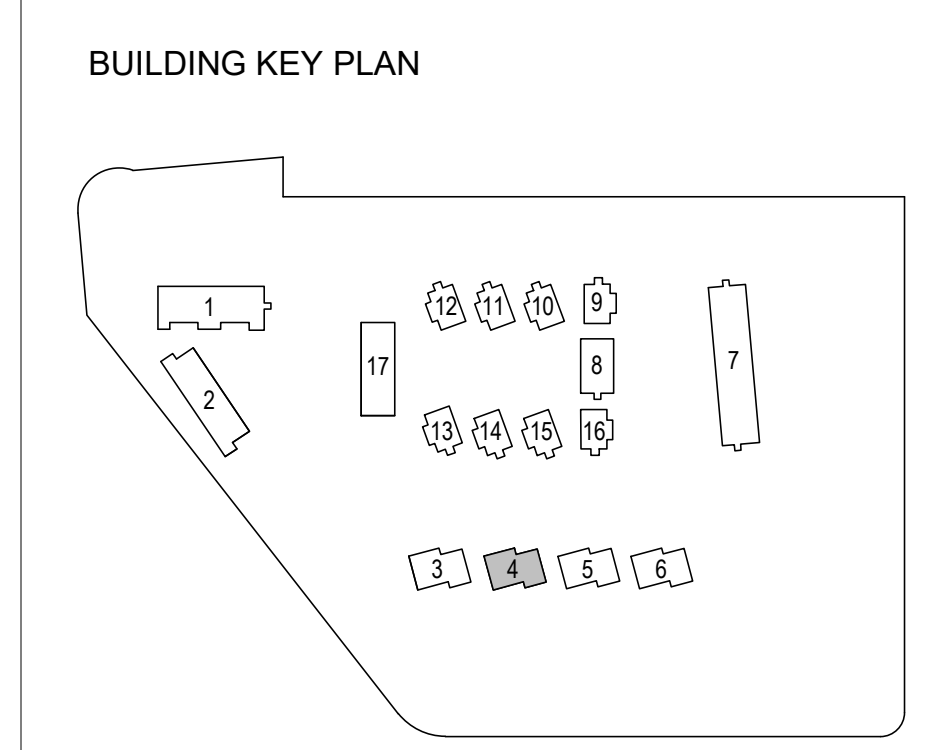


BUILDING 4 - LEVEL 2
 1/8" = 1'-0"

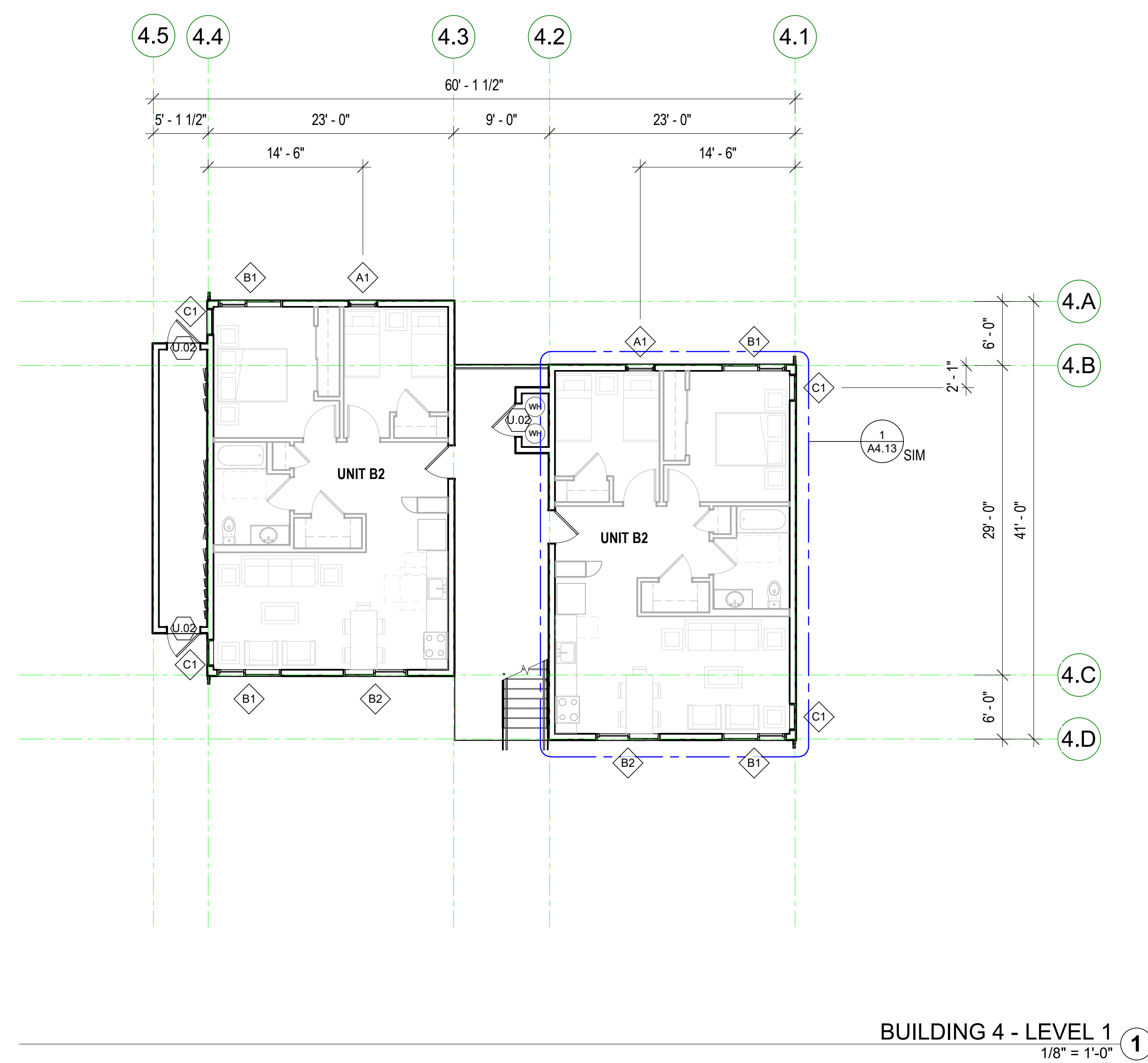
FLOOR PLAN KEY

- SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.
- FEC RECESSED FIRE EXTINGUISHER CABINET
 - CPT LIN FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
 - FS FLOOR SINK - SEE PLUMBING DRAWINGS
 - FD FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
 - 2 HOUR RATED WALLS
 - VERTICAL RATED SHAFT
 - VERTICAL CHASE
 - SLOPE SLOPE AT FLOOR OR RAMP DIRECTION

KEYNOTE LEGEND	
NUMBER	KEYNOTE



BUILDING 4 - ROOF PLAN
 1/8" = 1'-0"



BUILDING 4 - LEVEL 1
 1/8" = 1'-0"

STAMP:

REVISION SCHEDULE	
NO.	DATE

JOB NUMBER: 1603
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: January 24, 2024
 SCALE: As Indicated

TITLE:
FLOOR & ROOF PLANS - BUILDING TYPE C (BUILDING 4, L1 MOBILITY UNITS)

SHEET:
A2.14

FLOOR PLAN GEN. NOTES

- SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
- THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
- REFERENCE ACCESSIBILITY CODE SHEETS G0.XX FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMS
- SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
- FOR PARKING TABULATION REFER TO SHEET G0.XX.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
- ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.XX SHEETS AND ASSEMBLIES. SHEETS A9.X. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
- ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
- FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.X, A4.X, & A8.X. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.X.
- WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
- ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
- STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN - REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET A9.X, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
- THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
- CLASS 1 STANDPIPES TO BE INTERCONNECTED.
- PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
- SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
- INTERIOR FINISHES SHALL COMPLY WITH CBC 803.1 FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
- FOR DOOR & WINDOW SCHEDULES SEE SHEET A9.X & A9.X.
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- SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
- ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- SEE SIGNAGE PLANS AND DETAILS ON A10.X FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.

FLOOR PLAN KEY

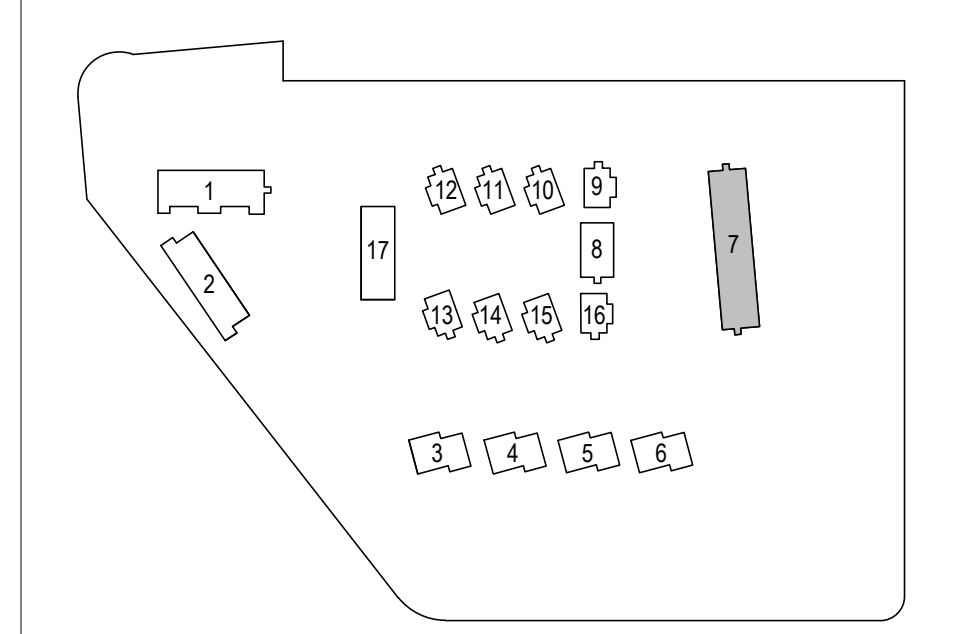
SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

- RECESSED FIRE EXTINGUISHER CABINET
- FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
- FLOOR SINK - SEE PLUMBING DRAWINGS
- FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
- 2 HOUR RATED WALLS
- VERTICAL RATED SHAFT
- VERTICAL CHASE
- SLOPE AT FLOOR OR RAMP DIRECTION

KEYNOTE LEGEND

NUMBER	KEYNOTE

BUILDING KEY PLAN



REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Residential	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Residential	12/01/23

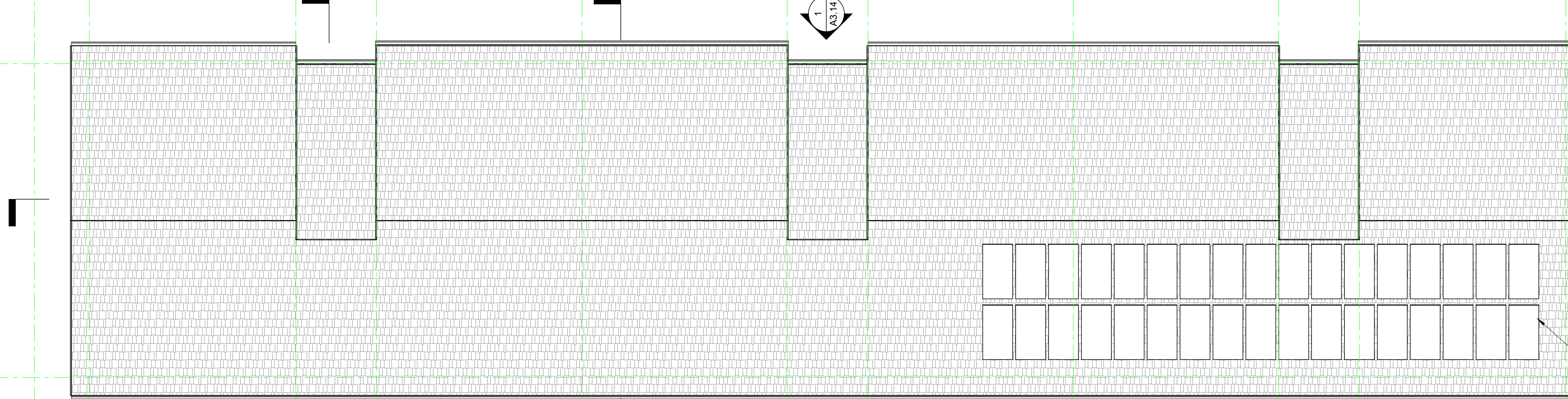
JOB NUMBER: 1603
DRAWN BY: GJP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: As Indicated

TITLE:
FLOOR & ROOF PLANS - BUILDING TYPE D (BUILDING 7)

SHEET:
A2.15

7.11 7.10 7.9 7.8 7.7 7.6 7.5 7.4 7.3 7.2 7.1

6'-1 1/2" 23'-0" 9'-0" 22'-10 1/2" 22'-10 1/2" 9'-0" 22'-10 1/2" 22'-10 1/2" 9'-0" 23'-0"

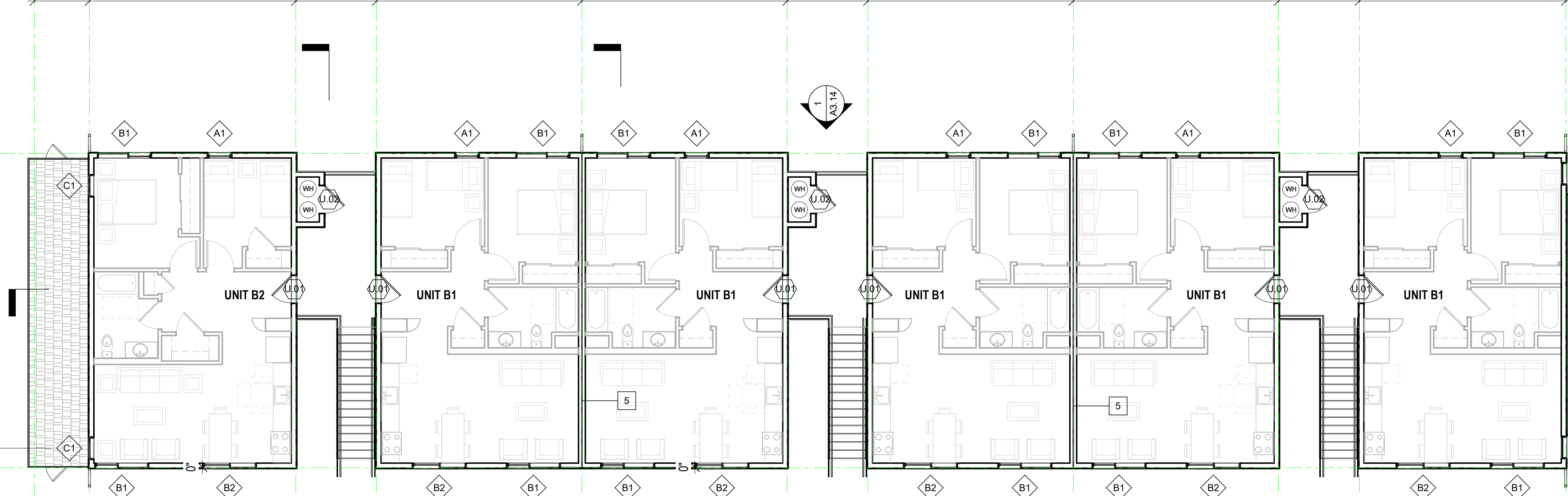


PHOTOVOLTAIC (PV) PANELS

BUILDING 7 - ROOF PLAN 3
1/8" = 1'-0"

7.11 7.10 7.9 7.8 7.7 7.6 7.5 7.4 7.3 7.2 7.1

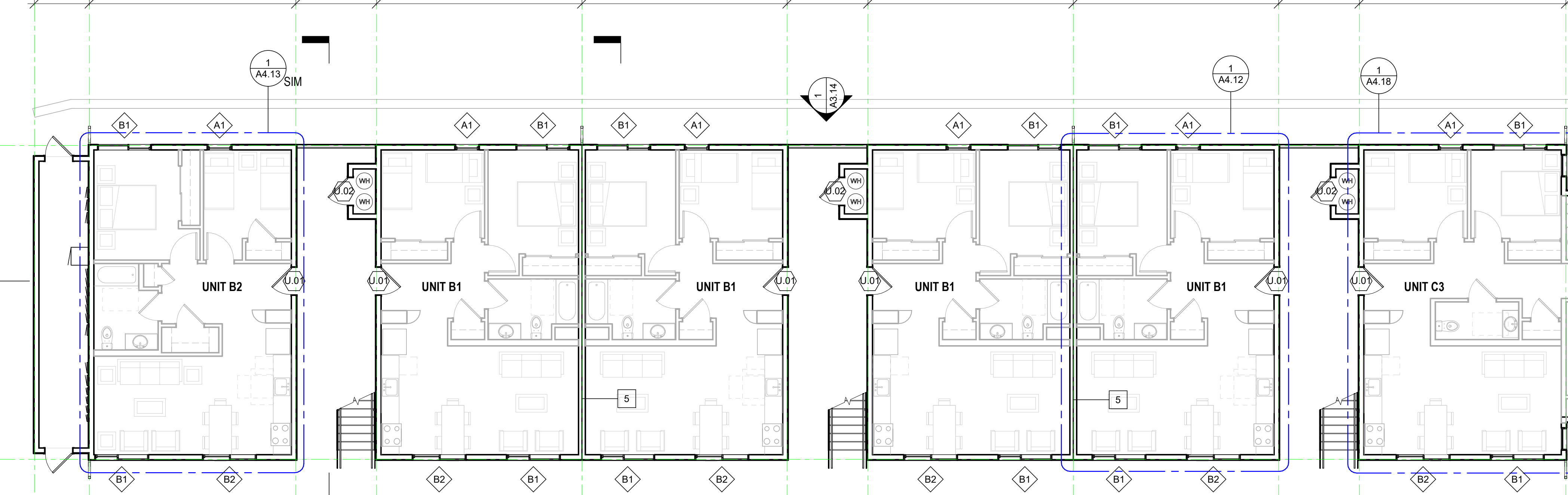
6'-1 1/2" 23'-0" 9'-0" 22'-10 1/2" 22'-10 1/2" 9'-0" 22'-10 1/2" 22'-10 1/2" 9'-0" 23'-0"



BUILDING 7 - LEVEL 2 FLOOR PLAN 2
1/8" = 1'-0"

7.11 7.10 7.9 7.8 7.7 7.6 7.5 7.4 7.3 7.2 7.1

6'-1 1/2" 23'-0" 9'-0" 22'-10 1/2" 22'-10 1/2" 9'-0" 22'-10 1/2" 22'-10 1/2" 9'-0" 23'-0"

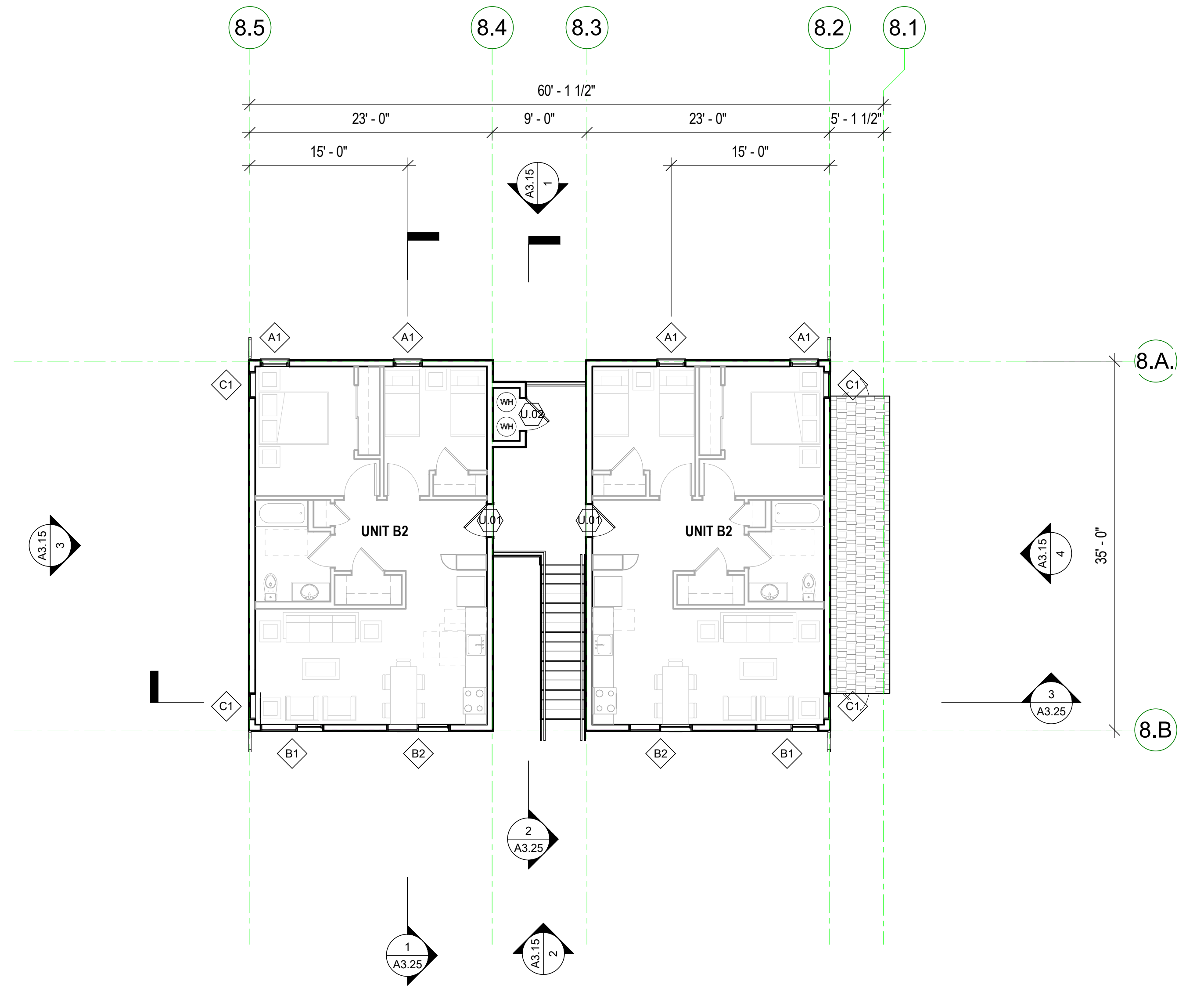


RETAINING WALL, SEE CIVIL DRAWINGS

BUILDING 7 - LEVEL 1 FLOOR PLAN 1
1/8" = 1'-0"

FLOOR PLAN GEN. NOTES

- SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
- THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
- REFERENCE ACCESSIBILITY CODE SHEETS G0.XX FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAMMS
- SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
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- ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
- FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.X, A4.X, & A8.X. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.X.
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- ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
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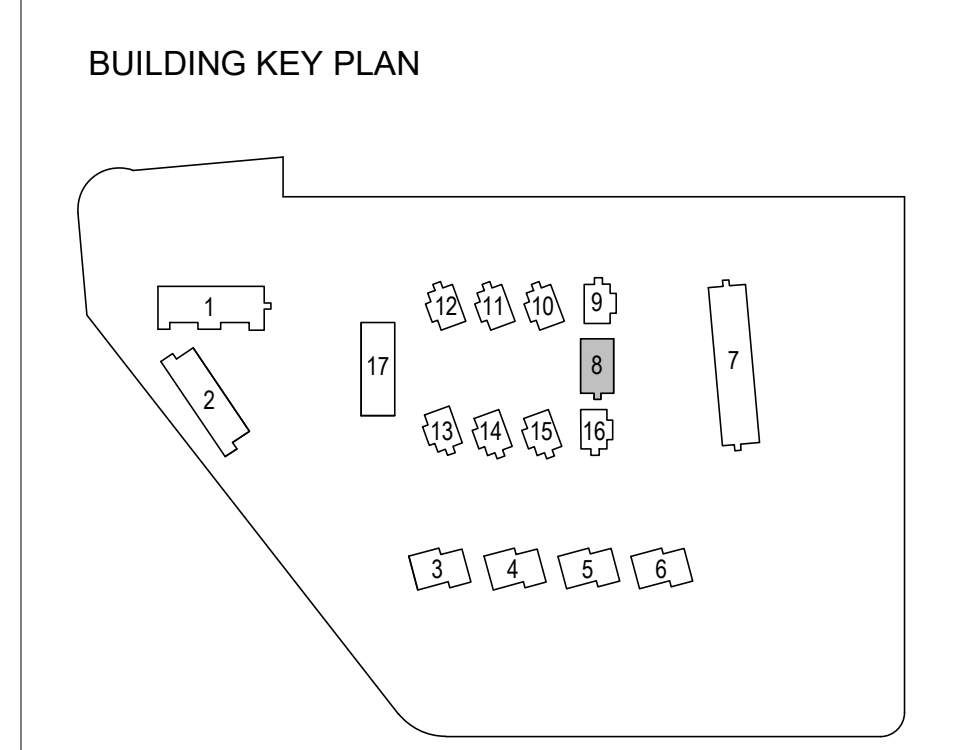


BUILDING 8 - LEVEL 2 FLOOR PLAN
1/8" = 1'-0" 2

FLOOR PLAN KEY

- SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.
- FEC RECESSED FIRE EXTINGUISHER CABINET
 - CPT LIN FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
 - FS FLOOR SINK - SEE PLUMBING DRAWINGS
 - FD FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
 - 2 HOUR RATED WALLS
 - VERTICAL RATED SHAFT
 - VERTICAL CHASE
 - SLOPE SLOPE AT FLOOR OR RAMP DIRECTION

KEYNOTE LEGEND	
NUMBER	KEYNOTE

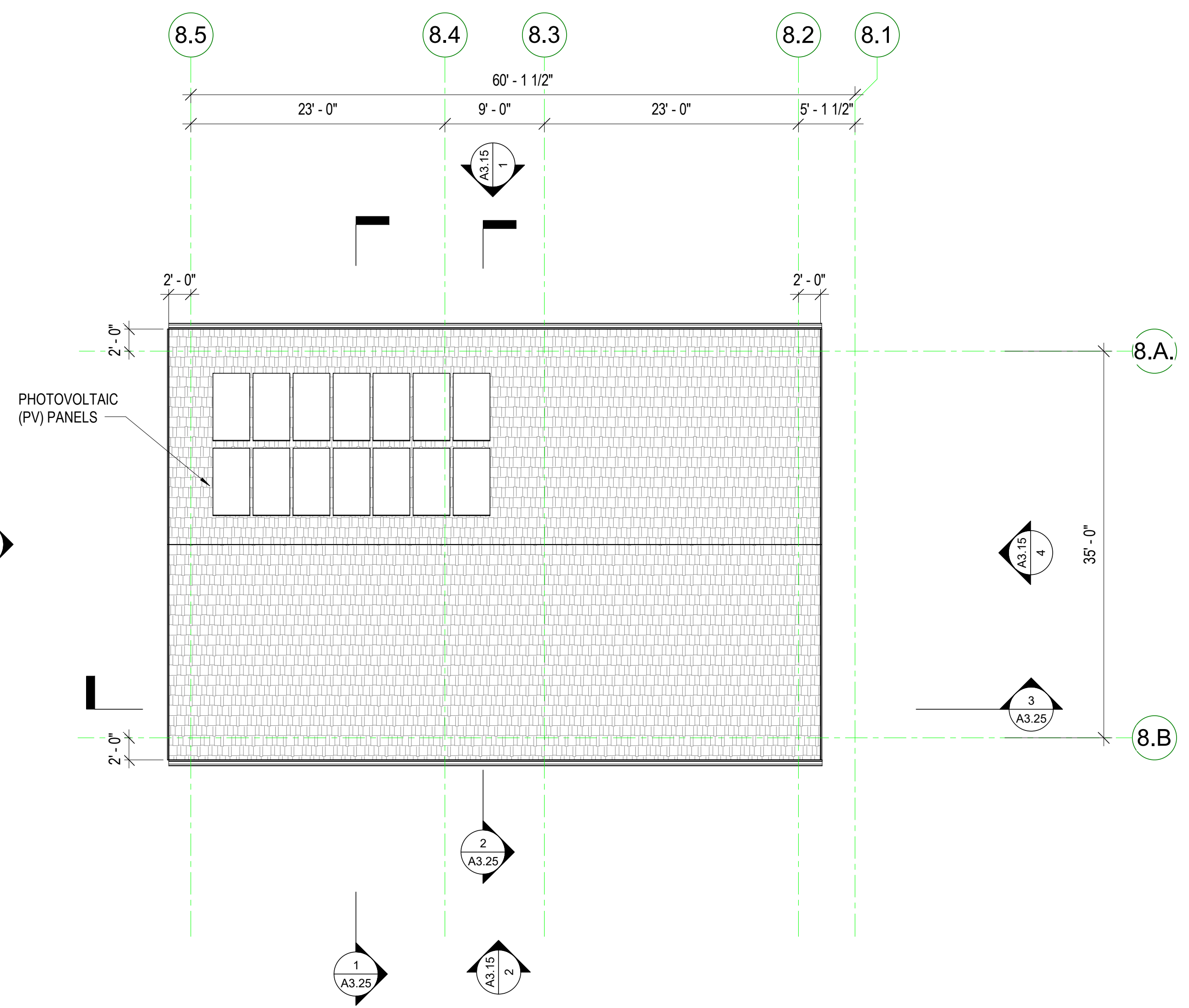


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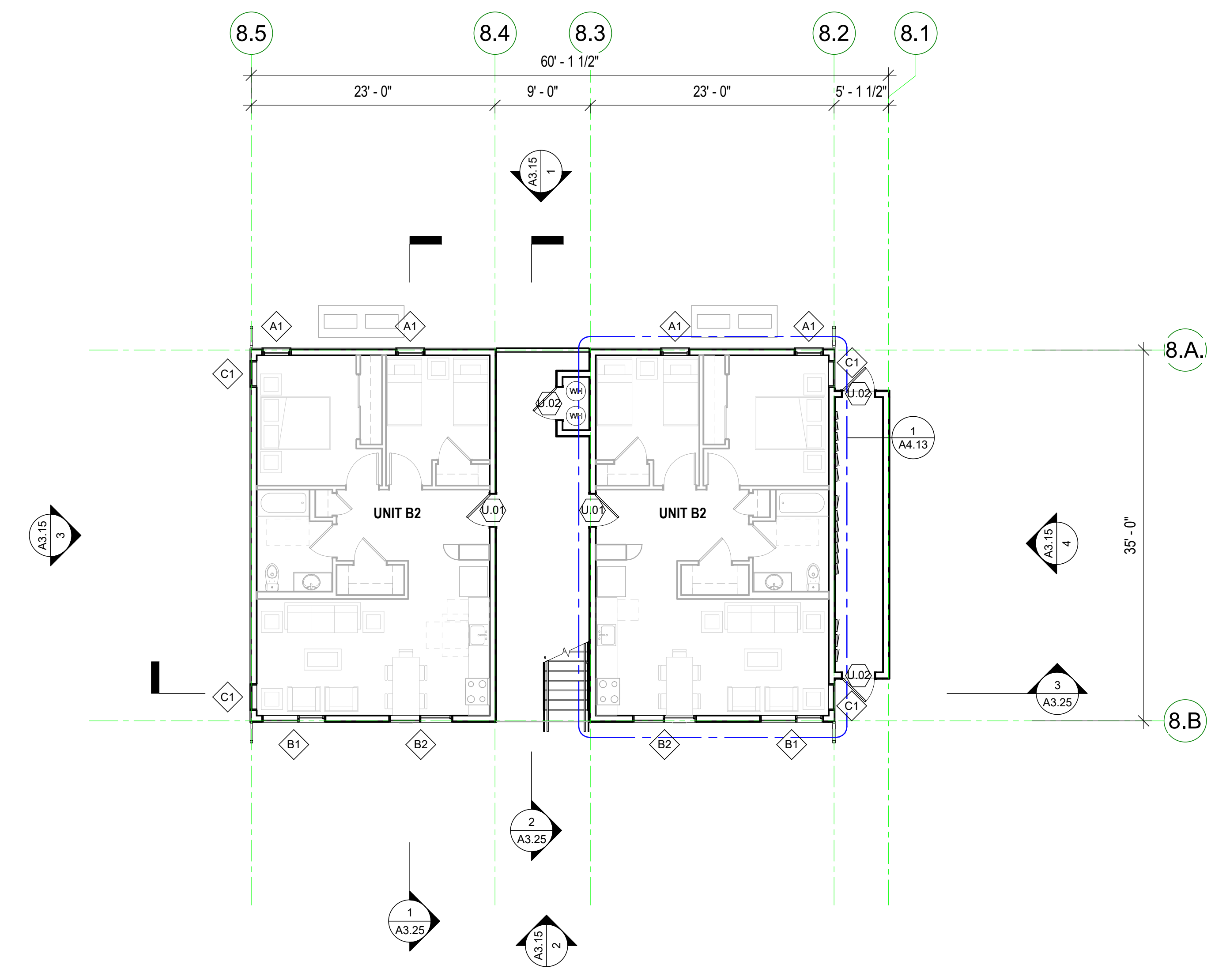
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Reconsideration	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Reconsideration	12/01/23

JOB NUMBER: 1603
DRAWN BY: Author
CHECKED BY: Checker
DATE: January 24, 2024
SCALE: As Indicated
TITLE: FLOOR & ROOF PLANS - BUILDING TYPE E (BUILDING 8)

SHEET: **A2.16**



BUILDING 8 ROOF PLAN
1/8" = 1'-0" 3



BUILDING 8 - LEVEL 1 FLOOR PLAN
1/8" = 1'-0" 1

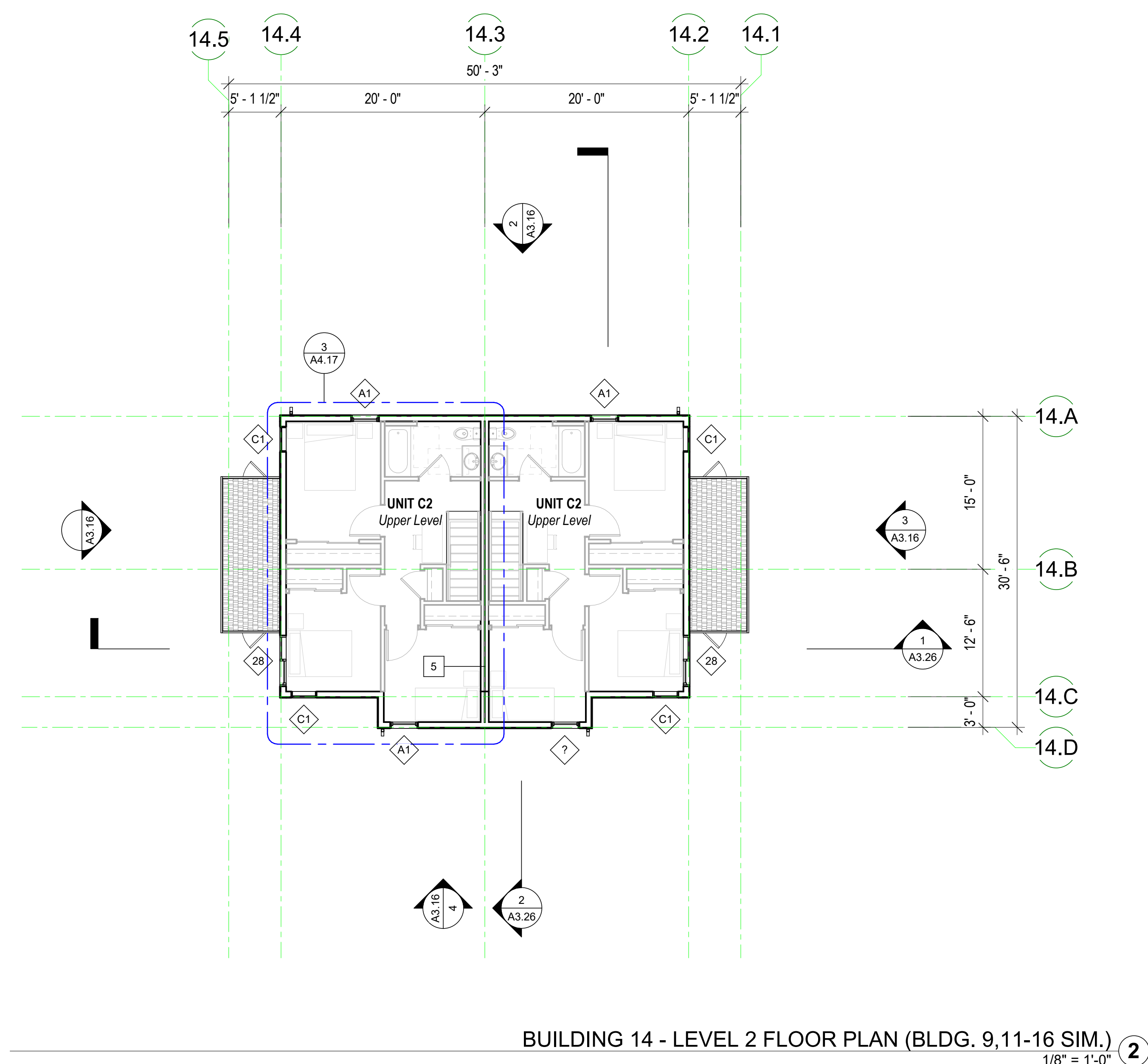
FLOOR PLAN GEN. NOTES

- SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS
- THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
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- SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
- FOR PARKING TABULATION REFER TO SHEET G0.XX.
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- ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
- FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS A2.X, A4.X, & A8.X. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.X.
- WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
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MIDPEN HOUSING
303 Vintage Park Drive
Suite 250
Foster City, CA 94404

CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach

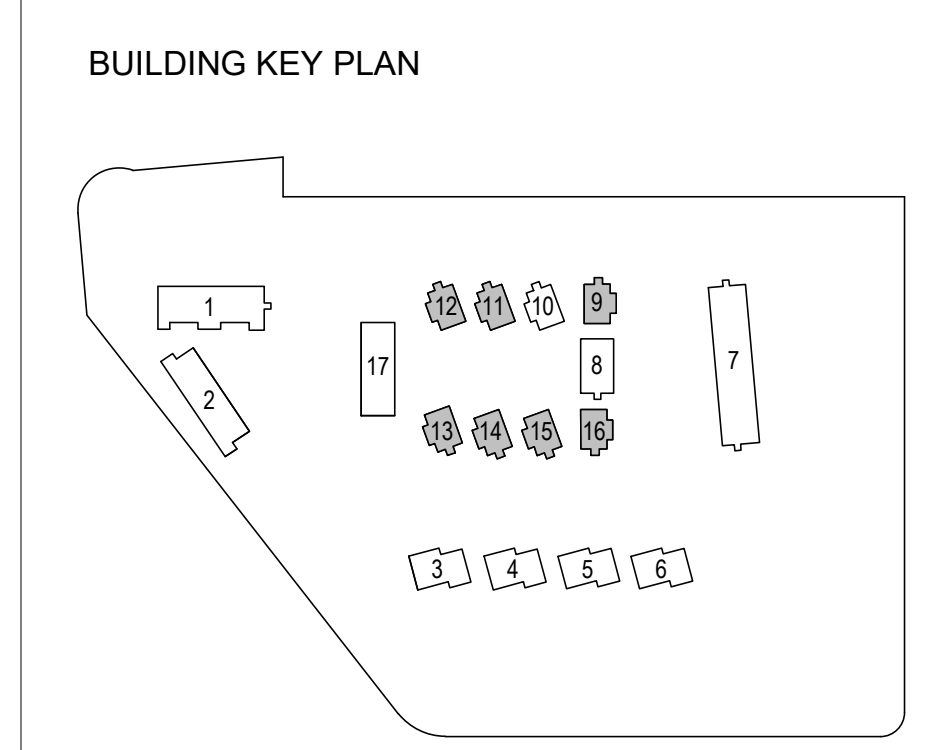


FLOOR PLAN KEY

- SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.
- FEC RECESSED FIRE EXTINGUISHER CABINET
 - CPT LIN FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
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KEYNOTE LEGEND

NUMBER	KEYNOTE

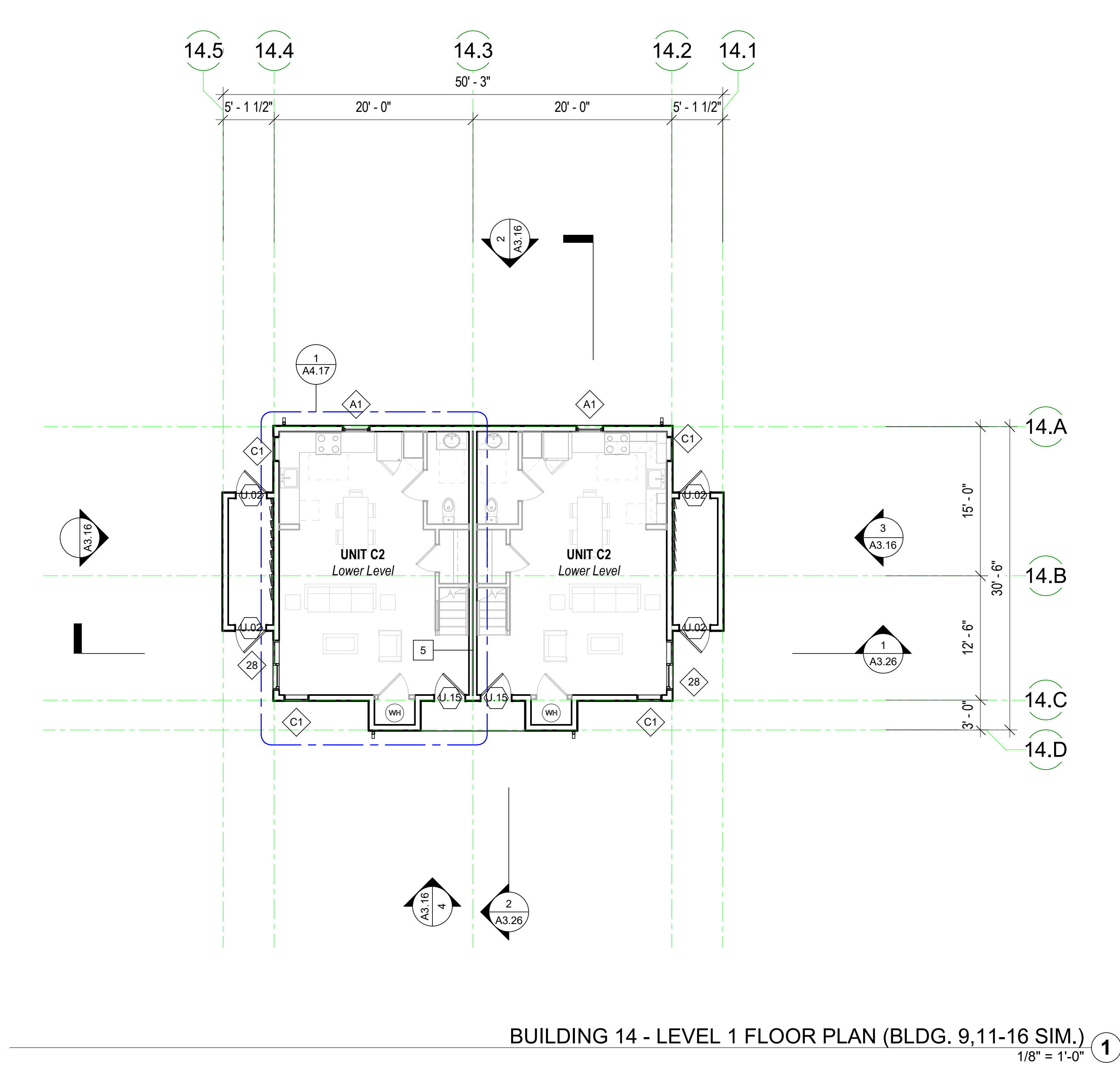
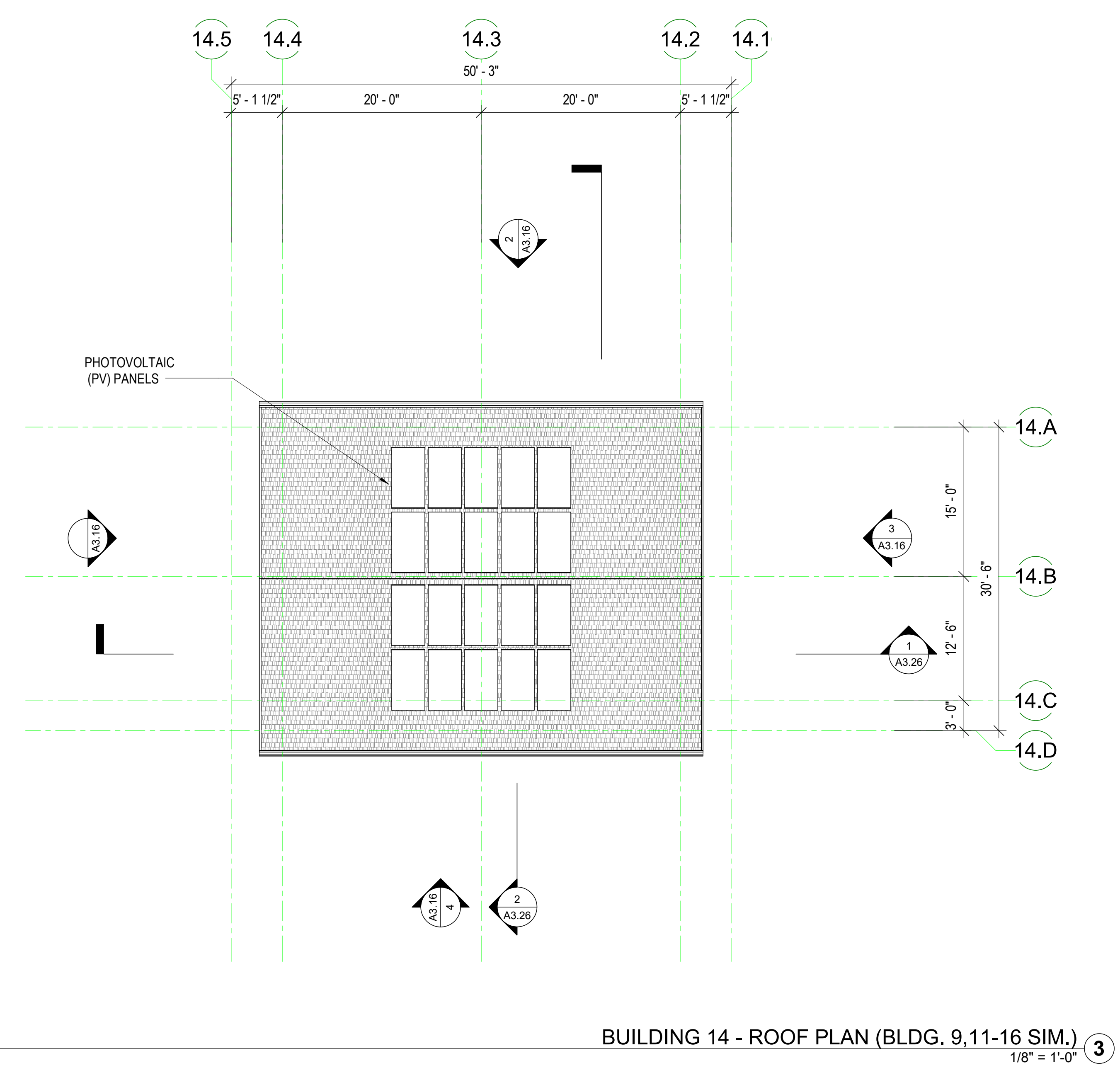


STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	12/01/23

JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: As Indicated
TITLE: FLOOR & ROOF PLANS - BUILDING TYPE F (BUILDINGS 9, 11-16)
SHEET: A2.17



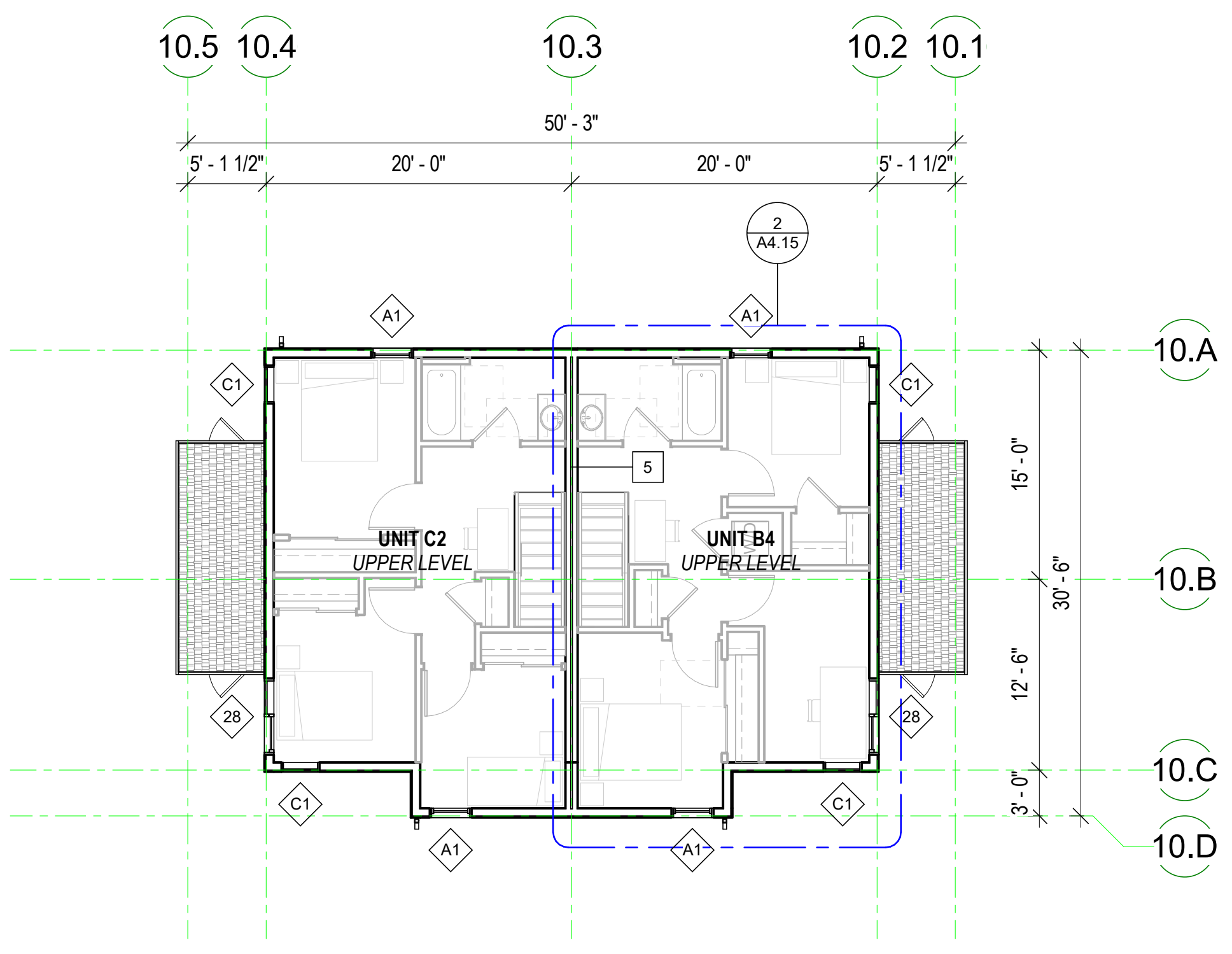
FLOOR PLAN GEN. NOTES

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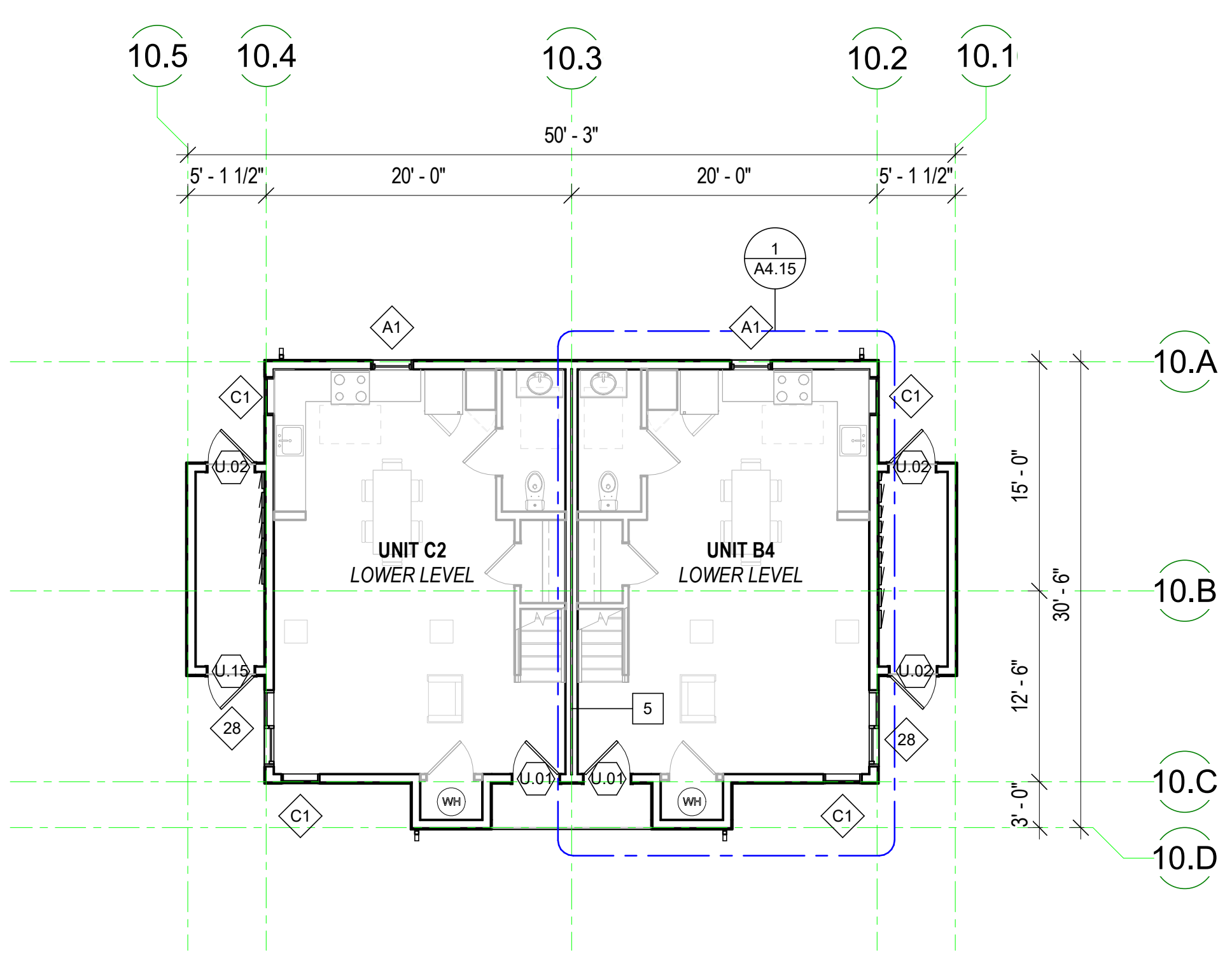
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 1611 TELEGRAPH AVE. SUITE 200
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 www.pyatok.com

MidPen HOUSING
 MIDPEN HOUSING
 303 Vintage Park Drive
 Suite 250
 Foster City, CA 94404

CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach



BUILDING 10 - LEVEL 2 FLOOR PLAN ②
 1/8" = 1'-0"

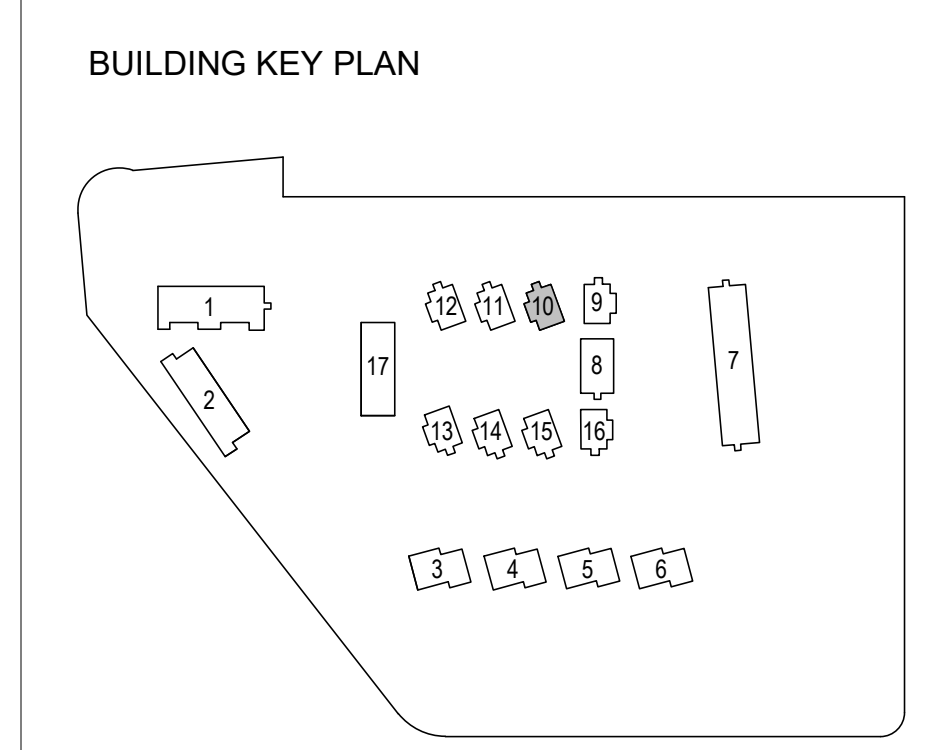


BUILDING 10 - LEVEL 1 FLOOR PLAN ①
 1/8" = 1'-0"

FLOOR PLAN KEY

- SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.
- FEC RECESSED FIRE EXTINGUISHER CABINET
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KEYNOTE LEGEND	
NUMBER	KEYNOTE



STAMP:

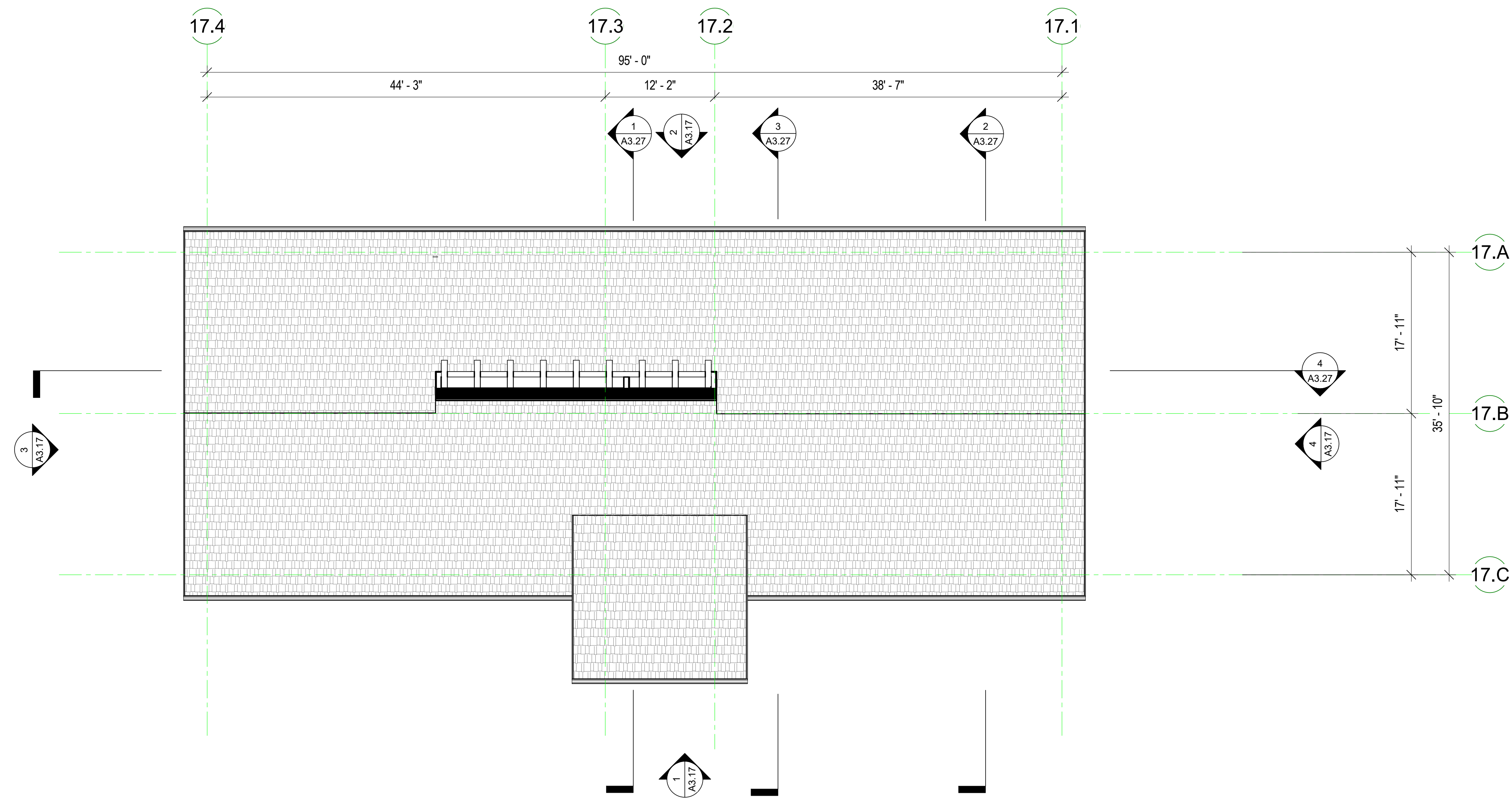
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	CDP Residential	10/01/23

JOB NUMBER: 1603
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: January 24, 2024
 SCALE: As Indicated

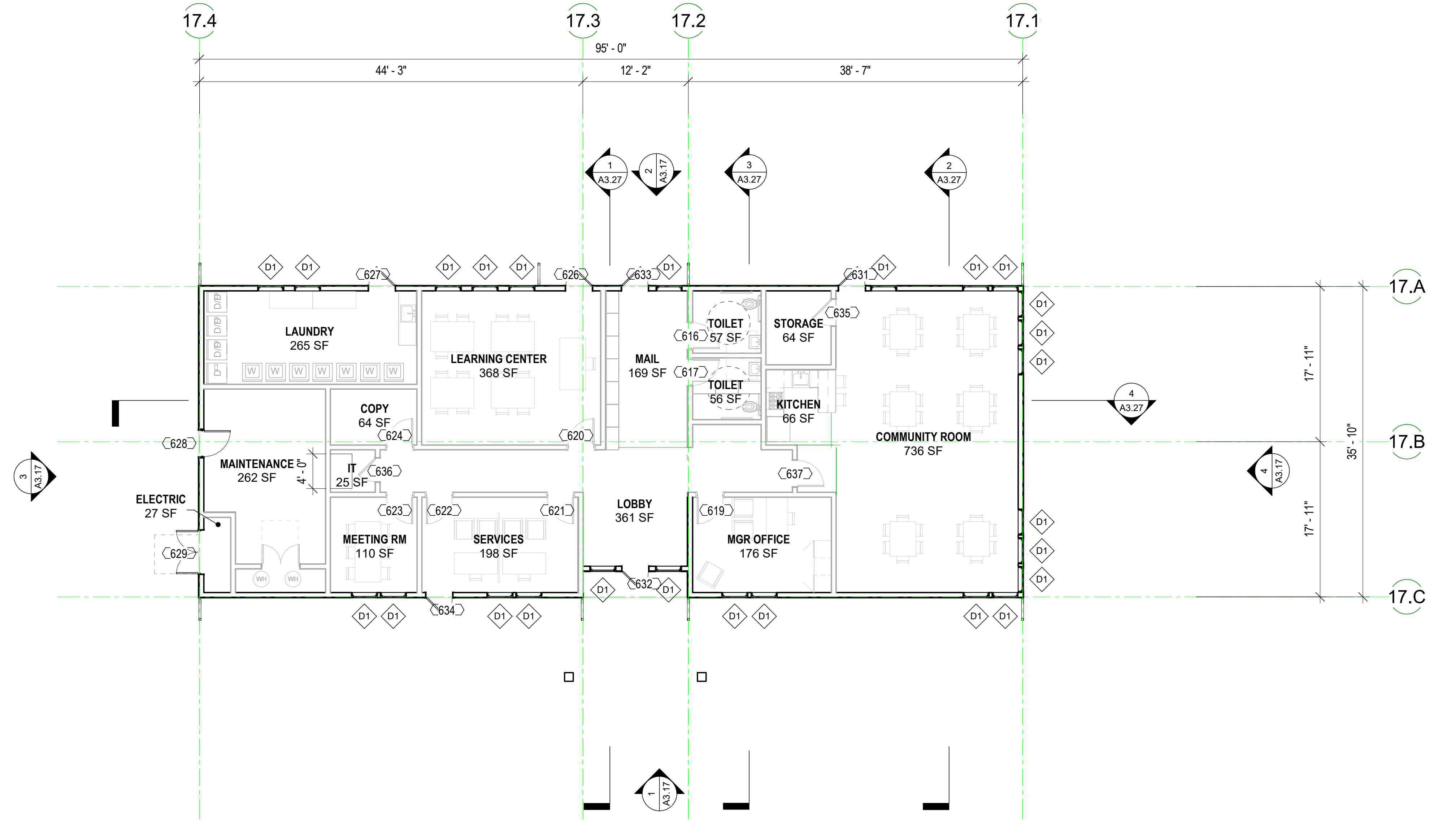
TITLE:
FLOOR & ROOF PLANS - BUILDING TYPE F (BUILDING 10)

SHEET:
A2.18

- SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS
- THESE PLANS SHOW UNIQUE INFORMATION ONLY. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN.
- REFERENCE ACCESSIBILITY CODE SHEETS **G0.XX** FOR ALL ACCESSIBILITY STANDARDS, REQUIREMENTS AND DIAGRAM.
- SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
- FOR PARKING TABULATION REFER TO SHEET **G0.XX**.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.), U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
- ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE **G0.XX** SHEETS AND ASSEMBLIES. SHEETS **A9.X**. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL. FOR DETAILED LOCATION OF WALL ASSEMBLY TYPES, SEE ENLARGED PLANS.
- ALL STAIR, ELEVATOR, TRASH CHUTE, AND VENTILATION SHAFTS TO BE 2-HR FIRE RATED BARRIERS IF CONNECTING MORE THAN 3 STORIES. IF LESS THAN 3 STORIES, THESE MUST BE 1-HR FIRE-RATED CONSTRUCTION.
- FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING AND UNIT FLOOR PLANS, SHEETS **A2.X**, **A4.X**, & **A8.X**. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS **A9.X**.
- WHERE PROVIDED, CMU PARTITION WALLS TO RECEIVE REINFORCING PER STRUCTURAL DRAWINGS AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
- ALL INTERIOR EXPOSED CONCRETE WITHIN PUBLIC SPACES IS ARCHITECTURAL FINISH, U.O.N.
- STUD SIZES TYPICALLY USED THROUGHOUT PROJECT ARE SHOWN - REFER TO STUD SIZE ON WALL ASSEMBLIES, SHEET **A9.X**, FOR REQUIRED SIZES, GAUGES AND SPACING REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNT ITEMS AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
- THIS BUILDING TO BE FIRE SPRINKLERED PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
- CLASS 1 STANDPIPES TO BE INTERCONNECTED.
- PROVIDE ALL NECESSARY WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
- SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
- INTERIOR FINISHES SHALL COMPLY WITH **CBC 803.1** FLAME SPREAD PROVISION, SEE INTERIOR DRAWINGS.
- FOR DOOR & WINDOW SCHEDULES SEE SHEET **A9.X** & **A9.X**.
- RAMP SLOPES ARE MEASURED FROM CENTERLINE OF RAMP.
- ALL EXIT STAIRS TO COMPLY WITH **CBC CHAPTERS 10, 11A AND/OR 11B**. EXIT STAIRS AND LANDINGS TO BE 44 INCHES MINIMUM IN WIDTH. STAIR RISERS TO BE MAXIMUM 7 INCHES HIGH, AND TREADS TO BE 11 INCHES MINIMUM DEEP.
- SEE ROOF PLAN GENERAL NOTES FOR DRAINAGE, VENTILATION, AND ROOF ACCESS NOTES.
- ALL RESIDENTIAL UNITS THAT FACE ROADS ARE EQUIPPED WITH EITHER MECHANICAL VENTILATION OR PASSIVE FRESH-AIR INLETS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- SEE SIGNAGE PLANS AND DETAILS ON **A10.X** FOR ADDITIONAL INFORMATION REGARDING SIGNS AT UNIT ENTRIES, ELEVATORS, STAIRS, EGRESS COMPONENTS, COMMON AREA DOORS.



BUILDING 17 - COMMUNITY BLDG - ROOF PLAN
1/8" = 1'-0" ②



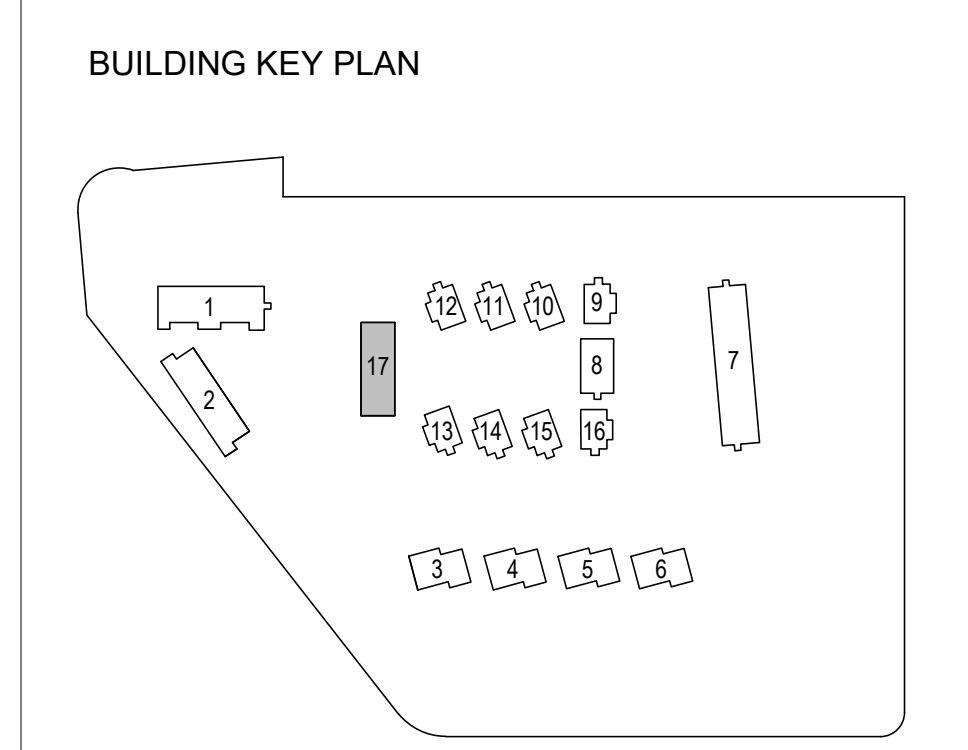
BUILDING 17 - COMMUNITY BLDG - LEVEL 1 FLOOR PLAN
1/8" = 1'-0" ①

FLOOR PLAN KEY

SEE GRAPHIC SYMBOLS LEGEND ON COVER SHEET FOR SYMBOLS NOT SHOWN BELOW.

- FEC** RECESSED FIRE EXTINGUISHER CABINET
- CPT** FLOORING TRANSITION - SEE FINISH SCHEDULE AND MATERIALS KEY
- FS** FLOOR SINK - SEE PLUMBING DRAWINGS
- FD** FLOOR DRAIN - SEE PLUMBING DRAWINGS - MAX SLOPE TO DRAIN 1/8" PER FOOT, U.O.N.
- 2 HOUR RATED WALLS**
- VERTICAL RATED SHAFT**
- VERTICAL CHASE**
- SLOPE** SLOPE AT FLOOR OR RAMP DIRECTION

KEYNOTE LEGEND	
NUMBER	KEYNOTE



STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Reconsideration	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Reconsideration	12/01/23

JOB NUMBER: 1603
DRAWN BY: Author
CHECKED BY: Checker
DATE: January 24, 2024
SCALE: As Indicated
TITLE: **FLOOR & ROOF PLANS - COMMUNITY BUILDING (BUILDING 17)**
SHEET: **A2.19**

ELEVATION NOTES

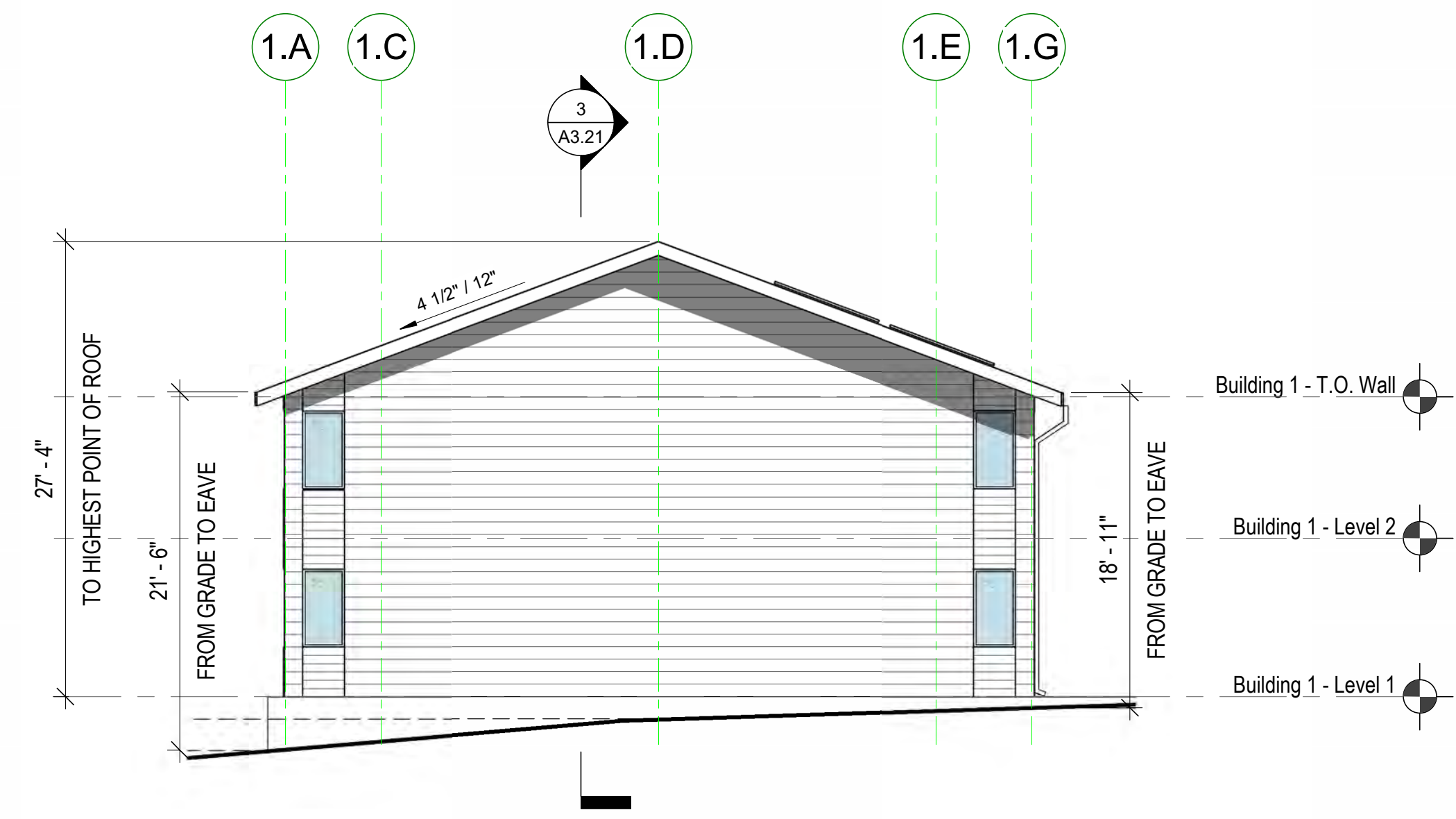
- SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS.
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- PER **ASTM C 1063**, EXTERIOR PLASTER CONTROL JOINTS TO BE INSTALLED IN VERTICAL SURFACES EXCEEDING 144 SQUARE FEET IN AREA AND HORIZONTAL SURFACES EXCEEDING 100 SQUARE FEET IN AREA. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1.
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- ALL WINDOW HEAD HEIGHTS TO BE **X'-XX"** FROM TOP OF SHEATHING AT WOOD STRUCTURE AND **X'-XX"** AT CONCRETE, TYPICAL, U.O.N.
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- ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS.
- REFER TO WINDOW SCHEDULE FOR WINDOW SIZES RATINGS.
- REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
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- FAÇADE ACCESS PLAN SHALL BE PROVIDED BY OWNER TO COMPLY WITH OSHA REGULATIONS FOR BUILDING MAINTENANCE.
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
- ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.
- FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON **A9.XX** AND **A9.XX**.
- SEE COLOR LEGEND ON SHEET **G0.XX** FOR PAINT SCHEDULE.

PYATOK
 1611 TELEGRAPH AVE. SUITE 200
 OAKLAND, CA 94612
 510.465.7010 p | 510.465.8575 f
 www.pyatok.com

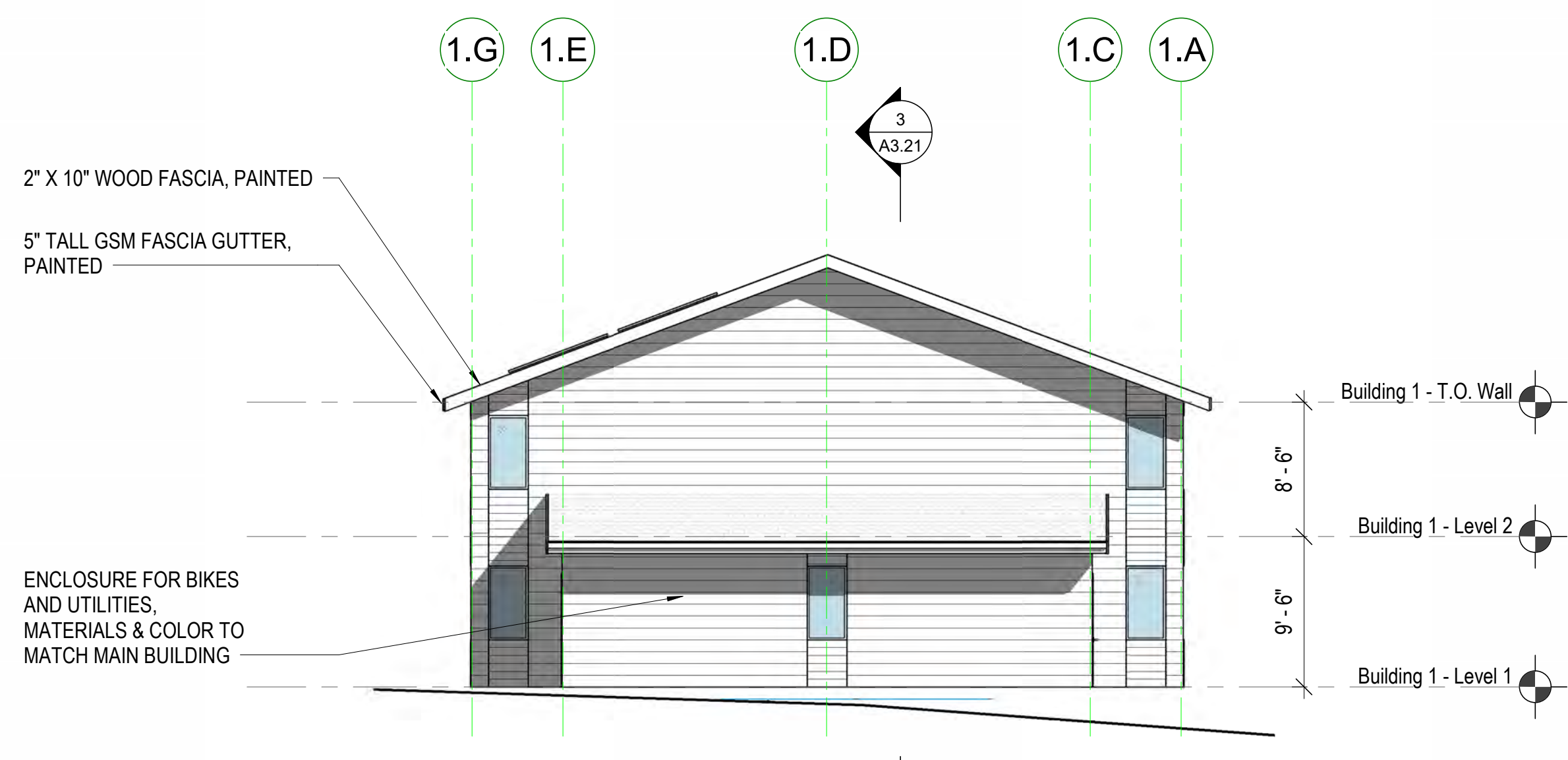
MidPen HOUSING

MIDPEN HOUSING
 303 Vintage Park Drive
 Suite 250
 Foster City, CA 94404

CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach



BUILDING 1 - WEST ELEVATION
 1/8" = 1'-0" ④



BUILDING 1 - EAST ELEVATION
 1/8" = 1'-0" ③



BUILDING 1 - SOUTH ELEVATION
 1/8" = 1'-0" ②



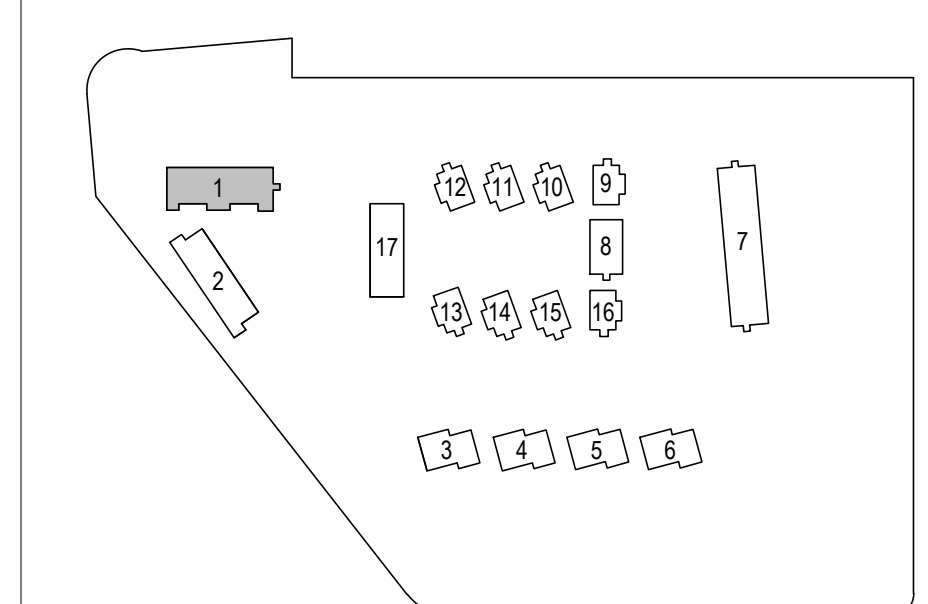
BUILDING 1 - NORTH ELEVATION
 1/8" = 1'-0" ①

KEYNOTE LEGEND	
NUMBER	KEYNOTE

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	09/10/20
3	Coastal Development Permit	06/01/22
4	CDP Resubmittal	12/01/23

BUILDING KEY PLAN



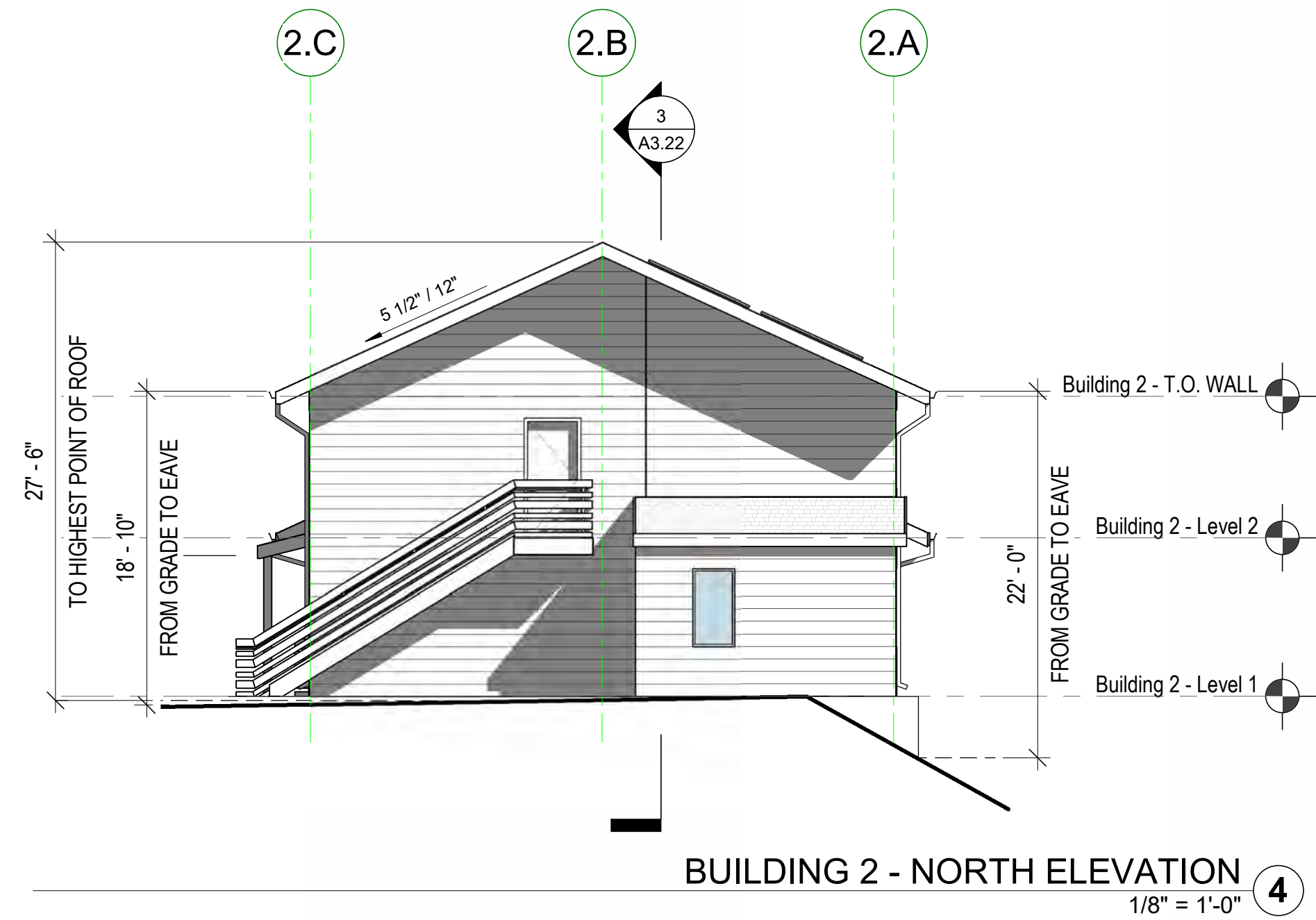
JOB NUMBER: 1603
 DRAWN BY: GP/SC
 CHECKED BY: PW
 DATE: January 24, 2024
 SCALE: As Indicated

TITLE:
ELEVATIONS - BUILDING TYPE A (BUILDING 1)

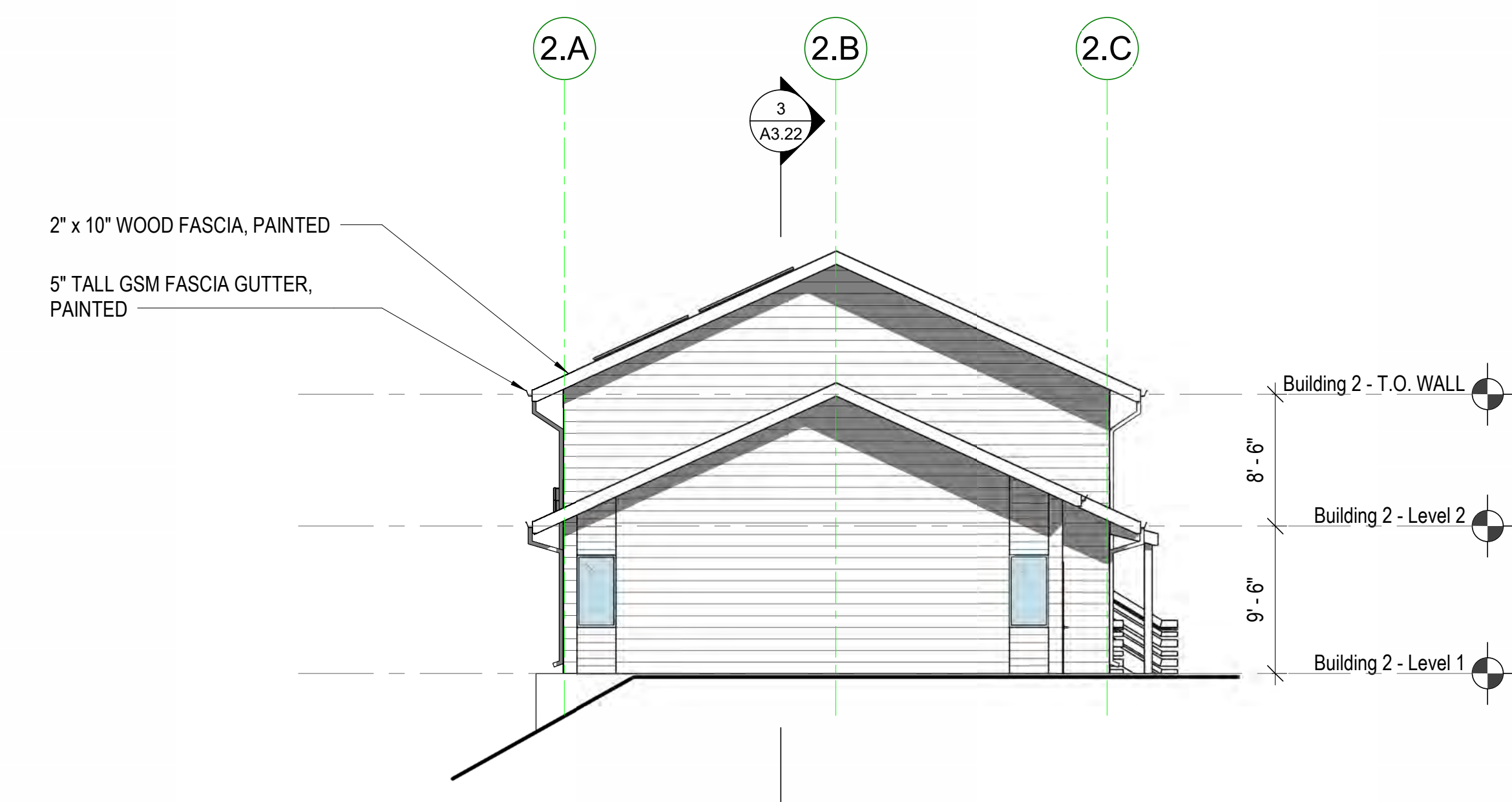
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ELEVATION NOTES

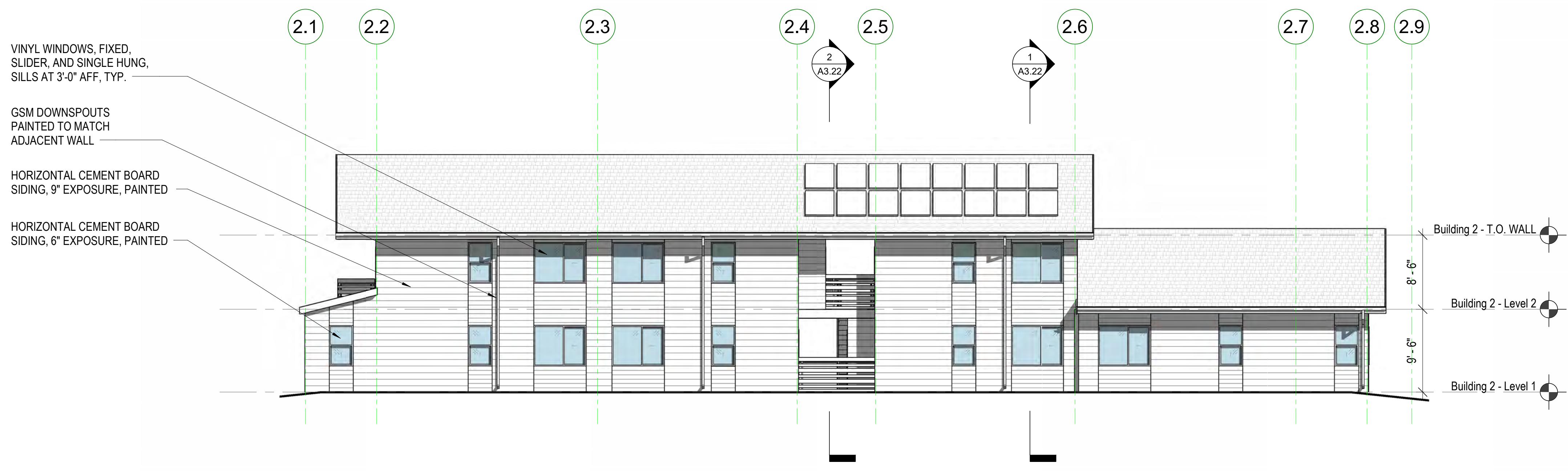
- SEE SHEET **G0.00** FOR SYMBOLS & ABBREVIATIONS.
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- FOR DOOR AND WINDOW TYPES AND SIZES, SEE SCHEDULES AND LEGENDS ON **A9.XX AND A9.XX**.
- SEE COLOR LEGEND ON SHEET **G0.XX** FOR PAINT SCHEDULE.



BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"

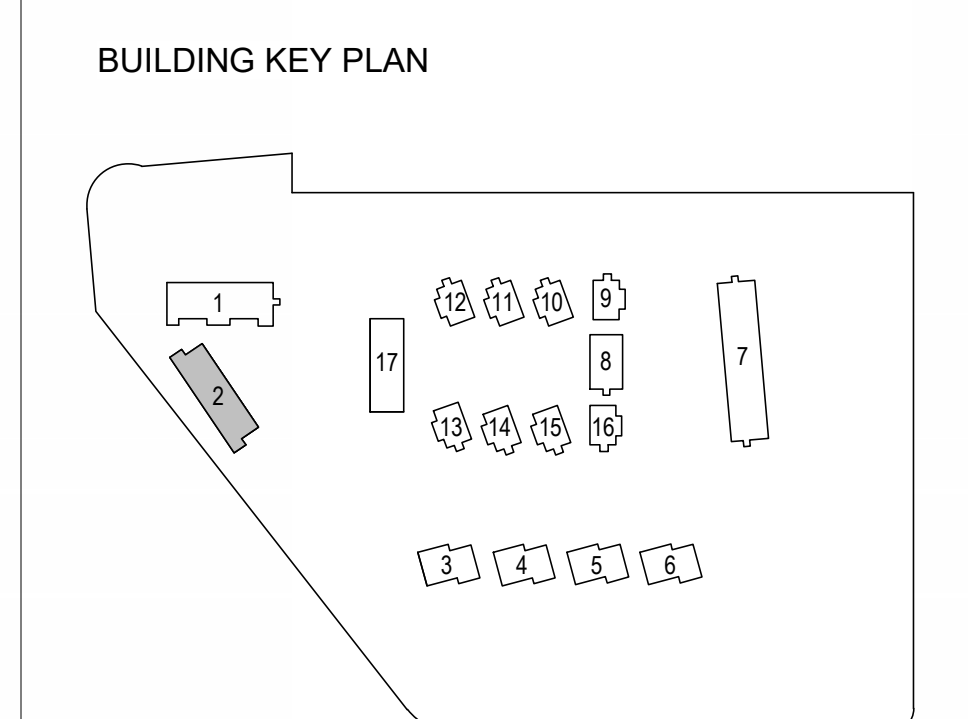
KEYNOTE LEGEND

NUMBER	KEYNOTE
1	
2	
3	

STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	09/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	12/01/23



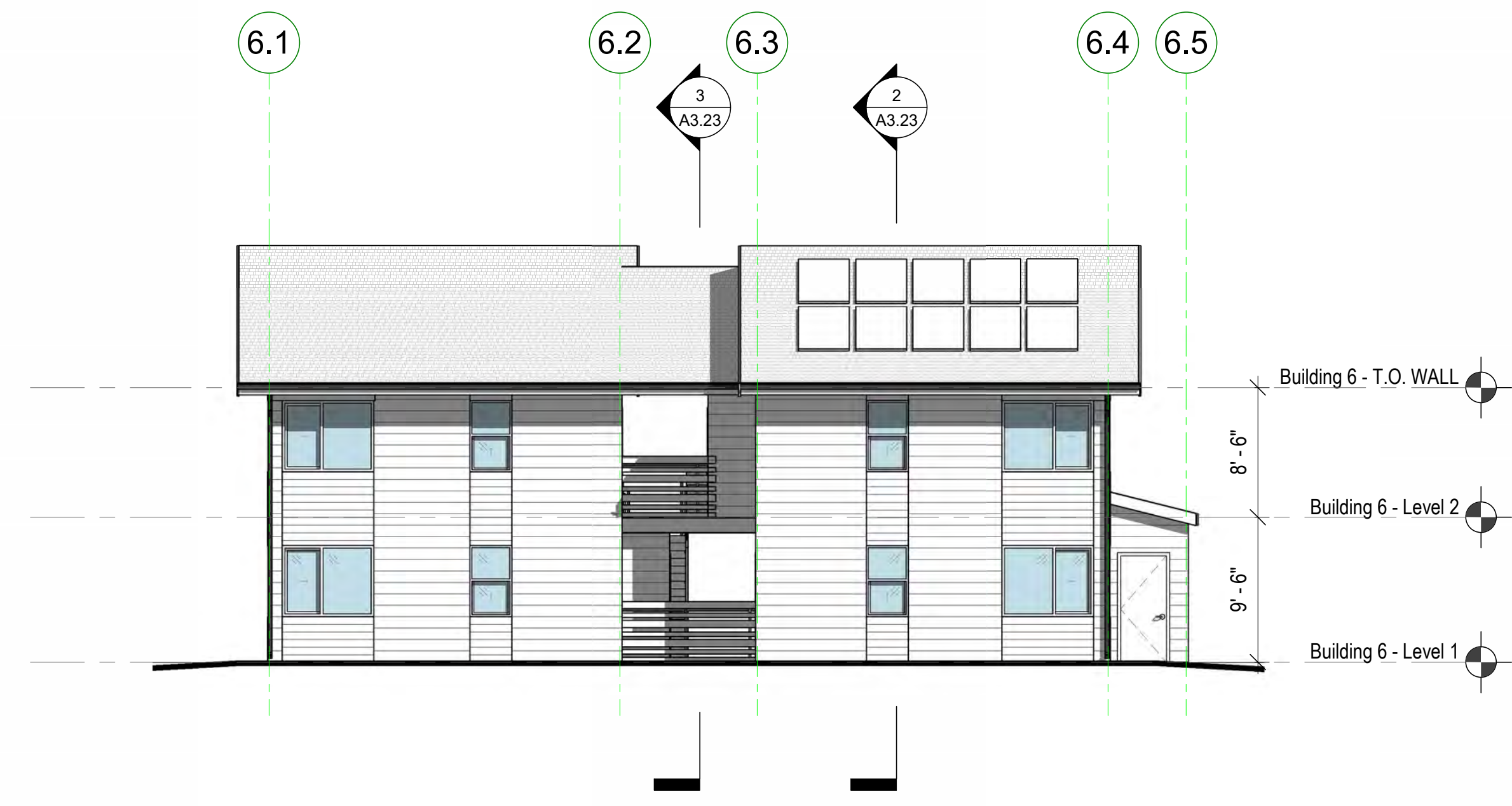
JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: As Indicated

TITLE:
ELEVATIONS - BUILDING TYPE B (BUILDING 2)

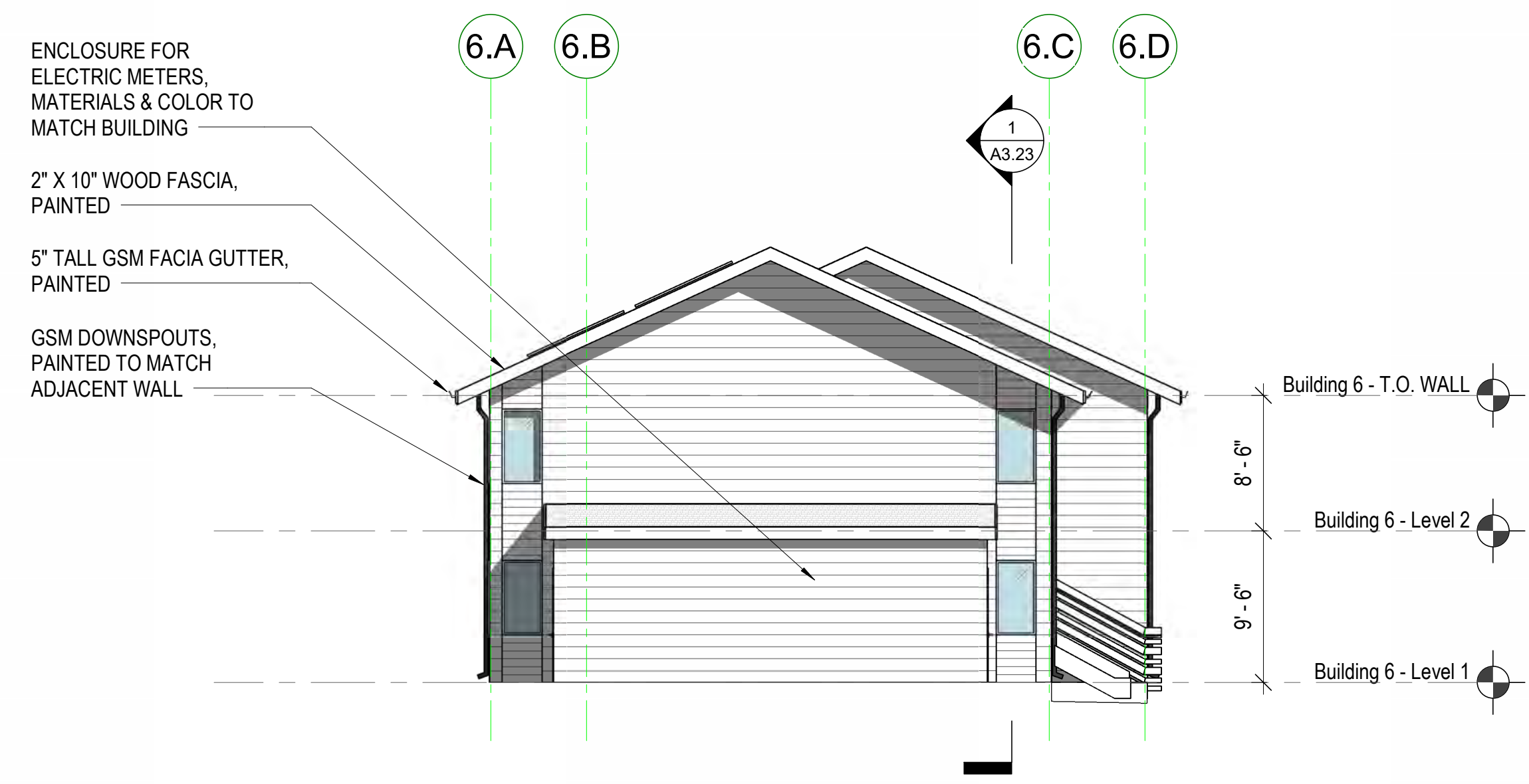
SHEET:
A3.12



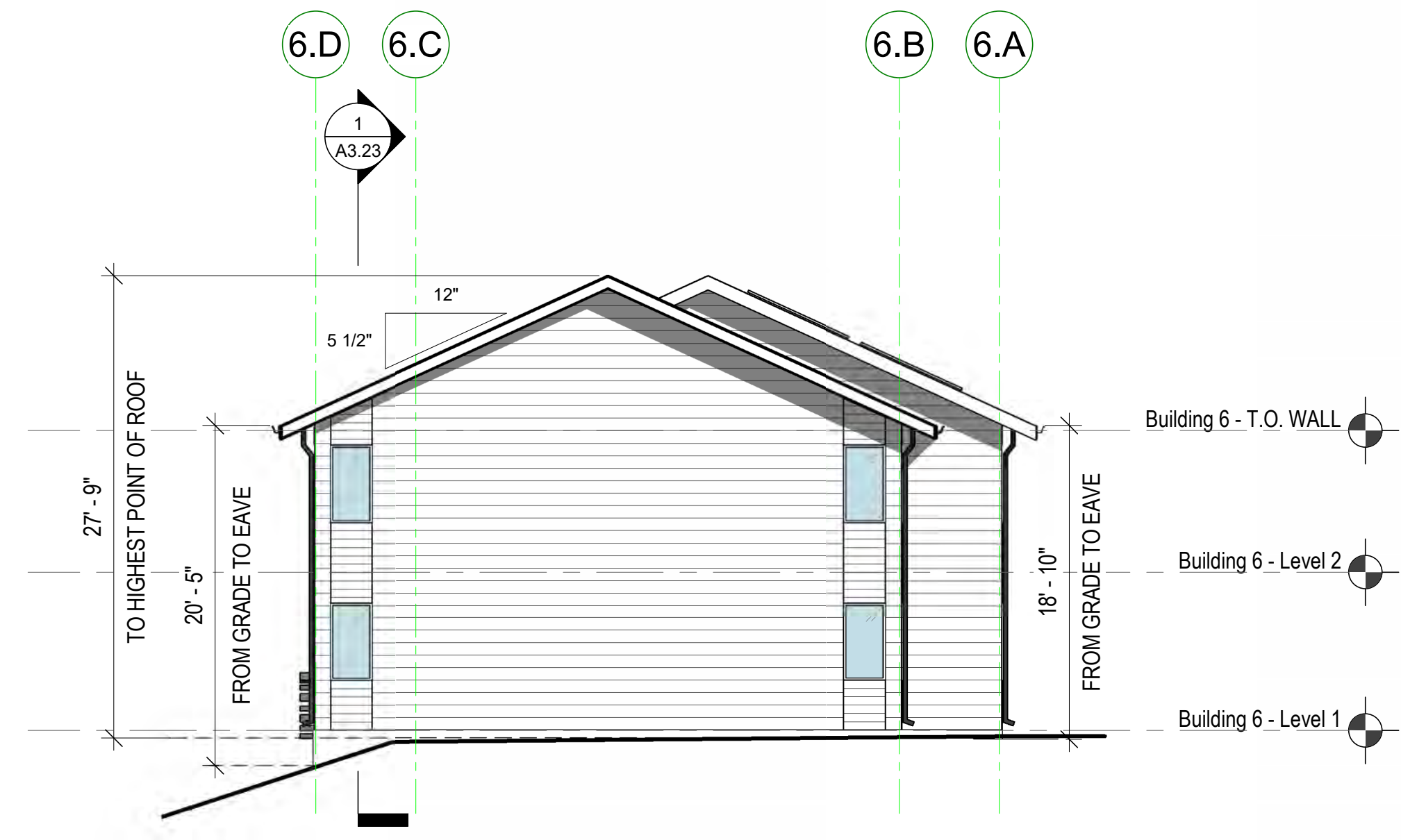
BUILDING 6 - NORTH ELEVATION
1/8" = 1'-0" ④



BUILDING 6 - SOUTH ELEVATION
1/8" = 1'-0" ③



BUILDING 6 - EAST ELEVATION
1/8" = 1'-0" ②



BUILDING 6 - WEST ELEVATION
1/8" = 1'-0" ①

ELEVATION NOTES

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- SEE COLOR LEGEND ON SHEET **G0.XX** FOR PAINT SCHEDULE.

KEYNOTE LEGEND	
NUMBER	KEYNOTE

STAMP:

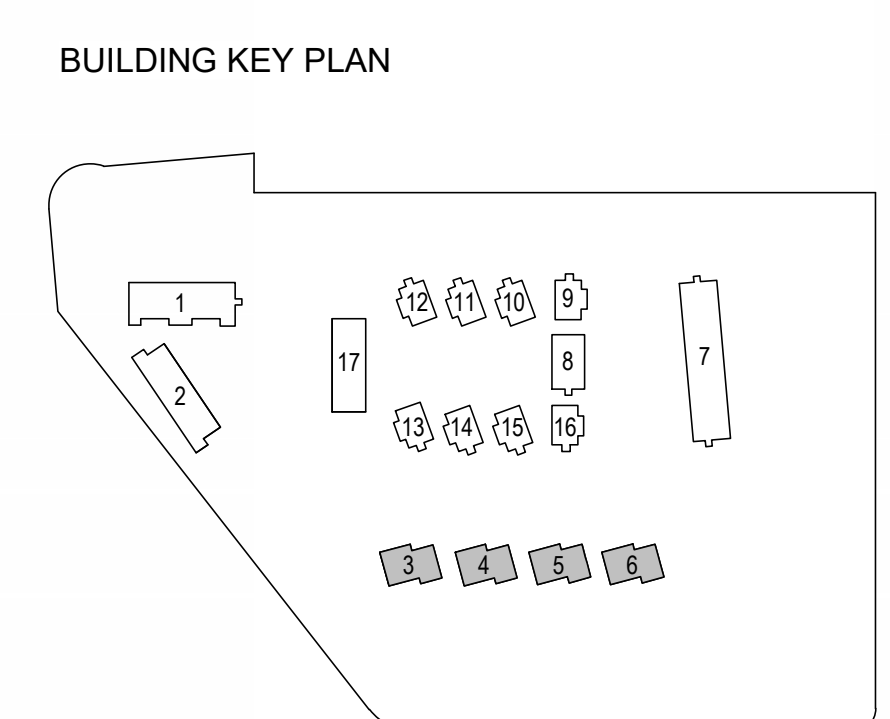
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
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JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: As Indicated

TITLE:
ELEVATIONS - BUILDING TYPE C (BUILDINGS 3-6)

SHEET:

A3.13



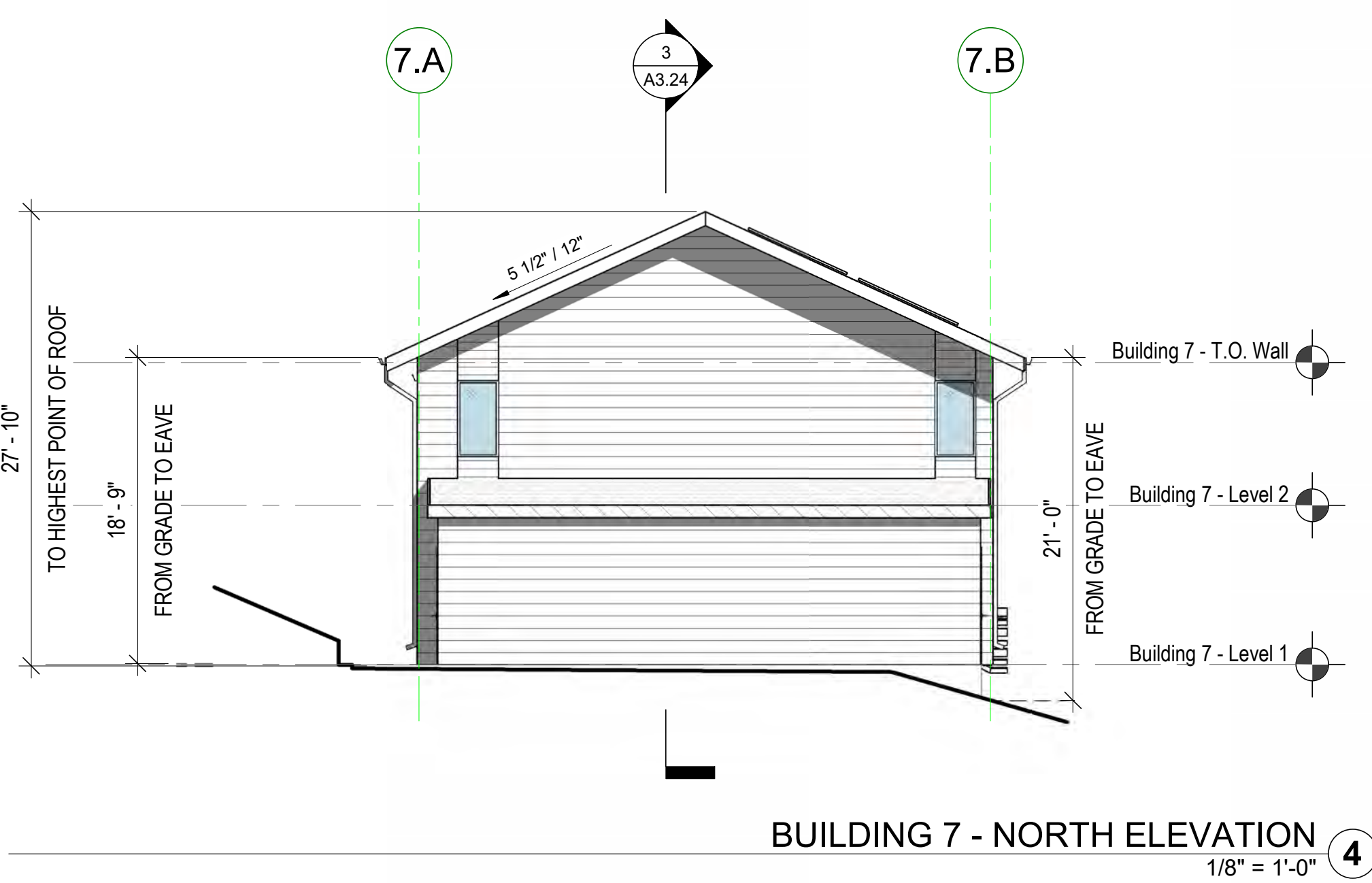
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- SEE COLOR LEGEND ON SHEET **G0.XX** FOR PAINT SCHEDULE.

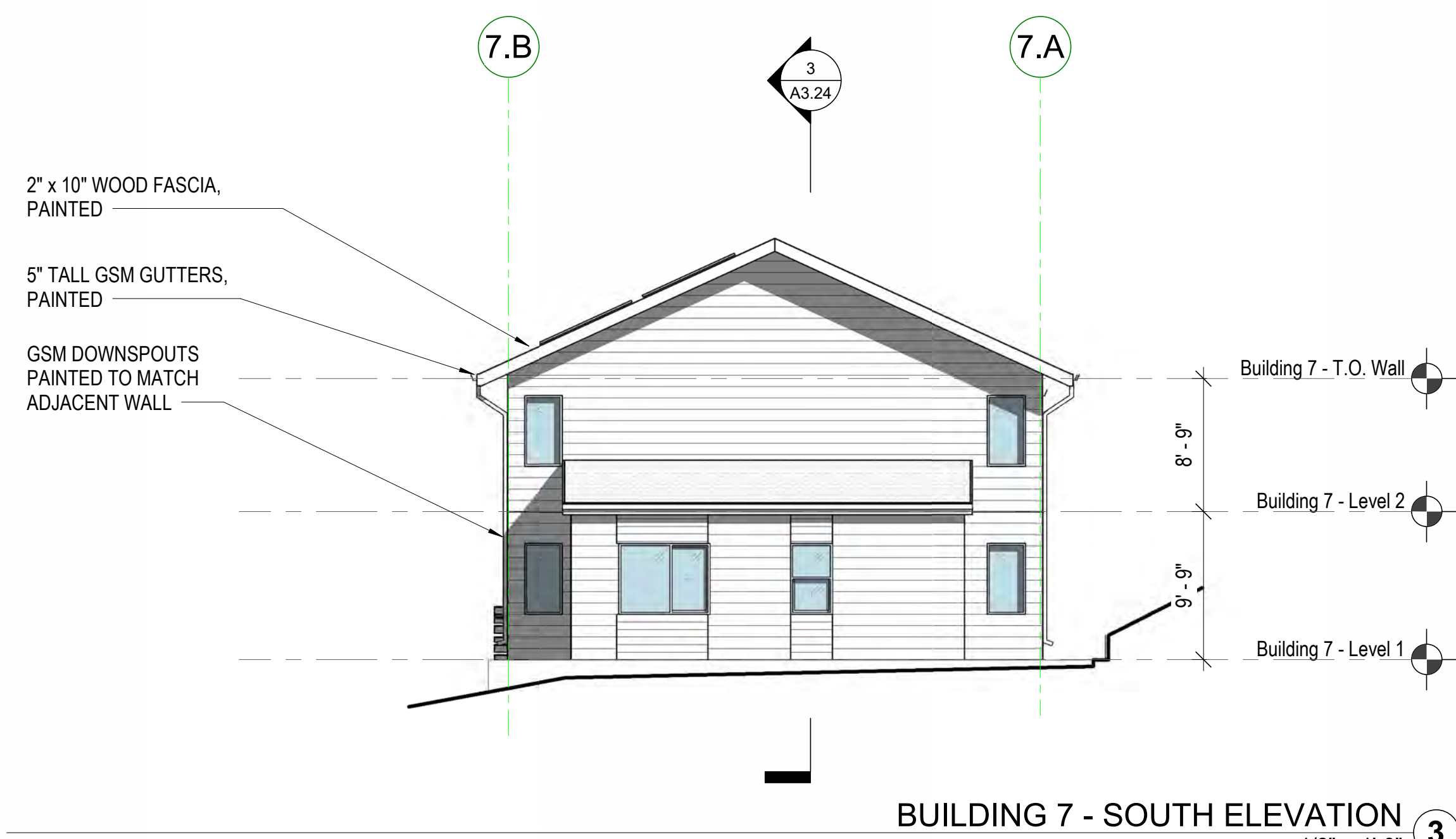
PYATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612
510.465.7010 p | 510.465.8575 f
www.pyatok.com

MidPen HOUSING
MIDPEN HOUSING
303 Vintage Park Drive
Suite 250
Foster City, CA 94404

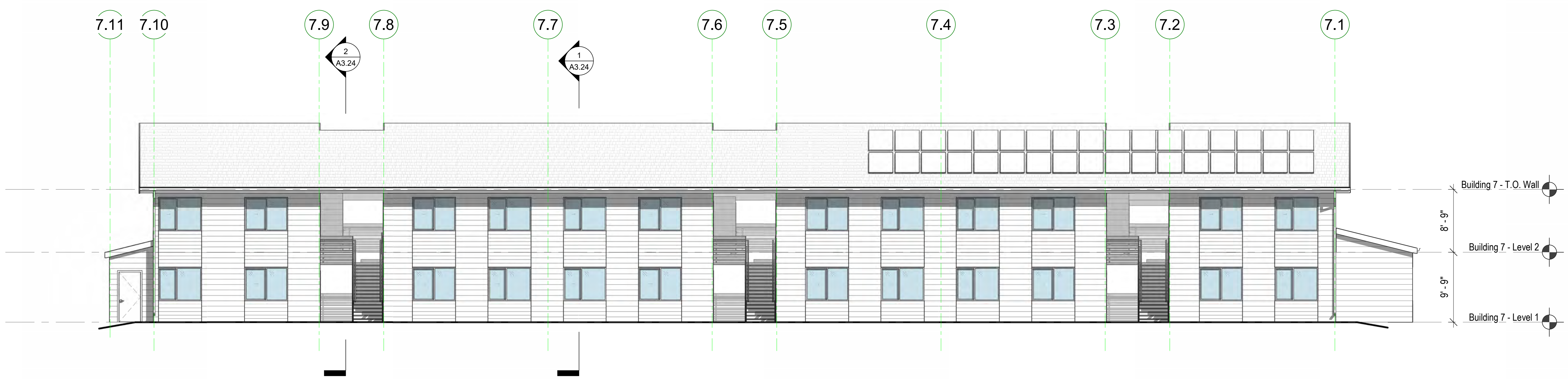
CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach



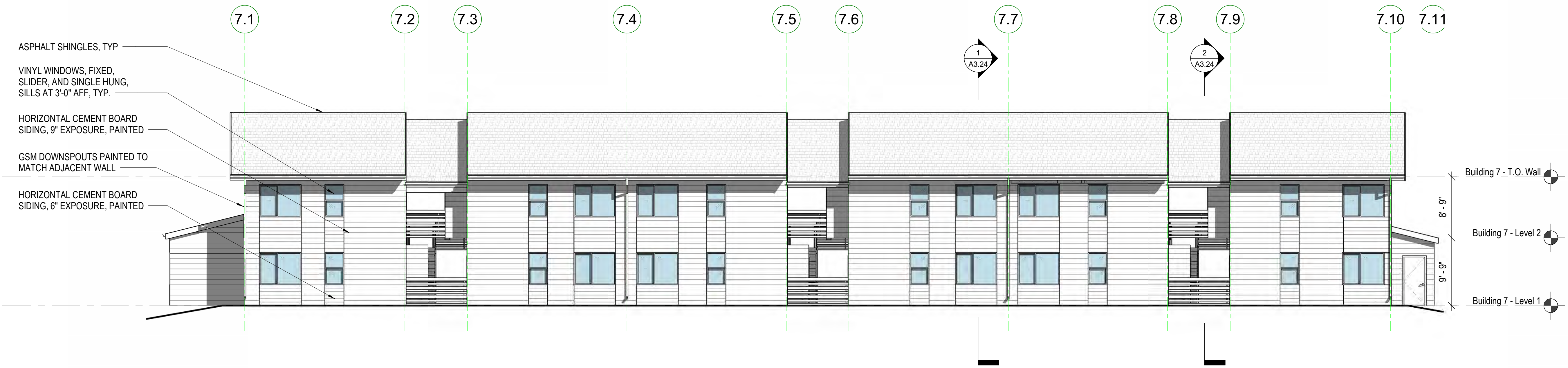
BUILDING 7 - NORTH ELEVATION
1/8" = 1'-0" 4



BUILDING 7 - SOUTH ELEVATION
1/8" = 1'-0" 3



BUILDING 7 - WEST ELEVATION
1/8" = 1'-0" 2



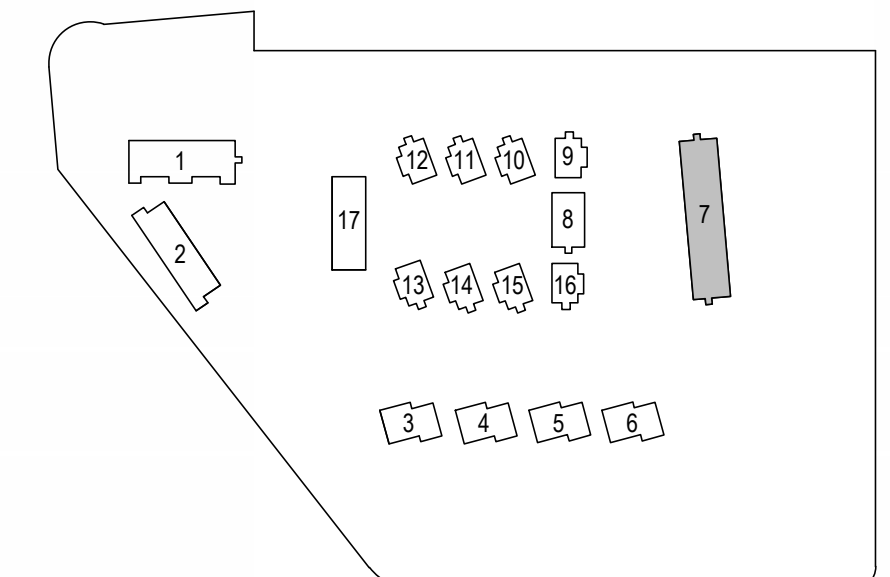
BUILDING 7 - EAST ELEVATION
1/8" = 1'-0" 1

KEYNOTE LEGEND	
NUMBER	KEYNOTE
1	A3.24
2	A3.24

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
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BUILDING KEY PLAN



JOB NUMBER: 1603
DRAWN BY: GP/SC
CHECKED BY: PW
DATE: January 24, 2024
SCALE: As Indicated

TITLE:
ELEVATIONS - BUILDING TYPE D (BUILDING 7)

SHEET:
A3.14

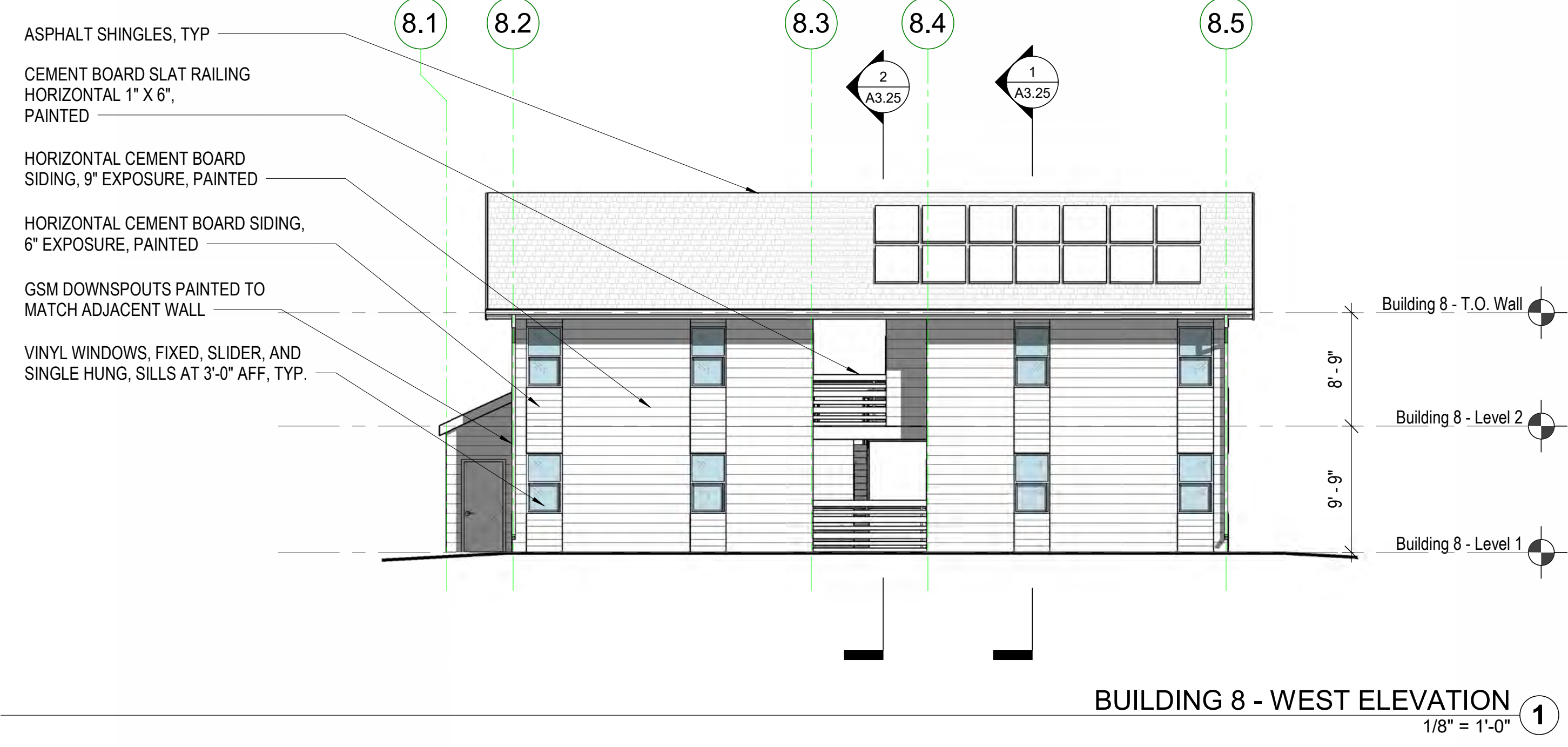
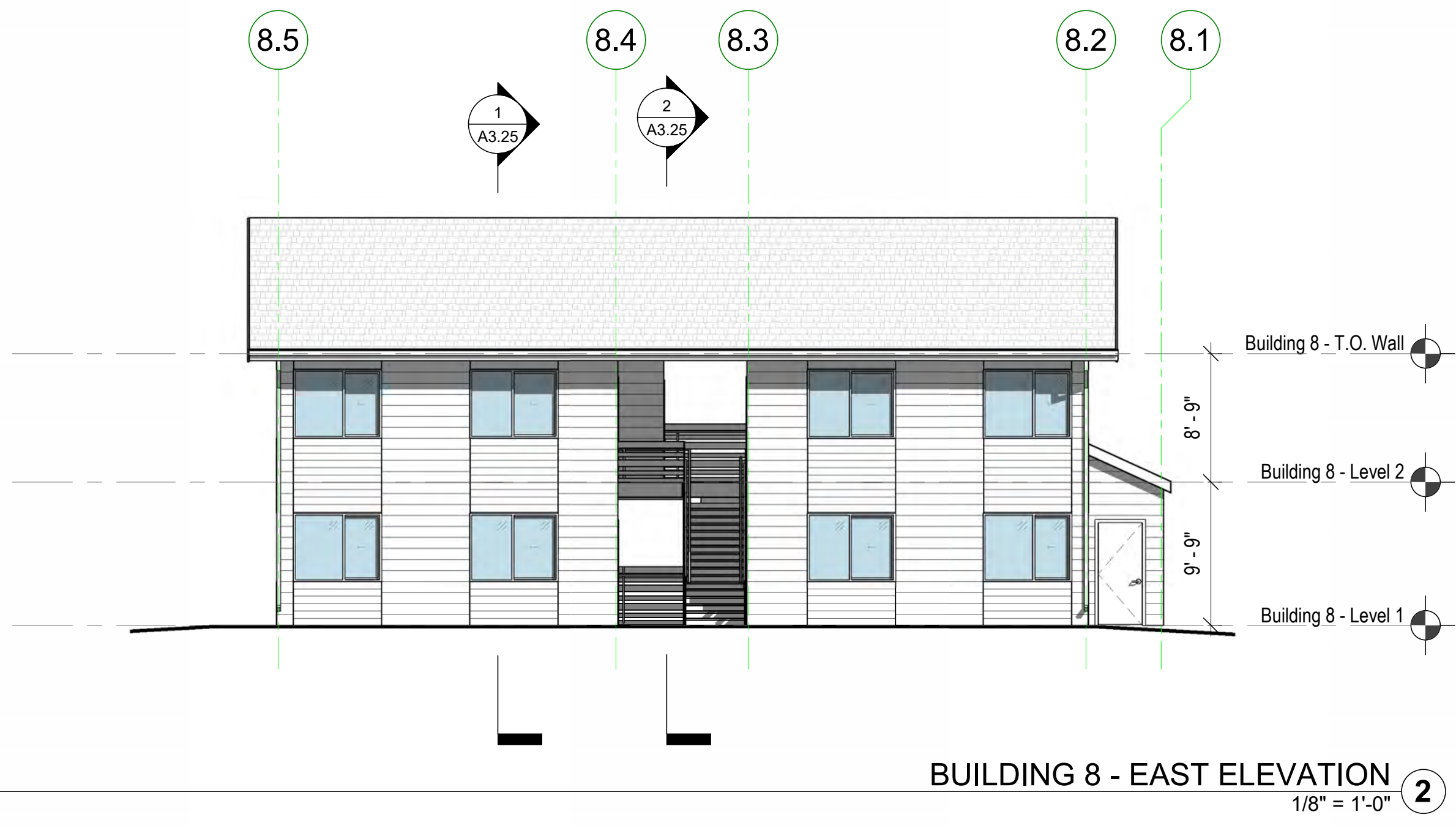
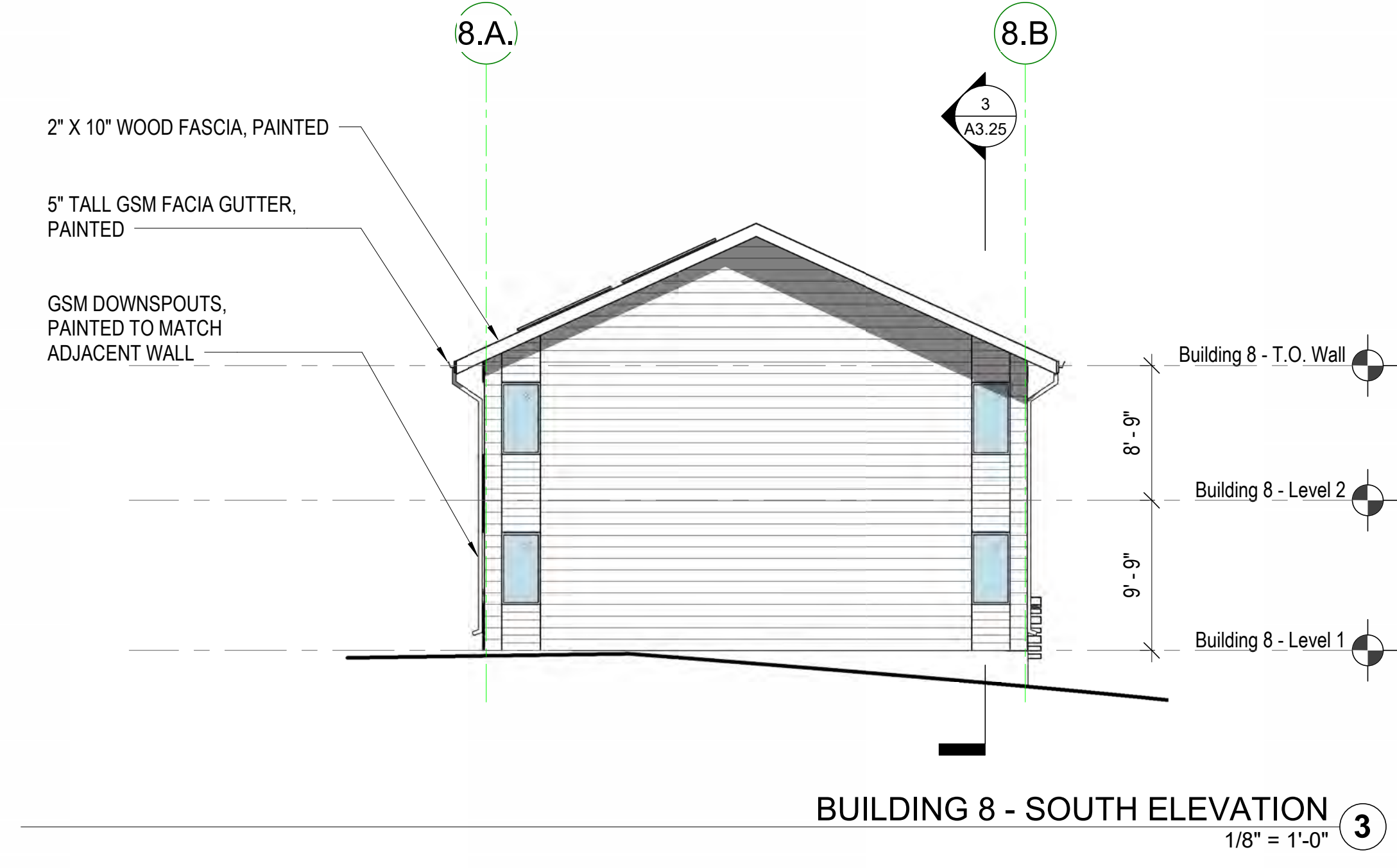
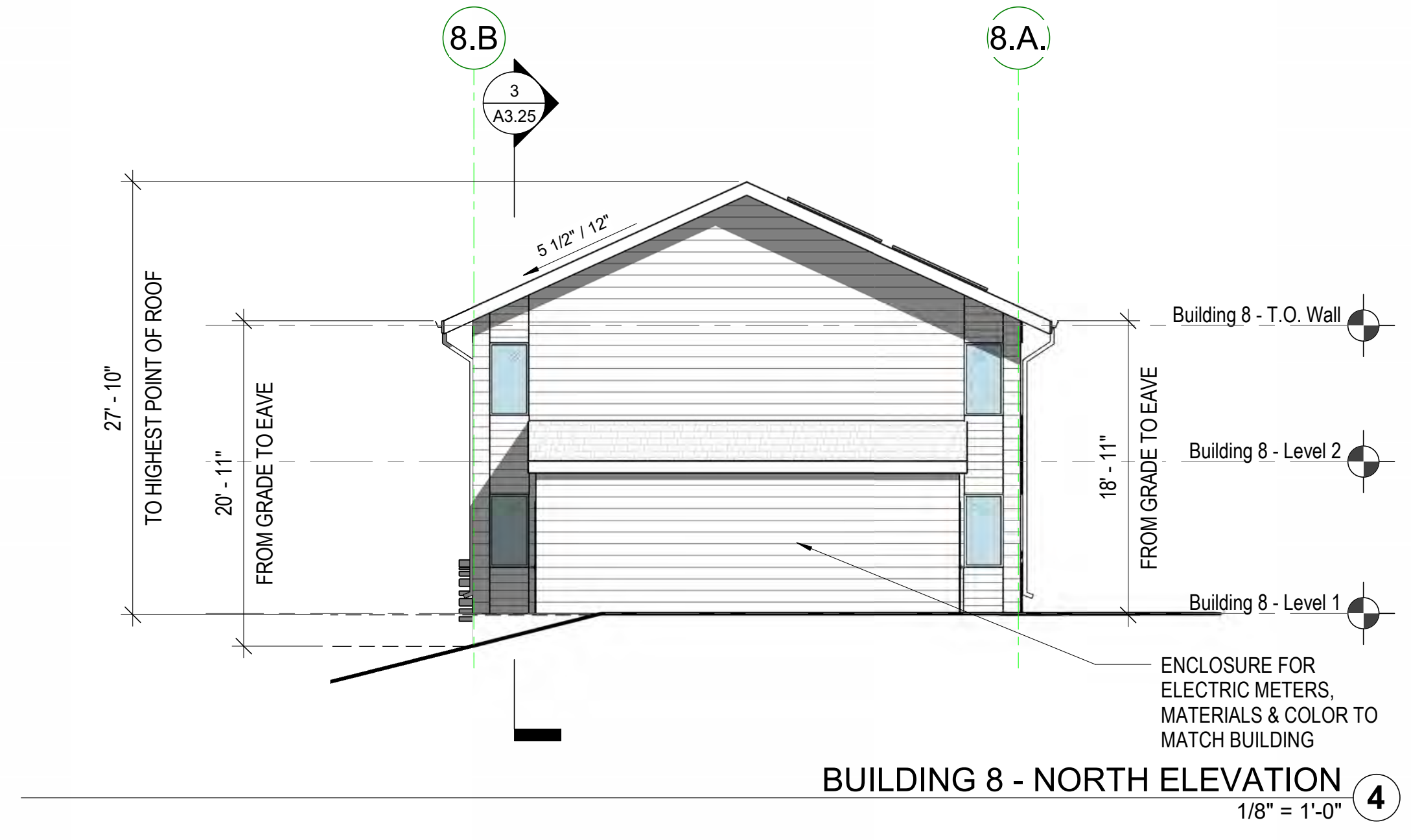
ELEVATION NOTES

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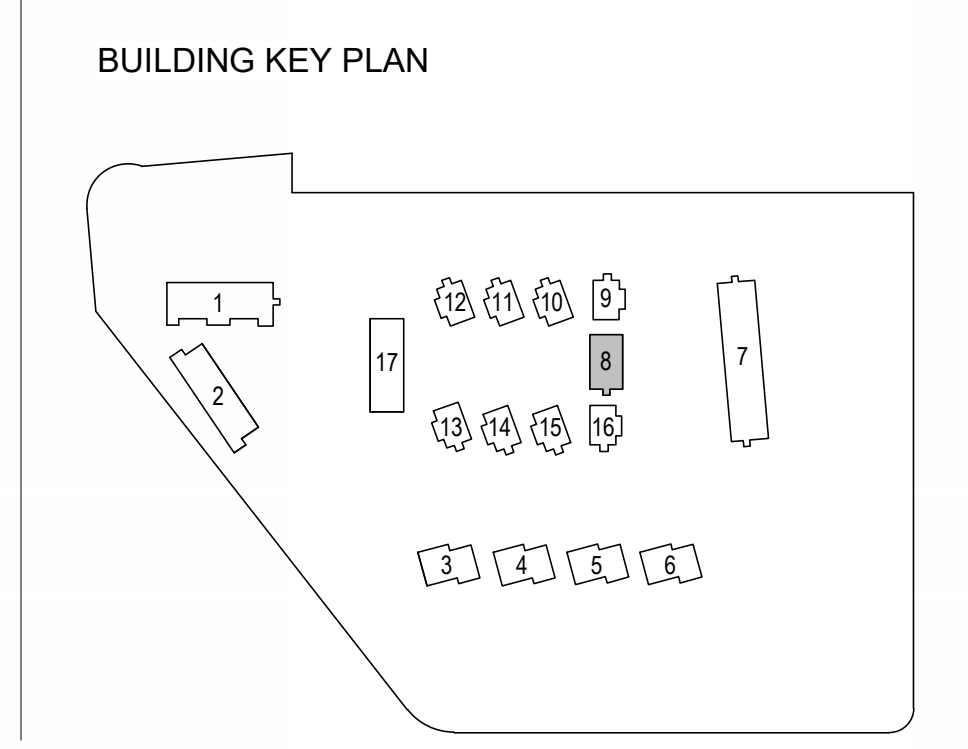
CYPRESS POINT FAMILY COMMUNITY
Carlos Street, Moss Beach



KEYNOTE LEGEND	
NUMBER	KEYNOTE

STAMP:

REVISION SCHEDULE	
NO.	DATE



JOB NUMBER: 1603
DRAWN BY: Author
CHECKED BY: Checker
DATE: January 24, 2024
SCALE: As Indicated

TITLE:
ELEVATIONS - BUILDING TYPE E (BUILDING 8)

SHEET:
A3.15

ELEVATION NOTES

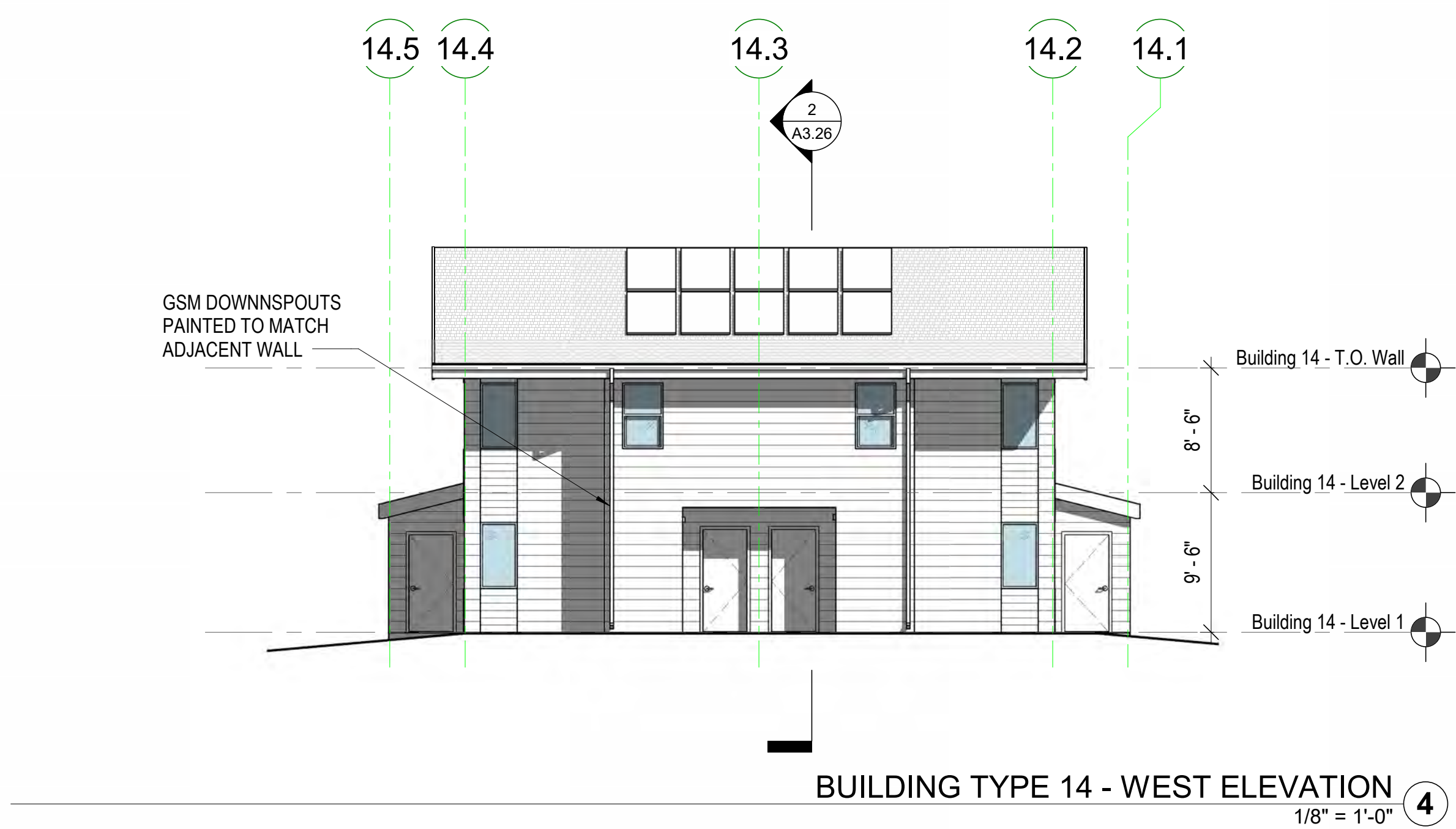
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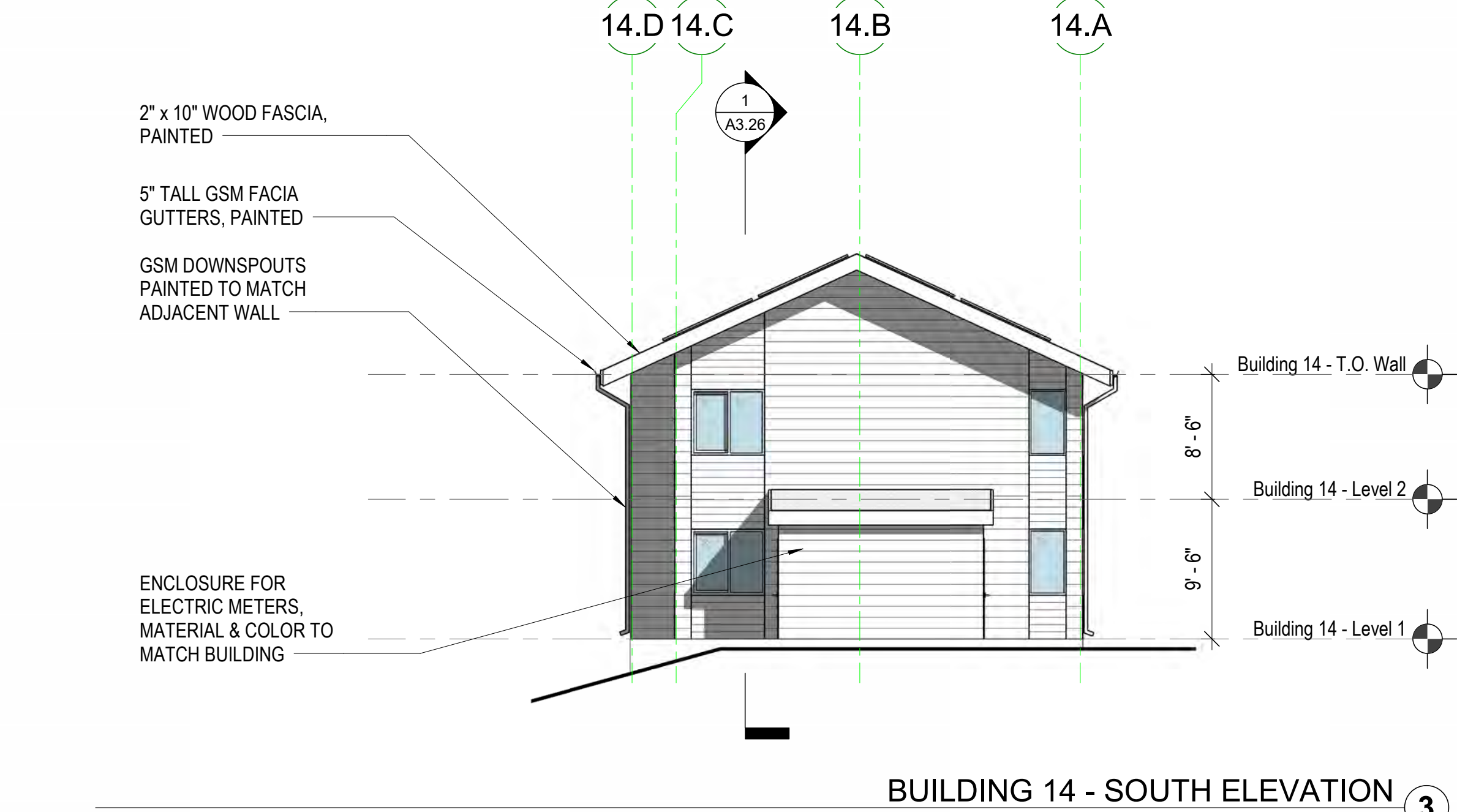
MidPen HOUSING

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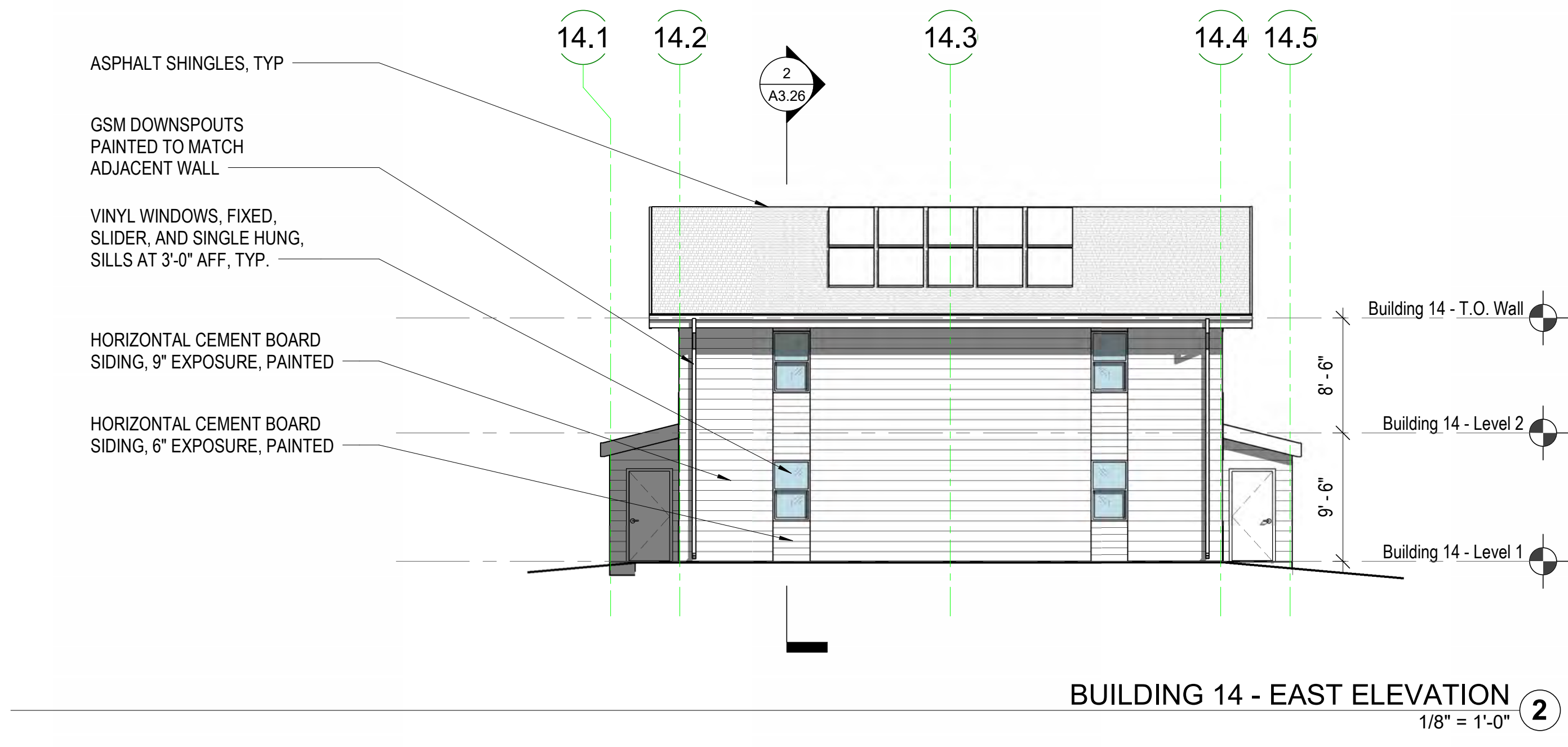
CYPRESS POINT FAMILY COMMUNITY
 Carlos Street, Moss Beach



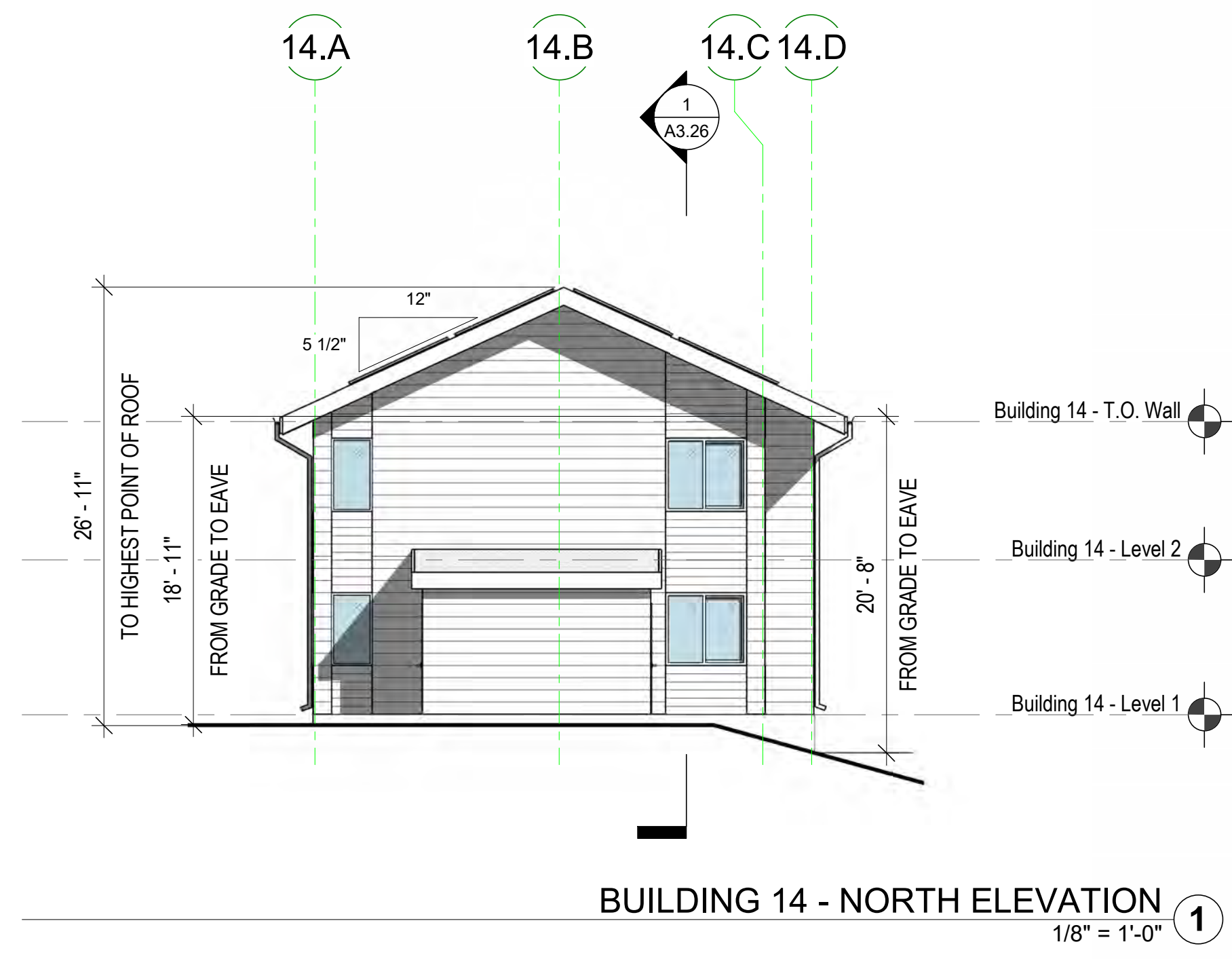
BUILDING TYPE 14 - WEST ELEVATION
 1/8" = 1'-0" ④



BUILDING 14 - SOUTH ELEVATION
 1/8" = 1'-0" ③



BUILDING 14 - EAST ELEVATION
 1/8" = 1'-0" ②

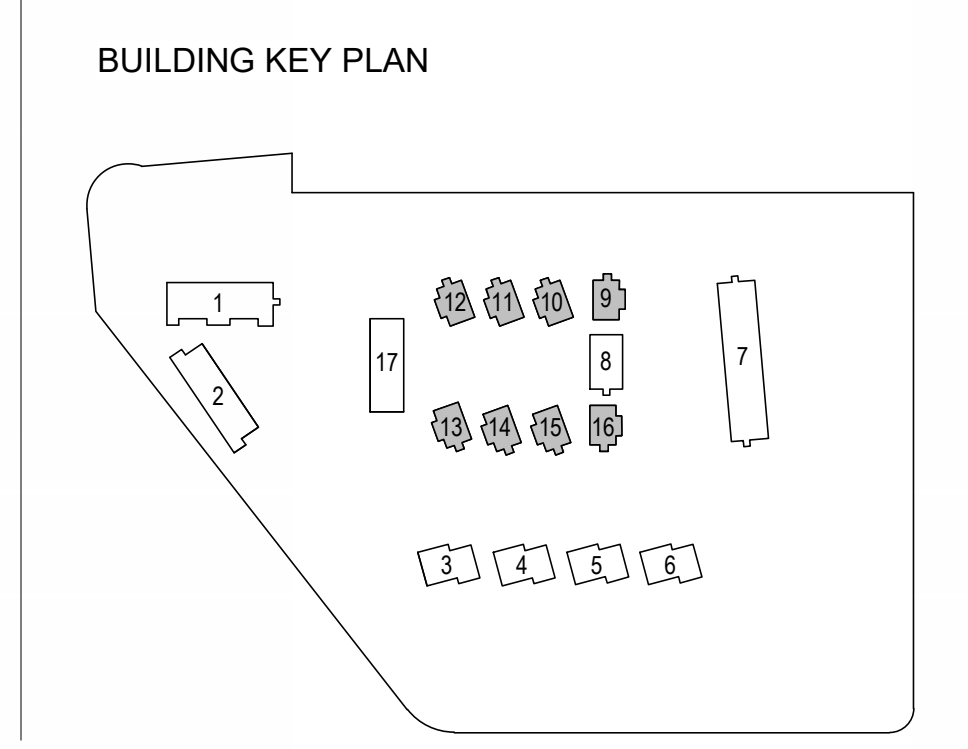


BUILDING 14 - NORTH ELEVATION
 1/8" = 1'-0" ①

KEYNOTE LEGEND	
NUMBER	KEYNOTE

STAMP:

REVISION SCHEDULE	
NO.	DATE



JOB NUMBER: 1603
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: January 24, 2024
 SCALE: As Indicated
 TITLE:
ELEVATIONS - BUILDING TYPE F (BUILDINGS 9-16)

SHEET:
A3.16

ELEVATION NOTES

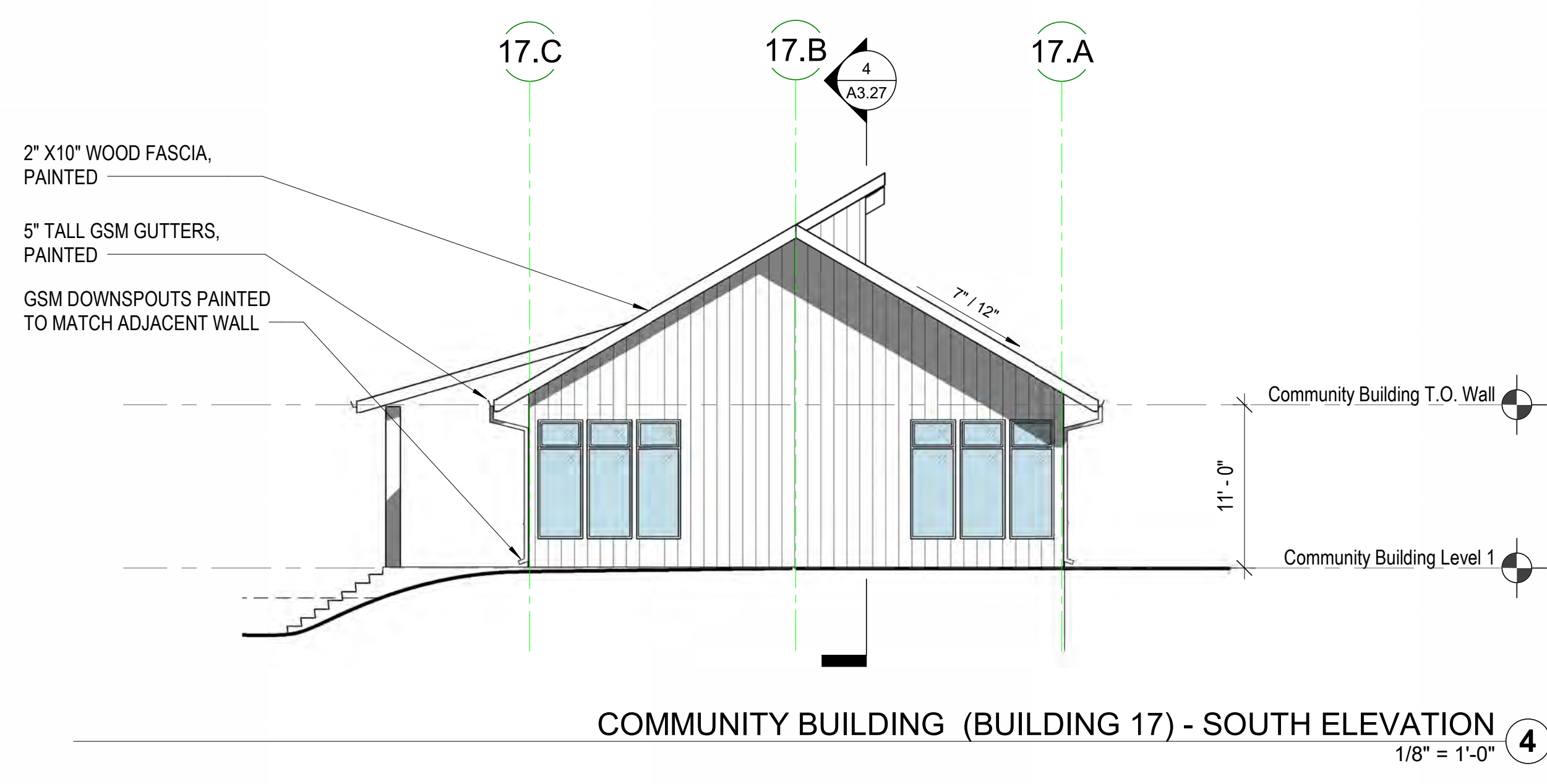
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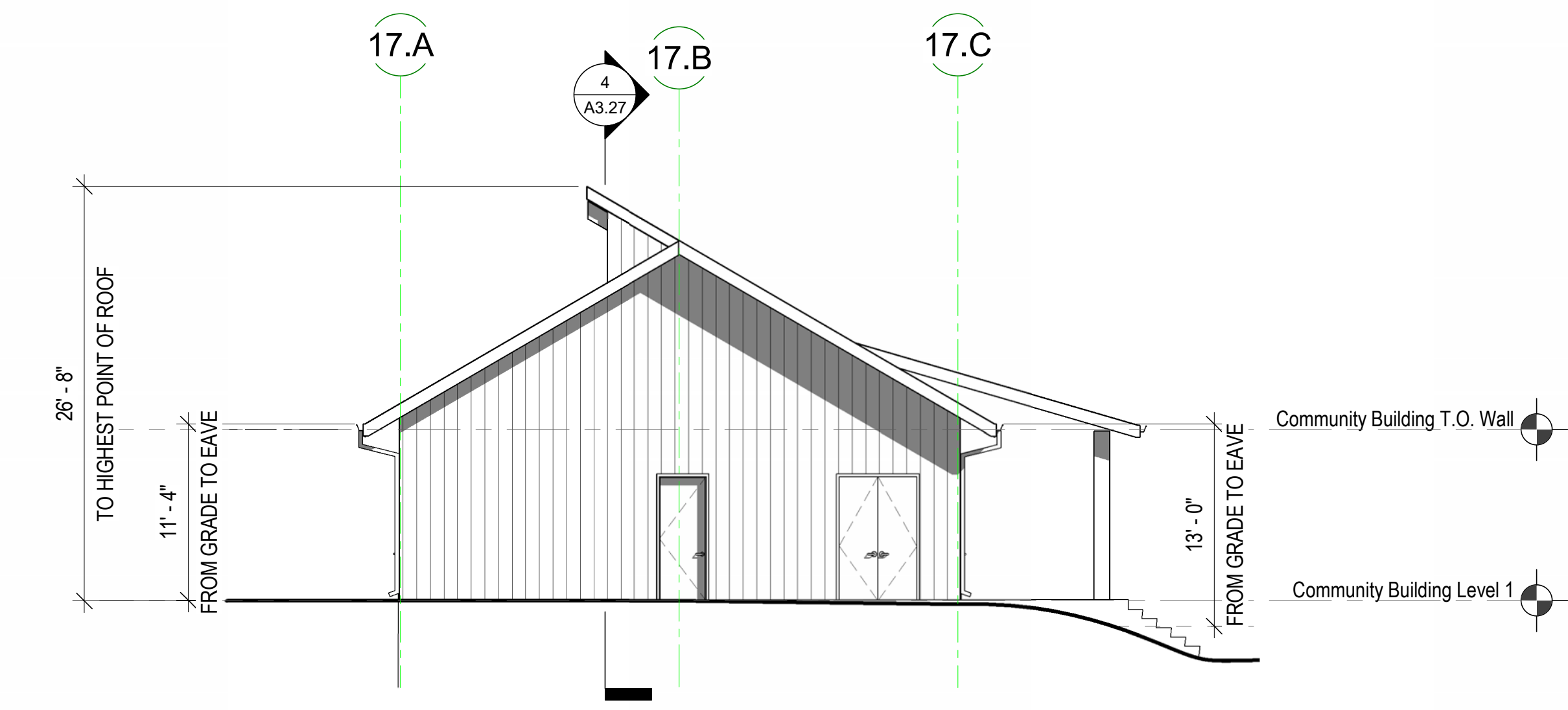
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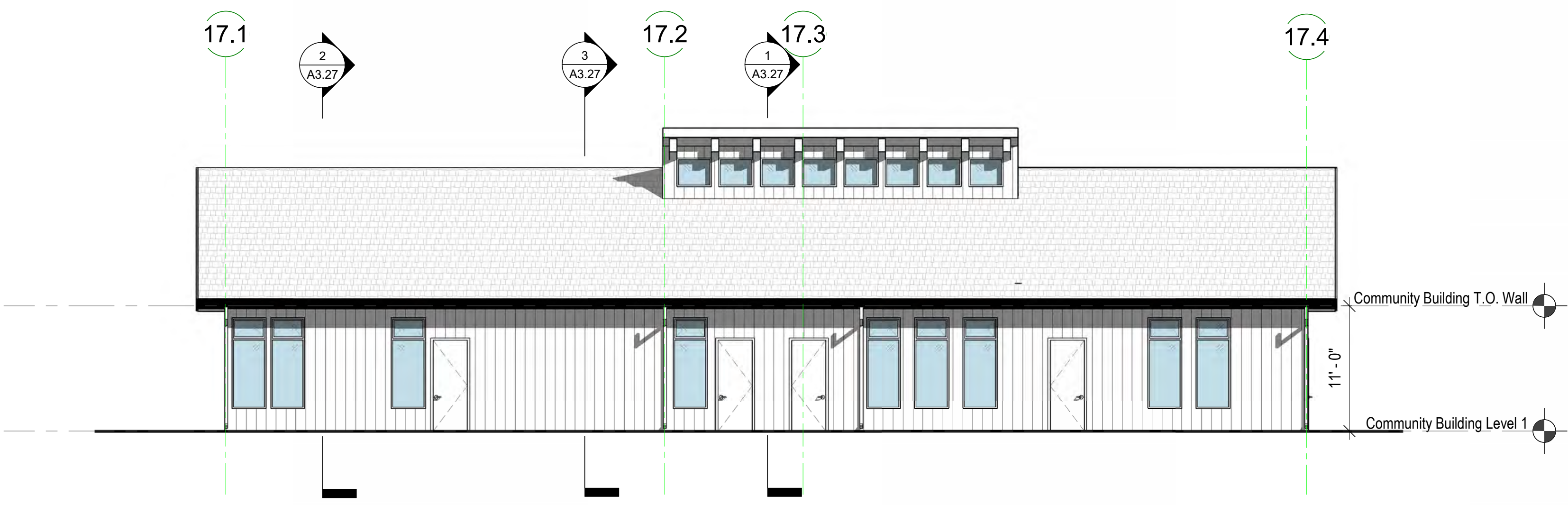
CYPRESS POINT FAMILY COMMUNITY
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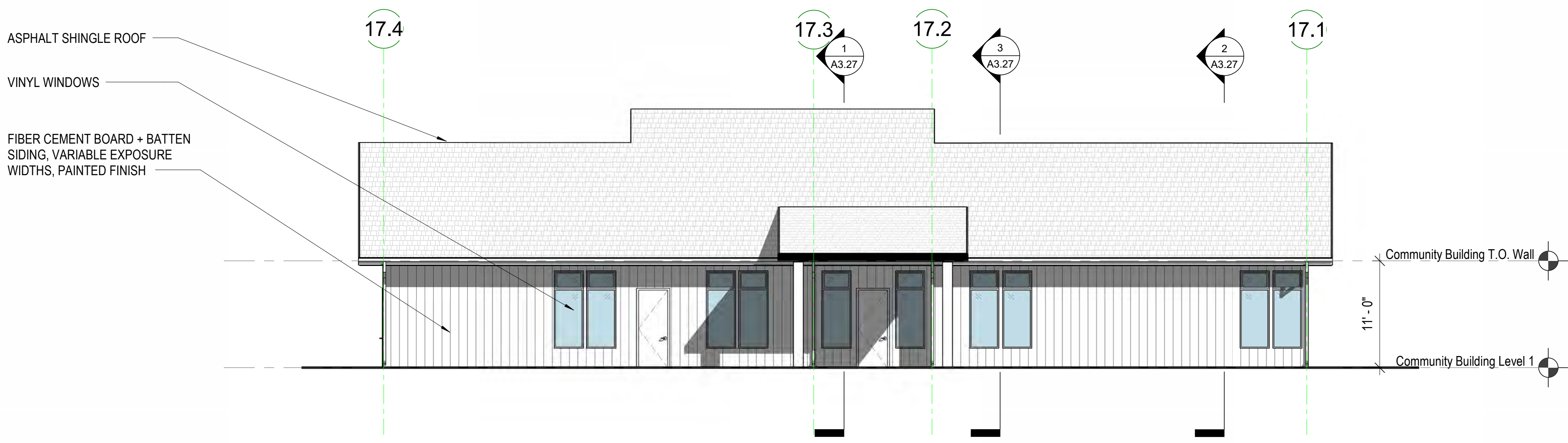
COMMUNITY BUILDING (BUILDING 17) - SOUTH ELEVATION
 1/8" = 1'-0" 4



COMMUNITY BUILDING (BUILDING 17) - NORTH ELEVATION
 1/8" = 1'-0" 3



COMMUNITY BUILDING (BUILDING 17) - EAST ELEVATION
 1/8" = 1'-0" 2



COMMUNITY BUILDING (BUILDING 17) - WEST ELEVATION
 1/8" = 1'-0" 1

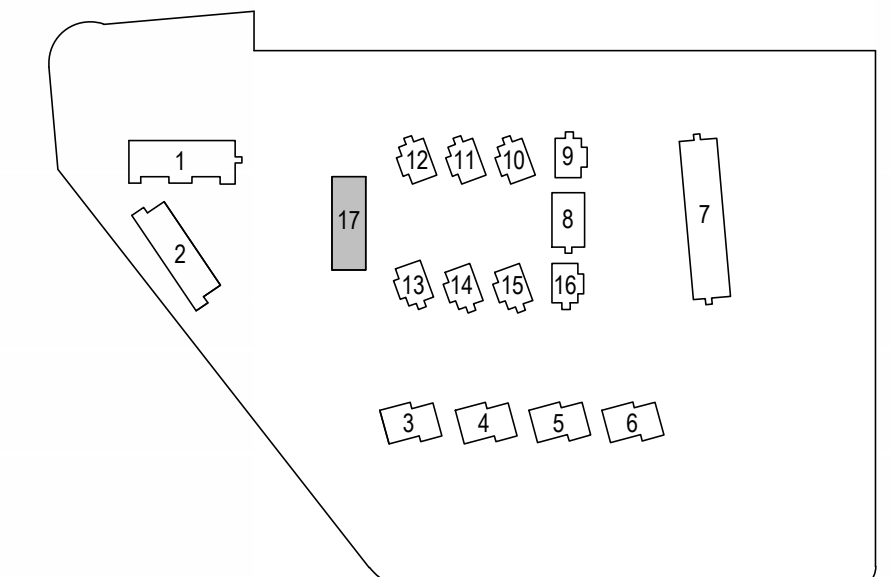
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NUMBER	KEYNOTE

STAMP:

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NO.	ISSUE	DATE
1	Planning Resubmittal	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22
4	CDP Resubmittal	12/01/23

JOB NUMBER: 1603
 DRAWN BY: GP/SC
 CHECKED BY: PW
 DATE: January 24, 2024
 SCALE: As Indicated

BUILDING KEY PLAN



TITLE:
ELEVATIONS - COMMUNITY BUILDING (BUILDING 17)

SHEET:
A3.17

STAMP:

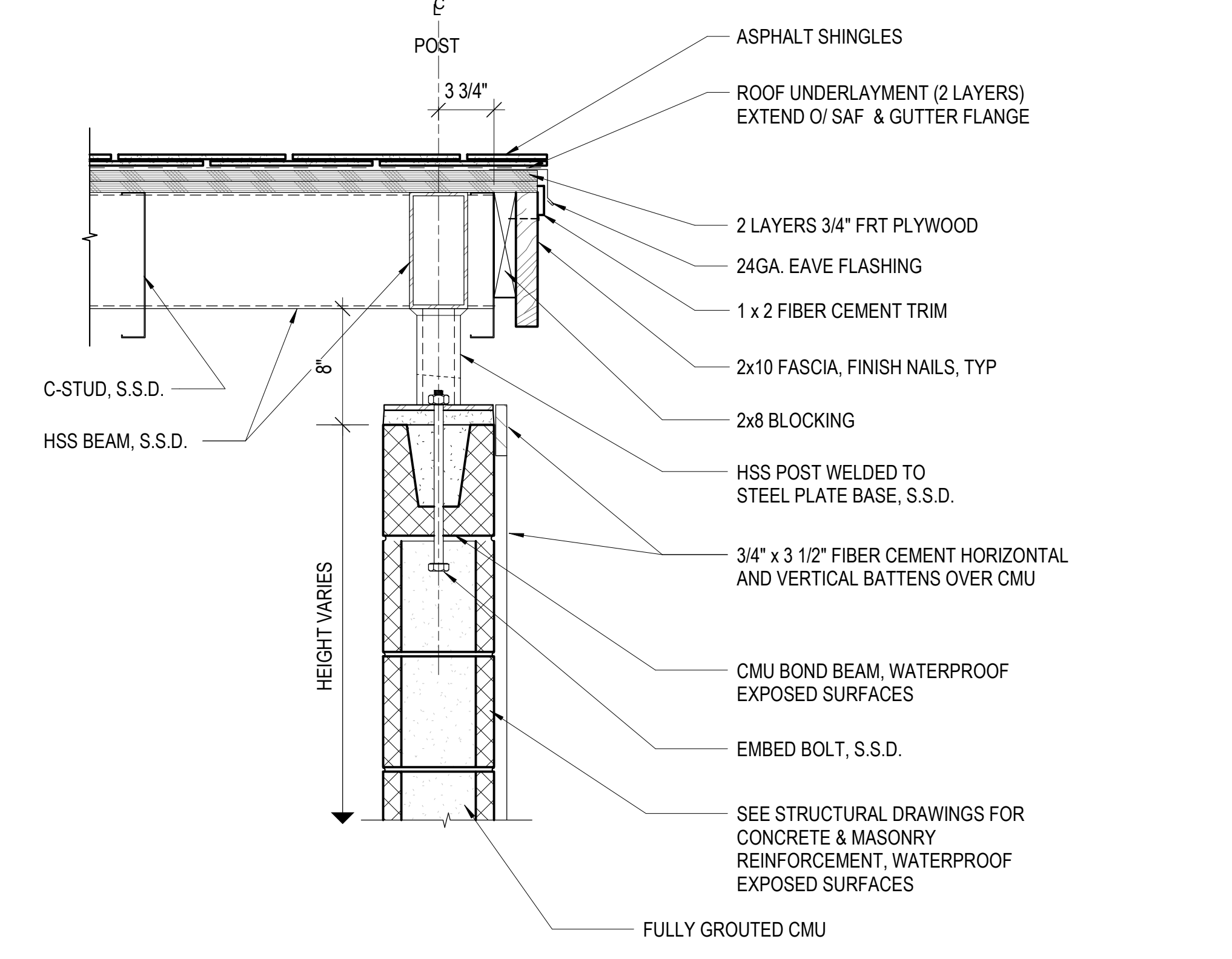
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NO.	DATE
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2	07/10/20
3	06/21/22

JOB NUMBER: 1603
DRAWN BY: GP
CHECKED BY: PW
DATE: June 24, 2022
SCALE: As Indicated

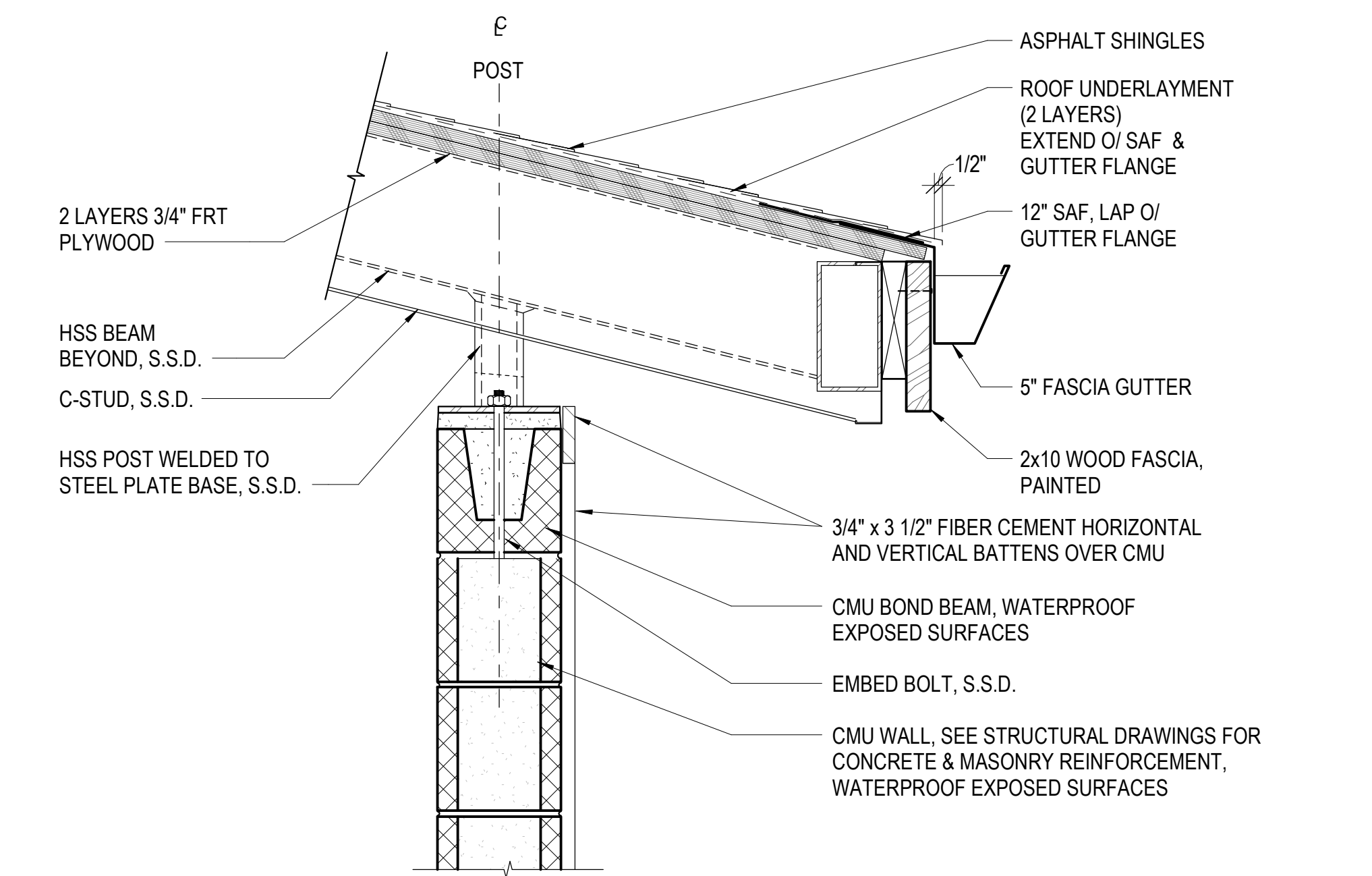
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SHEET:

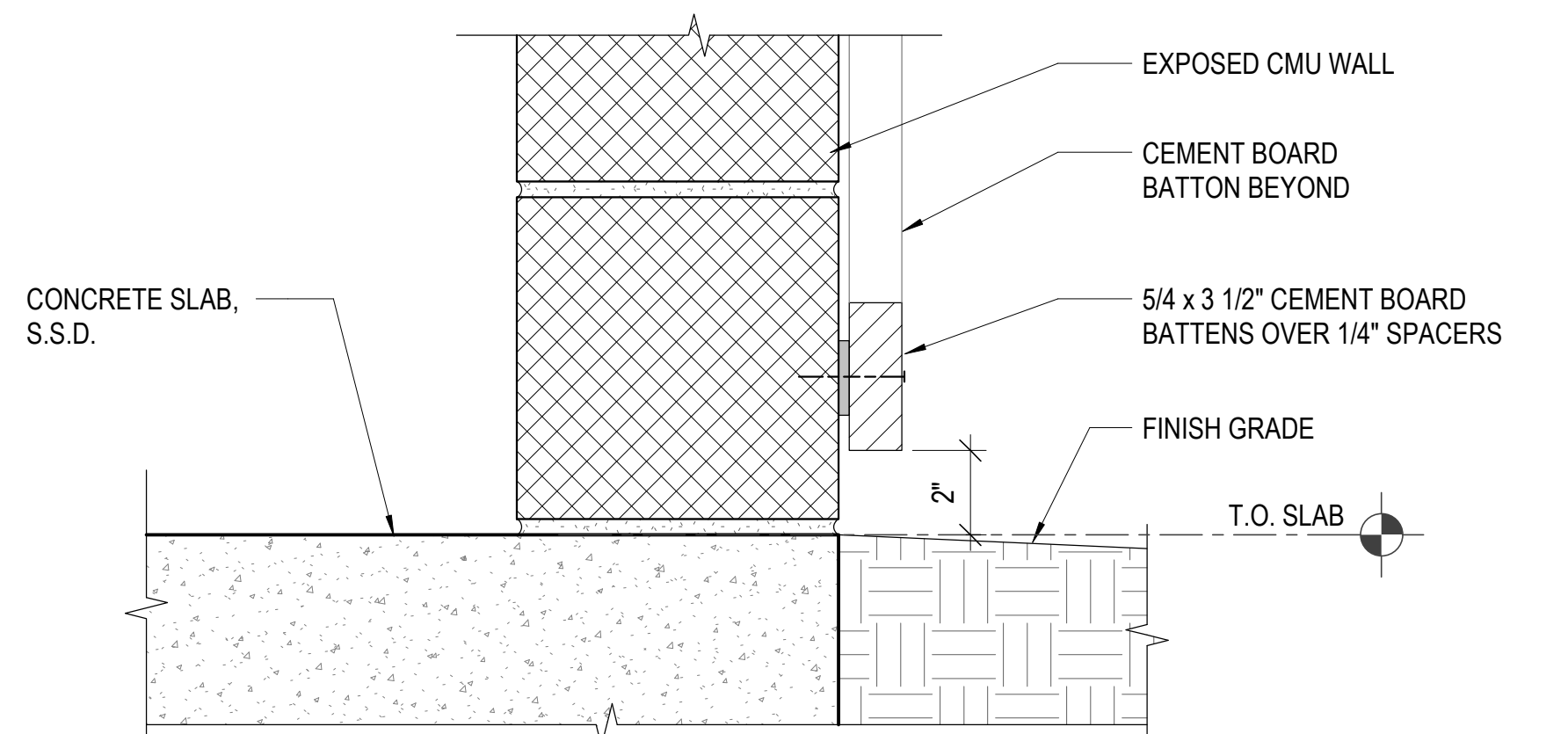
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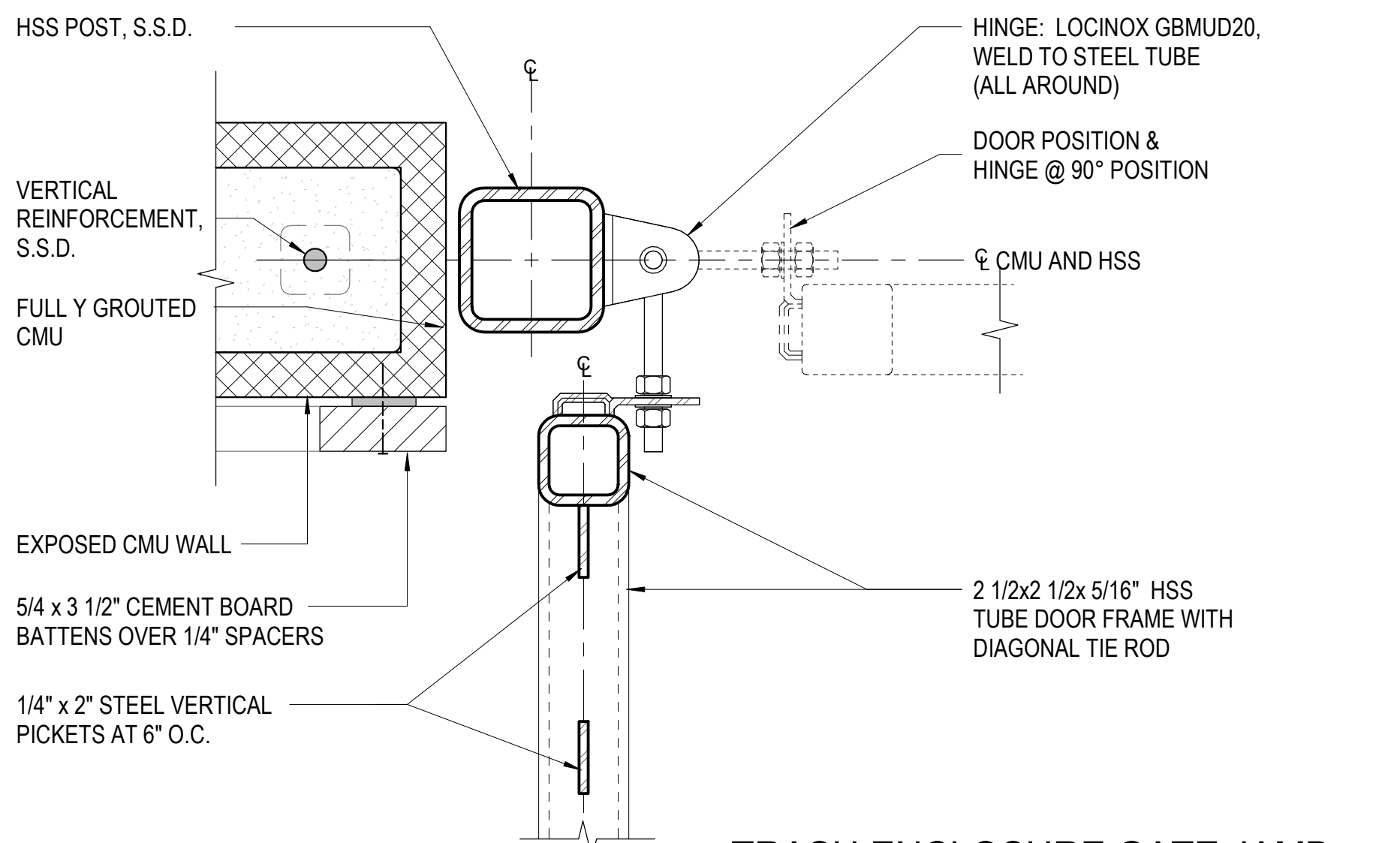
ROOF EDGE RAKE @ WASTE / BIKE STORAGE BUILDING
1 1/2" = 1'-0" 13



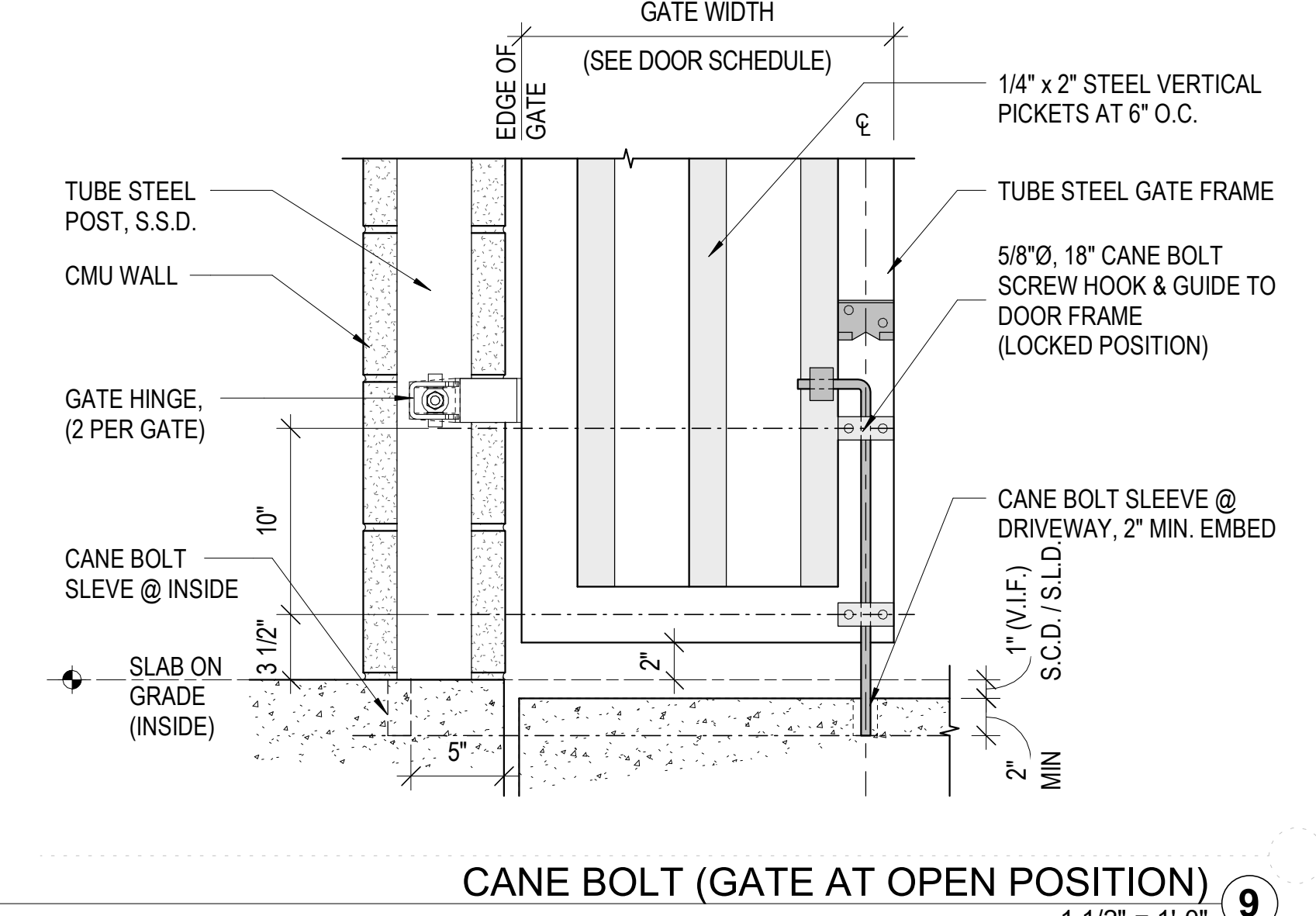
ROOF EAVE AT WASTE / BIKE STORAGE BUILDING
1 1/2" = 1'-0" 12



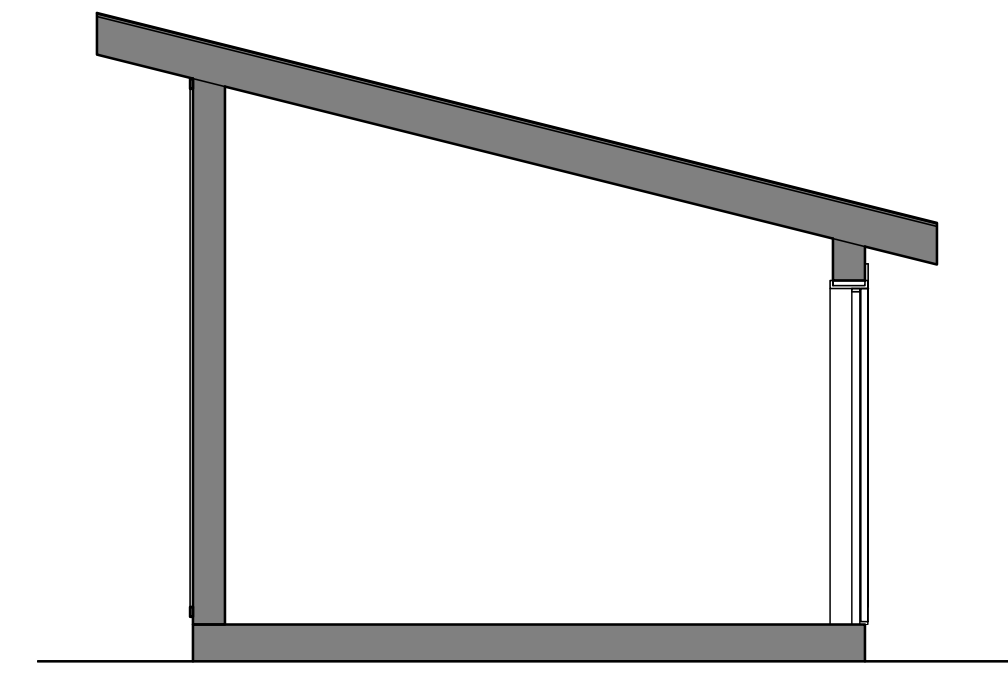
BASE OF WALL - BIKE & TRASH ENCLOSURE
3" = 1'-0" 11



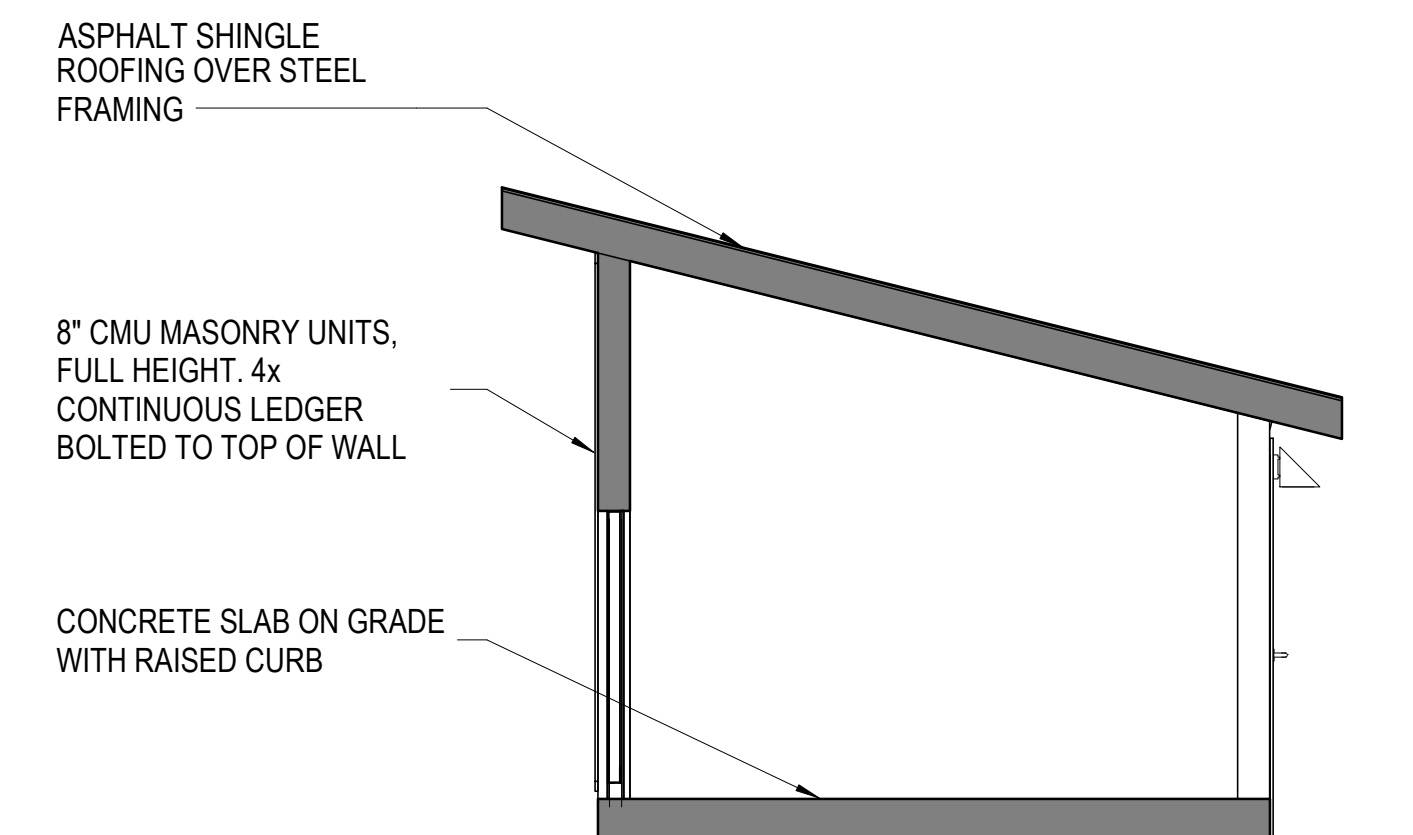
TRASH ENCLOSURE GATE JAMB
3" = 1'-0" 10



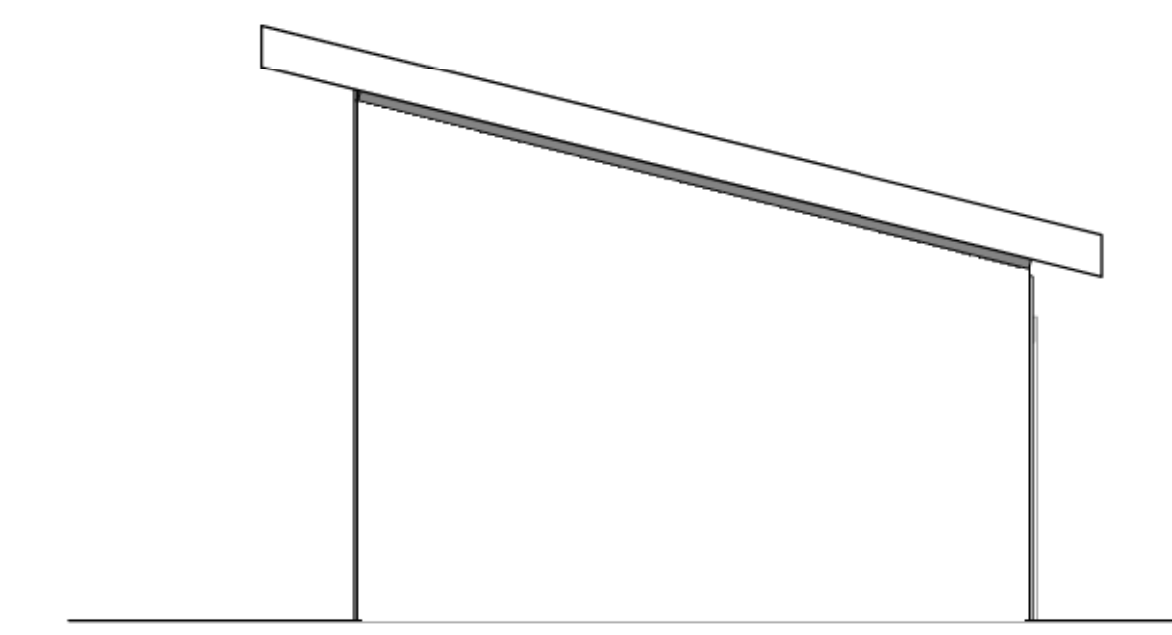
CANE BOLT (GATE AT OPEN POSITION)
1 1/2" = 1'-0" 9



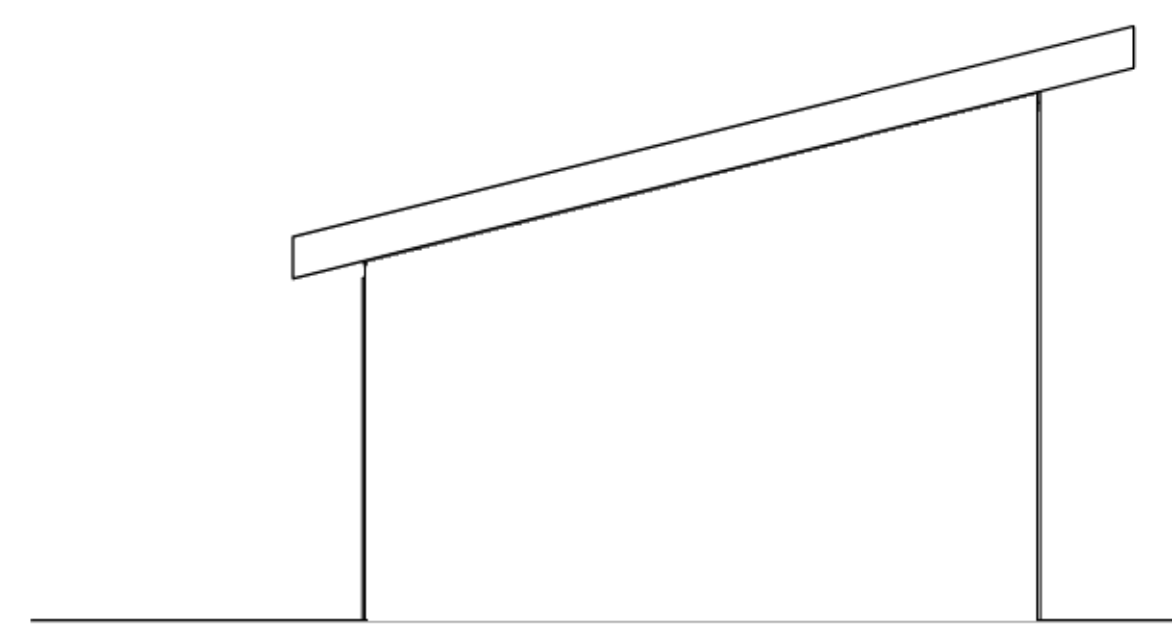
WASTE AND BIKE ENCLOSURE ELEVATION - SECTION 2
1/4" = 1'-0" 8



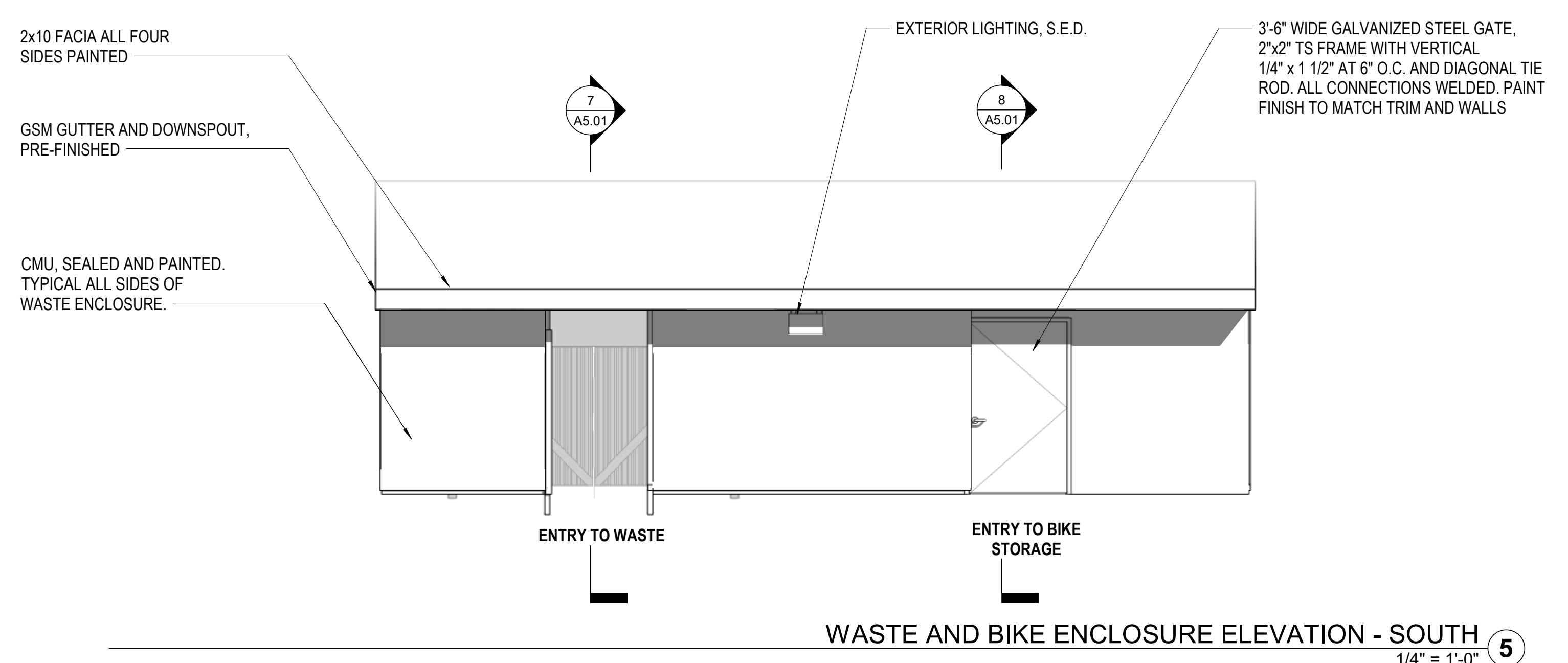
WASTE AND BIKE ENCLOSURE ELEVATION - SECTION 1
1/4" = 1'-0" 7



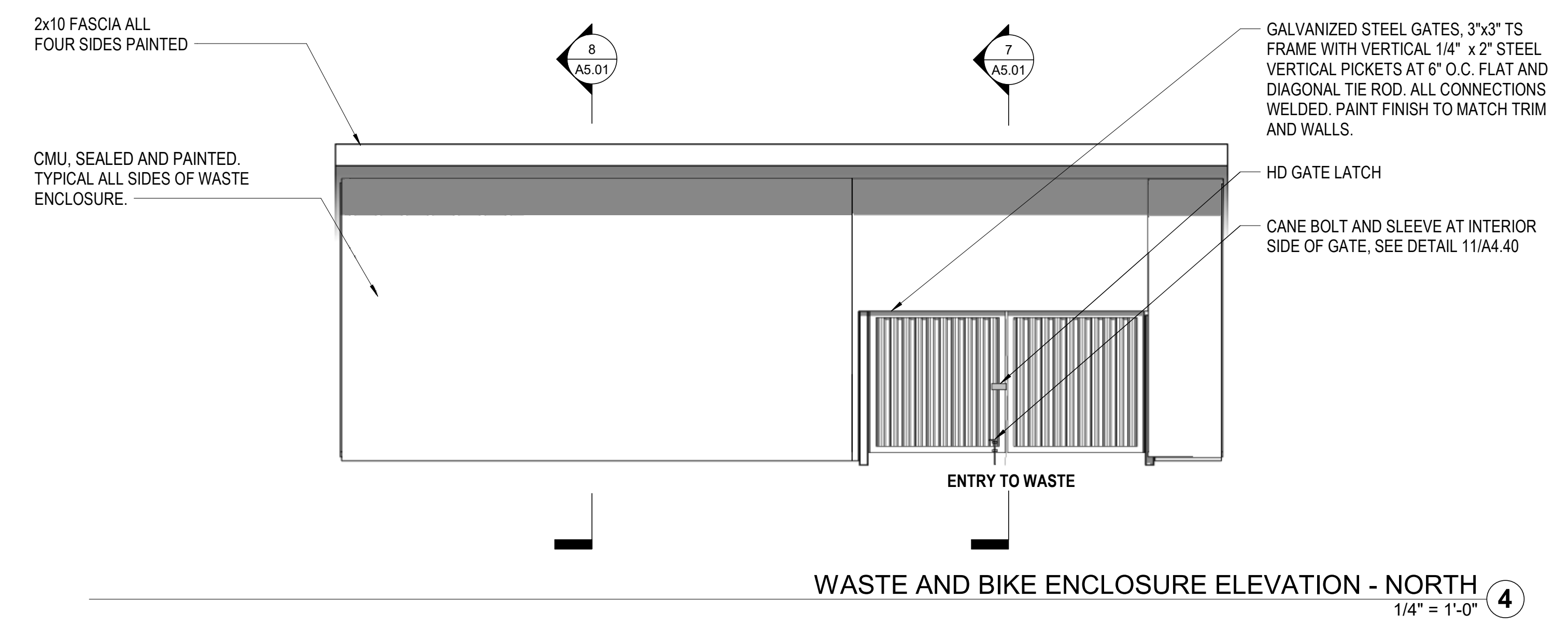
WASTE AND BIKE ENCLOSURE ELEVATION - WEST
1/4" = 1'-0" 6



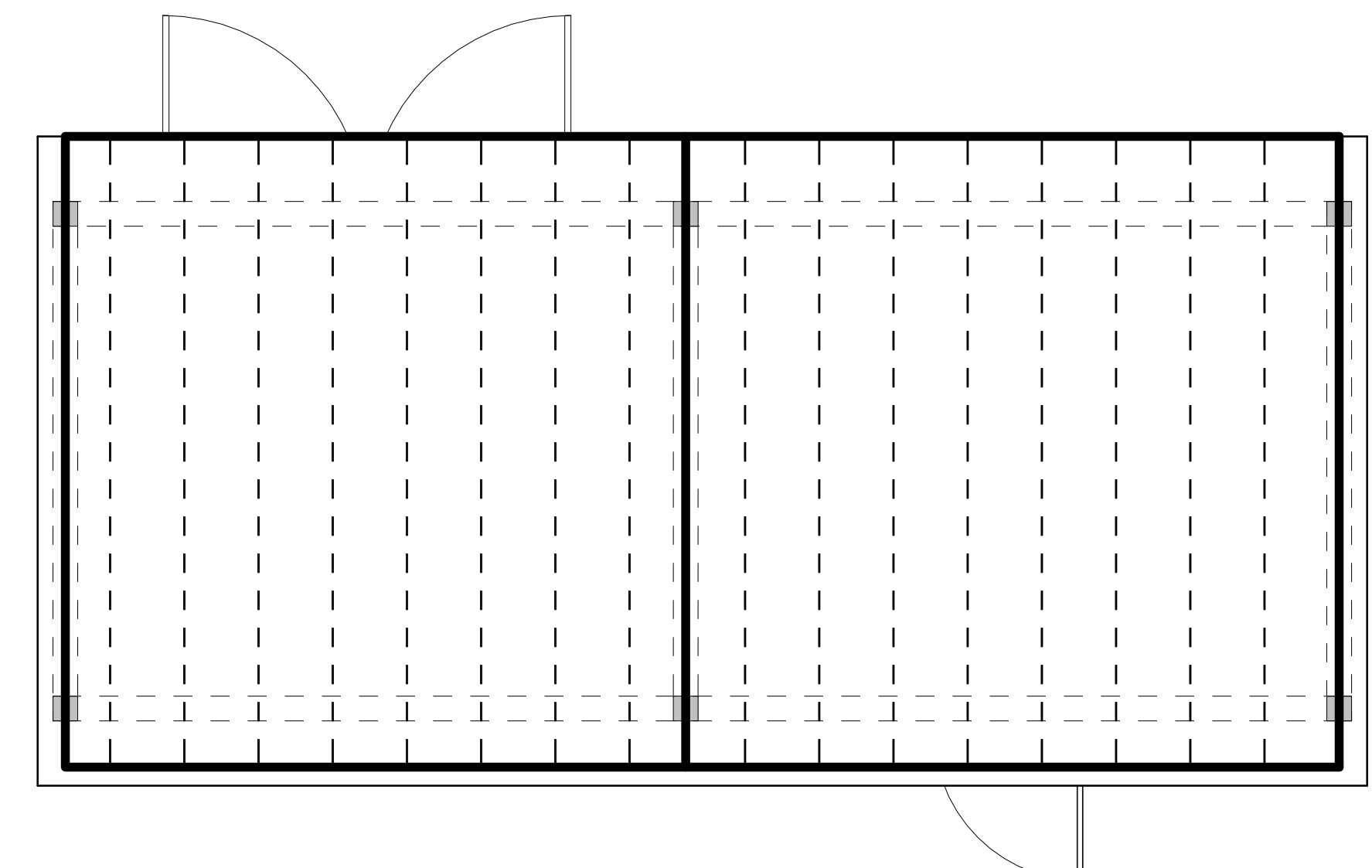
WASTE AND BIKE ENCLOSURE ELEVATION - EAST
1/4" = 1'-0" 3



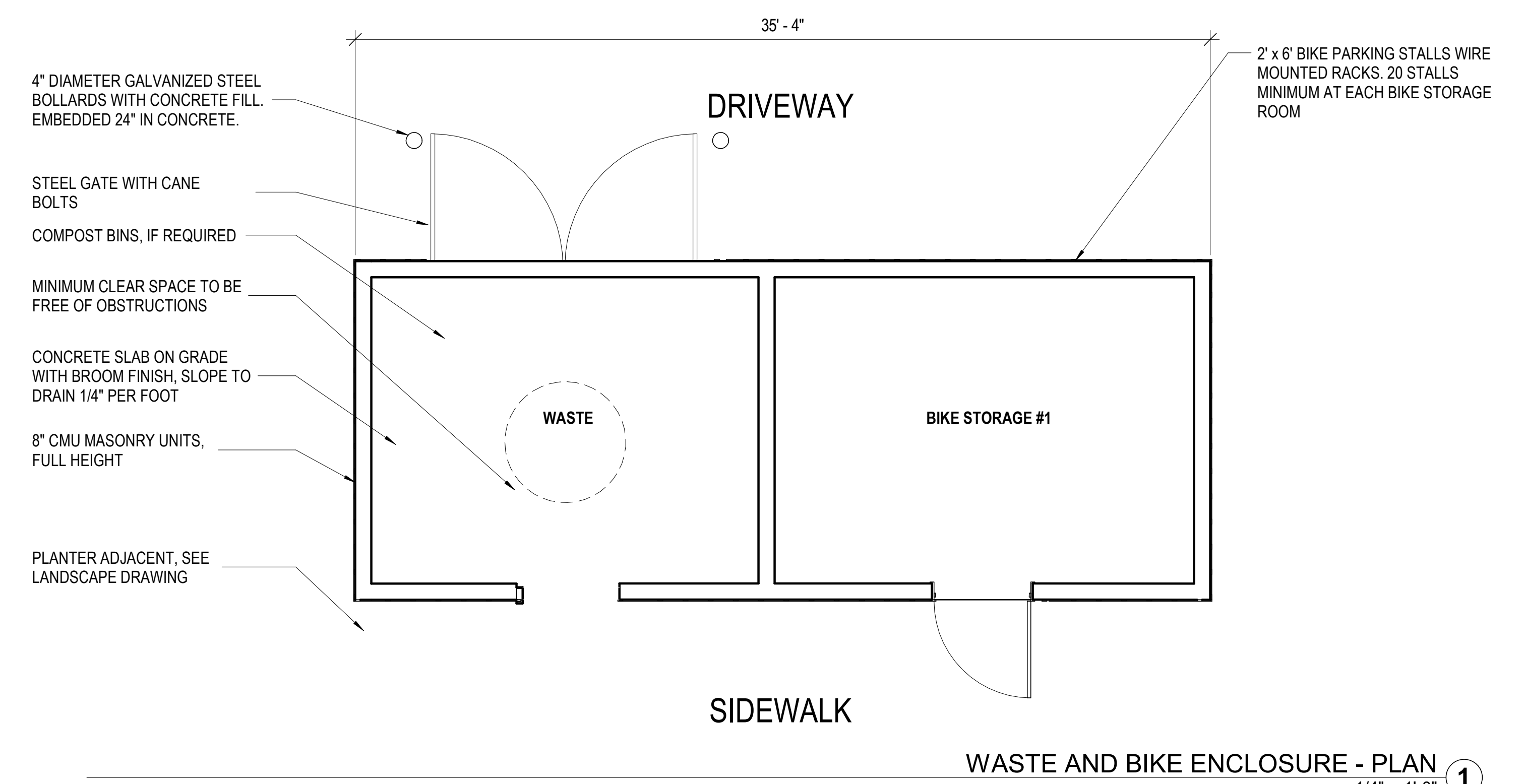
WASTE AND BIKE ENCLOSURE ELEVATION - SOUTH
1/4" = 1'-0" 5



WASTE AND BIKE ENCLOSURE ELEVATION - NORTH
1/4" = 1'-0" 4



WASTE AND BIKE ENCLOSURE - ROOF PLAN
1/4" = 1'-0" 2



WASTE AND BIKE ENCLOSURE - PLAN
1/4" = 1'-0" 1



County of San Mateo - Planning and Building Department

ATTACHMENT C

March 1, 2024

MEMORANDUM

TO: County Decision Makers and Interested Parties

FROM: Steve Monowitz, Planning and Building Director

SUBJECT: Application of California Environmental Quality Act Exemption Established by AB 1449 to the Cypress Point Affordable Housing Project in Moss Beach. County File No. PLN 2022-00220 (MidPen Housing Corporation)

I. Background

In 2022 the MidPeninsula Housing Corporation (“MidPen”) applied for a General Plan Amendment, Coastal Development Permit, Design Review Permit and Grading Permit, and General Plan Amendment to construct a 71-unit affordable housing project at the corner of Carlos and Sierra Streets, in the community of Moss Beach. This application was made after the California Coastal Commission (CCC) certified the County’s Local Coastal Program (LCP) Amendments which revised the previously adopted Planned Unit Development zoning designation to the site. The change in zoning reduced the number of permitted housing units on the site from 148 to 71 units, with all 71 units now reserved for low-income households.

As discussed in the documents prepared in conjunction with the LCP amendments, the CCC’s LCP review process provides the functional equivalent of CEQA¹. In support of the amendments, MidPen submitted numerous technical documents that demonstrated that the LCP Amendments would not create an adverse environment impact, in conflict with the State Coastal Act. At that time, it was also identified that an Environmental Impact Report (EIR) would be prepared as part of the County’s review of the zoning permits and General Plan Amendment required to construct the project following LCP amendment certification.

Accordingly, following receipt of the 2022 applications, the County prepared a Notice of Preparation on December 1, 2022, and subsequently released a Draft EIR in August 2023. A 45-day public review period for the DEIR concluded on September 25, 2023. During the public comment period, the County received numerous comment letters.

During the preparation of a Final EIR and responses to these comments, Assembly Bill (AB) 1449 was signed into law on October 11, 2023, and took effect on January 1, 2024. The provisions of this law, and its application to the project, are detailed below.



¹ CCR Section 15251(f) (*CEQA Guidelines*)

II. Application of AB 1449 to the Project

The CEQA exemption established by AB 1449 (codified at Pub. Res. Code § 21080.40(b)) applies to the following actions:

- (1) The issuance of an entitlement by a public agency for an affordable housing project.
- (2) An action to lease, convey, or encumber land owned by a public agency for an affordable housing project.
- (3) An action to facilitate the lease, conveyance, or encumbrance of land owned or to be purchased by a public agency for an affordable housing project.
- (4) Rezoning, specific plan amendments, or general plan amendments required specifically and exclusively to allow the construction of an affordable housing project.
- (5) An action to provide financial assistance in furtherance of implementing an affordable housing project.

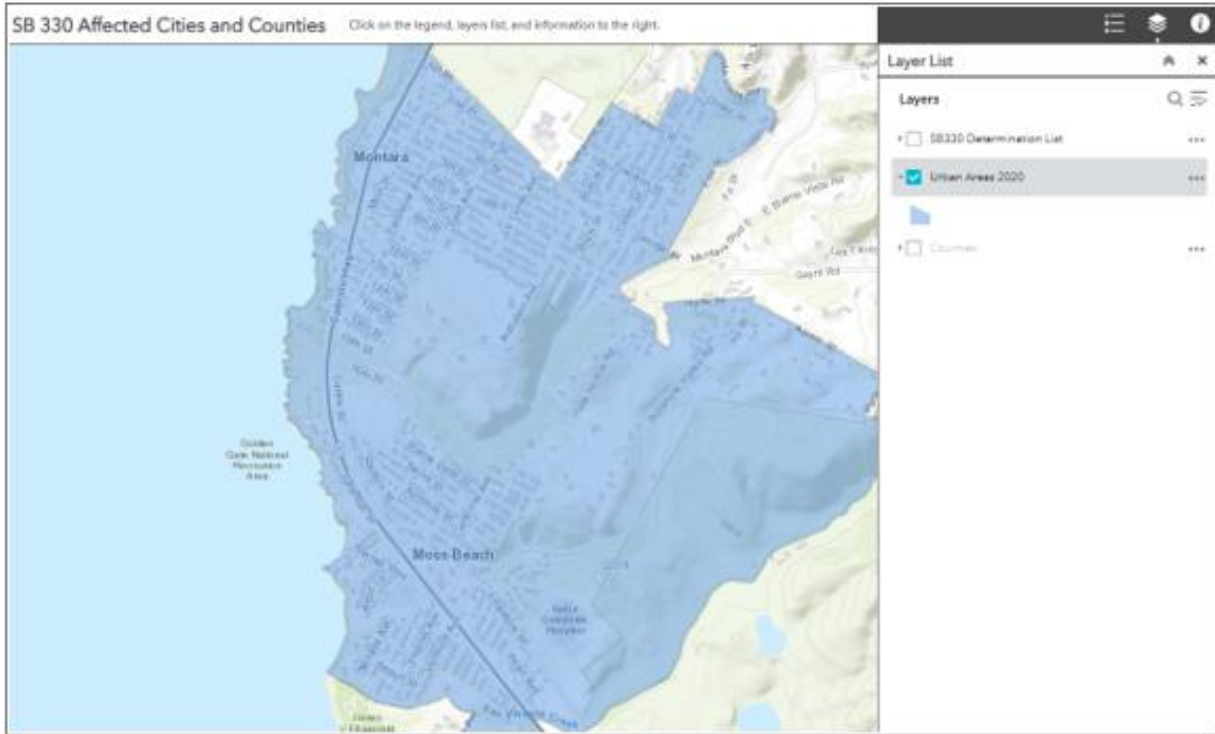
The exemption is a statutory exemption that is not subject to exceptions (Pub. Res. Code § 21080 et seq.). The sole question is whether the project fits within the language of the exemption. If a lead agency determines that an activity is eligible, the lead agency must file a notice of exemption with the Office of Planning and Research and the county clerk of the county (Pub. Res. Code §21080.40(d)). As the California Supreme Court has explained, exemptions from CEQA “promot[e] an interest important enough to justify foregoing the benefits of environmental review.” (*Napa Valley Wine Train, Inc. v. Pub. Util. Comm’n* (1990) 50 Cal.3d 370, 382.) “[T]he self-evident purpose” of a statutory exemption “is to provide an escape from the EIR requirement despite a project’s clear, significant impact.” (*CREED-21 v. City of San Diego* (2015) 234 Cal.App.4th 488, 506.) As a result, once a project is exempt from CEQA, there is no longer a legal obligation to disclose or mitigate a project’s environmental impacts under CEQA.

The following table documents the basis for and substantial evidence supporting the County’s determination that this exemption applies to the Cypress Point project:

Public Resource Code Requirement	Consistency Analysis
“Affordable housing project” means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for residential use. (Section 21080.40(a)(1))	Compliant. This is a 100% multi-family residential project. (Draft Environmental Impact Report, Section 2.5.2)
All of the residential units within the project, excluding managers’ units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code. (Section 21080.40(a)(1)(A))	Compliant. All units, except for the manager’s apartment, will be reserved for affordable households earning up to 80% of the Area Median Income. (Draft Environmental Impact Report, Section 2.5.1.)

<p>The project meets the labor standards set forth in Section 65912.130 of the Government Code. (Section 21080.40(a)(1)(B)(i))</p>	<p>Compliant. The Applicant has indicated, in writing, that they will comply with this prevailing wage requirement, and compliance with such provisions will be made a condition of project approval.</p>
<p>For a project with 50 or more residential units, the project meets the labor standards set forth in Section 65912.131 of the Government Code. (Section 21080.40(a)(1)(B)(ii))</p>	<p>Compliant. The Applicant has indicated, in writing, that they will comply with the obligation to offer employment opportunities to state-registered apprentices and provide health insurance to construction workers and their dependents. Compliance with these provisions will be required as a condition of approval.</p>
<p>The project is located on a legal parcel or parcels in any of the following locations:</p>	
<p>(i) In a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or in an unincorporated area, and the legal parcel or parcels are wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. (Section 21080.40(a)(1)(C)(i))</p>	<p>Compliant. The parcel is wholly within an urbanized area, as shown by the maps below.</p>

SB330 Affected Cities and Counties Map.

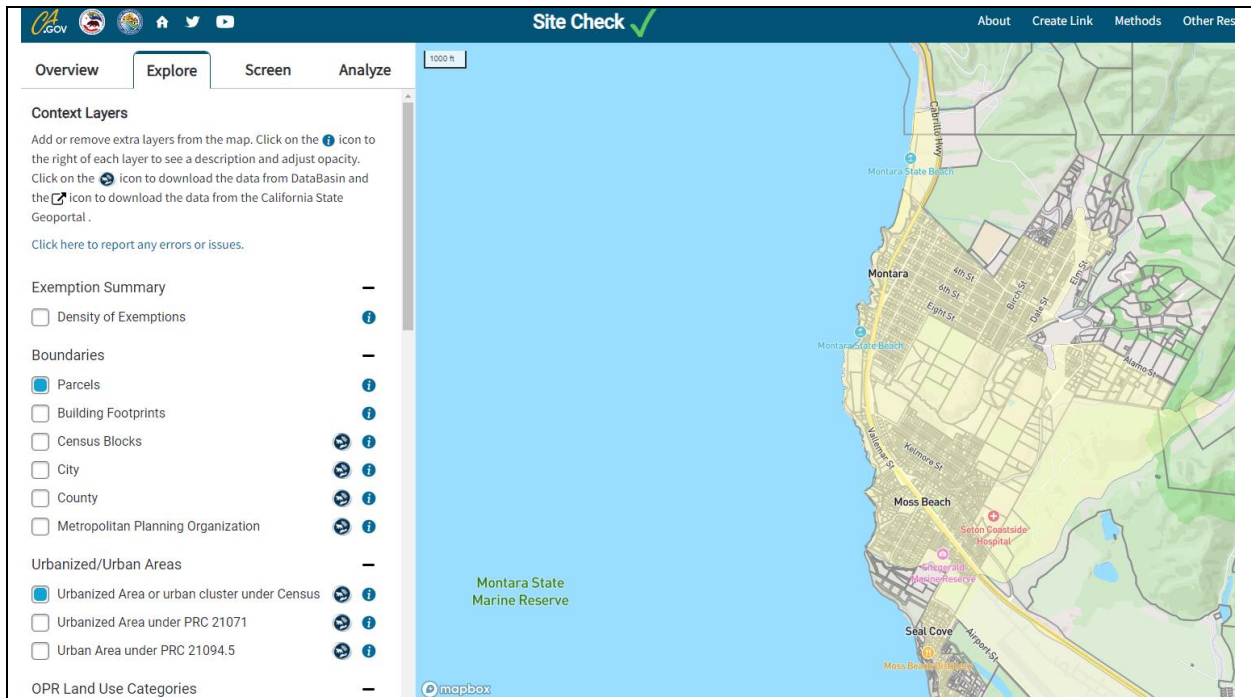


OPR, Site Check Map, Urbanized Area or Urban Cluster Under Census Layer.

March 1, 2024

Cypress Point CEQA Exemption and Informational Response to Comments

Page 5



Federal Transit Administration Census Map, Census Urban Areas, Under 50K (2020).



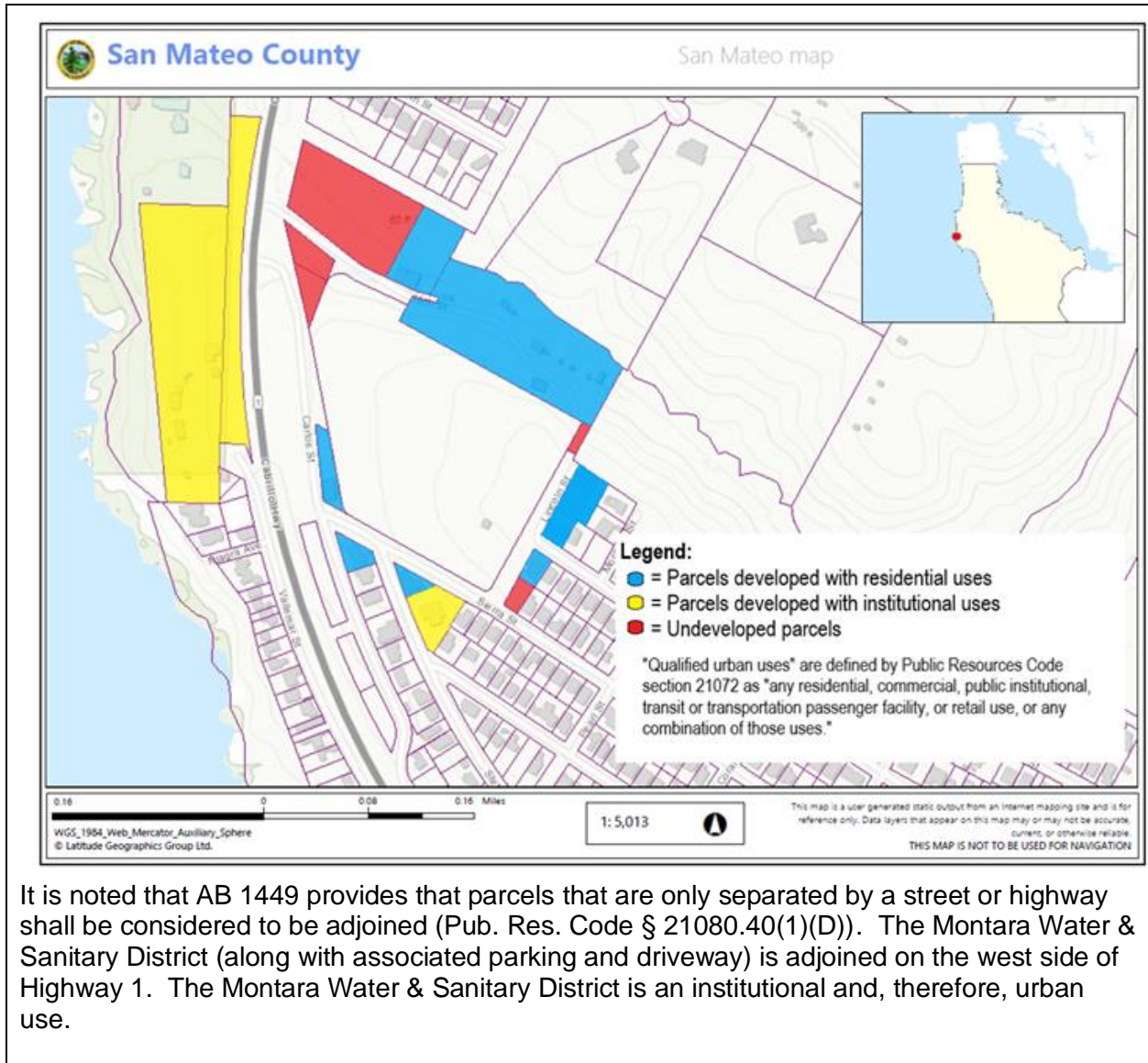
(ii) Within one-half mile walking distance to either a high-quality transit corridor or a major transit stop. (Section 21080.40(a)(1)(C)(ii))

(iii) In a very low vehicle travel area. (Section 21080.40(a)(1)(C)(iii))

Not applicable. A location need only comply with one of the four requirements (i, ii, iii, or iv). In this instance, the project complies with requirement (i) and (iv), independently.

<p>(iv) Proximal to six or more amenities pursuant to paragraph (3) as of the date of submission of the application for the project. (Section 21080.40(a)(1)(C)(ii-iv))</p>	<p>Compliant. A location need only comply with one of the four requirements (i, ii, iii, iv). In this instance compliance with both (i) and (iv) each provide independent basis for compliance. The parcel is within 2 miles of at least seven of the specified amenities, including public parks, medical clinics or hospitals, and schools among others. Parcels located in “rural areas” need only be located within 2 miles. Section 50199.21 of the Health and Safety Code defines a “rural area” to be an area that “is eligible for financing under the Section 515 program, or successor program, of the Rural Development Administration of the United States Department of Agriculture.” The parcel location is eligible for such financing and is there within a rural area as defined by the US Department of Agriculture. The parcel is located within 2 miles of the following six amenities, as demonstrated in the map below:</p> <ol style="list-style-type: none"> 1. Moss Beach Park (County Park) – 0.37 miles 2. James V. Fitzgerald Marine Reserve (County Park) – 0.61 miles 3. Rancho Corral de Tierra (National Park) – 0.83 miles 4. Pillar Point Bluff (County Park) – 1.21 miles 5. Seton Coastside Hospital (Hospital) – 0.57 miles 6. Farralone View Elementary School (School) – 0.70 miles 7. Coastside Market (Grocery Store) – 0.36 miles
<p>Parcels that are developed with urban uses adjoin at least 75 percent of the perimeter of the project site or at least three sides of a four-sided project site. For purposes of this paragraph, parcels that are only separated by a street or highway shall be considered to be adjoined. (Section 21080.40(a)(1)(D))</p>	<p>Compliant. “Qualified urban uses” are defined in CEQA as “any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or</p>

	<p>any combination of those uses.” (Public Resources Code 21072)).</p> <p>APN 037-022-210, 037-022-250, 037-022-240, 037-022-020, and 037-062-110 are undeveloped. Combined, these parcels comprise approximately 545 linear feet of the property’s perimeter. The property’s entire perimeter is 2,840 linear feet. This means approximately 19.2 percent of the perimeter is not developed with urban uses, while 80.8 percent is developed with urban uses, largely with single family homes and public institutional uses including a fire station and the Montara Water & Sanitary District and its supporting facilities.</p> <p>In addition, three of the parcel’s four sides have been developed with defined urban uses. MidPen’s analysis demonstrating that 3 of 4 sides are urban/residential uses was accepted by HCD in its award of <u>Multifamily Housing Program</u> and <u>Joe Serna, Jr. Farmworker Housing Grant Program</u> funds. The acceptance of the project’s eligibility by an expert agency is independent substantial evidence that the parcel complies with this criterion.</p>



It is noted that AB 1449 provides that parcels that are only separated by a street or highway shall be considered to be adjoined (Pub. Res. Code § 21080.40(1)(D)). The Montara Water & Sanitary District (along with associated parking and driveway) is adjoined on the west side of Highway 1. The Montara Water & Sanitary District is an institutional and, therefore, urban use.



<p>The affordable housing project will be subject to a recorded California Tax Credit Allocation Committee regulatory agreement. (Section 21080.40(c)(1))</p>	<p>Compliant. The project will be required to secure such an agreement prior to the issuance of building permits.</p>
<p>The affordable housing project site can be adequately served by existing utilities or extensions. (Section 21080.40(c)(2))</p>	<p>Compliant. Potable water and wastewater treatment will be provided by the Montara Water and Sanitary District (MWSD), and electricity will be provided by PG&E.</p>

	(Draft Environmental Impact Report, Section 2.3.5.)
A public agency confirms all of the following:	
(A) The project site satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code. (Section 21080.40(c)(3)(A))	Compliant. Analysis is provided below.
Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction. (Section 65913.4(a)(6)(B))	Compliant. The appropriate inventory does not categorize this land as farmland. See California Department of Conservation Important Farmland Finder . (Draft Environmental Impact Report, Section 4.4.1.1.)
Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). (Section 65913.4(a)(6)(C))	Compliant. This site does not contain wetlands. See National Wetlands Inventory, Surface Waters and Wetlands, USFWS . (Draft Environmental Impact Report, Section 3.3.1.9: “No potentially jurisdictional waters or wetlands were observed.”)
Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development. (Section 65913.4(a)(6)(D))	Compliant. The site is not in a mapped fire hazard zone. See Fire Hazard Severity Zone Map Viewer . (Draft Environmental Impact Report, Section 3.6.1.6: “The project site is not located within a California Department of Forestry and Fire Protection (CAL FIRE)–designated very high, high, or moderate fire hazard severity zone (FHSZ).”)

<p>A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. (Section 65913.4(a)(6)(E))</p>	<p>Compliant. This site is not a hazardous waste site. See EnviroStor Database, Department of Toxic Substances Control. (Draft Environmental Impact Report, Section 3.6.5.)</p>
<p>Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist. (Section 65913.4(a)(6)(F))</p>	<p>Compliant. This site is not in an earthquake fault zone. See Earthquake Zones of Required Investigation. (Draft Environmental Impact Report, Section 3.4.5.)</p>
<p>Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. (Section 65913.4(a)(6)(G))</p>	<p>Compliant. This site is not within a special flood hazard area. See FEMA Flood Map Service Center. (Draft Environmental Impact Report, Section 3.6.1.7)</p>
<p>Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. (Section 65913.4(a)(6)(H))</p>	<p>Compliant. This site is not within a regulatory floodway. See FEMA Flood Map Service Center.</p>
<p>Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan. (Section 65913.4(a)(6)(I))</p>	<p>Compliant. This site is not within a natural community conservation plan or a habitat conservation plan. See California Natural Community Conservation Plans. (Draft Environmental Impact Report, Section 3.3.5)</p>
<p>Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California</p>	<p>Compliant. This site does not contain critical habitat. See Critical Habitat Maps, United States Department of Fish and Wildlife. Further, Draft Environmental Impact Report, Figure</p>

<p>Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). (Section 65913.4(a)(6)(J))</p>	<p>3.3-2 shows there is no critical habitat on the site. Draft Environmental Impact Report Section 3.3 explained that the biological report included an extensive literature search of the 2-mile area surrounding the project site, followed by a field survey conducted on April 3, 2023. The field survey included the project site and a 200-foot buffer surrounding the site.</p>
<p>Lands under conservation easement. (Section 65913.4(a)(6)(K))</p>	<p>Compliant. There is no conservation easement encumbering the property. (Draft Environmental Impact Report, Section 2.3.3.)</p>
<p>For a vacant site, the project site does not contain tribal cultural resources that could be affected by the development that were found pursuant to a consultation described in Section 21080.3.1 and the effects of which cannot be mitigated pursuant to the process described in Section 21080.3.2. (Section 21080.40(c)(3)(B))</p>	<p>Compliant. This is not a vacant site. It was developed by the U.S. Navy in 1945 and has been in disuse since 1970. Recommended conditions of approval will effectively mitigate any potential impacts to cultural resources. (Draft Environmental Impact Report, Section 2.3.2.)</p>
<p>The development proponent has completed a phase I environmental assessment, as defined in Section 25319.1 of the Health and Safety Code. If a recognized environmental condition is found, the development proponent shall undertake a preliminary endangerment assessment, as defined in Section 25319.5 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. (ii) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with current state and federal requirements. (iii) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of</p>	<p>Compliant. The <i>Phase I Environmental Site Assessment Report, Carlos Street at Sierra Street, Moss Beach, San Mateo County, California 92038</i>, was completed by AEI Consultants (AEI) on November 10, 2015. It found recognized environmental conditions (RECs) on-site which included the potential presence of lead-based paint in soils surrounding the building foundations, the “drill field,” which may have been used for weaponry or as a shooting range, concrete pad areas potentially used for firefighter training, and an incinerator. Additional Phase II testing was conducted. A Draft Site Management Plan (SMP) has been prepared for the project. The recommended conditions of approval will require a final SMP to be</p>

<p>insignificance in compliance with current state and federal requirements. (Section 21080.40(c)(3)(C))</p>	<p>submitted with the building permit applications. These conditions will effectively mitigate any potential impacts associated with the potential release of hazardous materials into the environment consistent with current federal and state requirements.</p>
<p>For a project site where multifamily housing is not a permitted use, all of the following are met: (i) None of the housing is located within 500 feet of a freeway, as defined in Section 332 of the Vehicle Code. (ii) None of the housing is located within 3,200 feet of a facility that actively extracts or refines oil or natural gas. (iii) The project site is not within a very high fire hazard severity zone, as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 or as designated pursuant to subdivisions (a) and (b) of Section 51179 of the Government Code. (Section 21080.40(c)(3)(D))</p>	<p>Not Applicable. Multifamily housing is a permitted use on this site. (Draft Environmental Impact Report, Section 2.3.1)</p>

III. Standard of Review for the Project

In order to approve the MidPen Cypress Point Affordable Housing Project in Moss Beach (project), the relevant decision makers must find it to be consistent with the applicable provisions of the San Mateo County General Plan, Local Coastal Program, and Zoning and Grading Regulations. A detailed analysis of the project’s compliance with these policies and regulations is contained in the staff report prepared for the Planning Commission’s and Board of Supervisors’ consideration.² This analysis incorporates information contained in the Draft EIR prepared for the project, and addresses comments received in response to the Draft EIR that are relevant to the project’s compliance with County policies and regulations. Additional discussion of the project’s consistency is included in the Draft EIR, including, for example in Section 3.8.5 which analyzes and finds the project consistent with the land use plan, policies and regulations.

IV. Response to Comments on the DEIR

² Consistency analyses have been conducted throughout the planning and entitlement process. For example, see Cypress Point Affordable Housing Community Project - 2019 LCP Amendment Policy Consistency Analysis here: <https://www.smcgov.org/media/104101/download?inline=>

Because the project is exempt from CEQA, the County is not required to respond to comments regarding the Draft EIR. Nevertheless, County staff has prepared the following responses to the primary issue areas and concerns raised by the public comments received. These responses, in part, describe the level of significance of potential impacts for purposes of CEQA analysis. However, the responses and discussion of potential impacts are for information purposes only, and do not provide a basis to approve or deny the requested permits, except as they relate to the project's compliance with relevant County policies and regulations, which are addressed in further detail in the staff report prepared for the Planning Commission's and Board of Supervisors' consideration. (See, e.g., *Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 490 (error in an analysis not required by CEQA cannot constitute prejudicial noncompliance with CEQA)).

A. Scale, Compatibility, and Character of Project

Several commentors asserted that the proposed project is out of scale with the neighborhood.

While an aesthetics analysis under CEQA is not required, the County's General Plan and Local Coastal Program contain numerous policies related to visual effects that are applicable to the Project. Visual effects are also regulated through the County of San Mateo Design Manual and the County of San Mateo Zoning Code Design Review Overlay.

The allowable size and scale of the project site has been established by the Local Coastal Plan (LCP) and the County of San Mateo General Plan. In 1980, the project site was designated "Affordable Housing" by both the County and the California Coastal Commission (CCC) and had a land use designation of Medium-High Density Residential. The Medium-High Density Residential designation allowed for development at densities of between 8.8 to 17.4 housing units per acre. In the LCP, the site is designated as infill and as a priority development site for affordable housing. The site is also designated as an affordable housing opportunity site under the San Mateo County Housing Element.

In July 2018, the County received an LCP Amendment application from MidPen for the proposed Cypress Point Affordable Housing Community Project. This application proposed revising the previously approved Planned Unit Development zoning designation in a manner that would reduce the total number of units to be developed and increase the amount that must be affordable. Following the CCC's certification of the LCP Amendment, MidPen submitted the current application for a coastal development permit to construct 70 affordable housing units and one manager's unit on the 11.02-acre parcel. As part of project approval, a General Plan Amendment to amend the site designation from Medium-High Density Residential, which permits 8.8-17.4 units per acre, to Medium Density Residential, which permits 6.1-8.7 units per acre, is proposed. The project will assist the County in meeting its regional fair share of housing allocation for the 6th cycle of the RHNA plan.

The project is consistent with LCP and County General Plan policies and zoning regulations. The project is designed to minimize alteration of the natural landforms and be visually compatible with surrounding areas. It will cluster development, increase setbacks, minimize grading, and retain the majority of screening trees along the site perimeter, as feasible. Approximately one-half of the project site will be developed and landscaped. The remainder of the site will be left unaltered, with the exception of the removal of hazardous trees and the

improvement of existing pedestrian/bicycle paths open to the community. The majority of the forested areas on the northern portion of the site will be preserved. Approximately 295 trees are proposed for removal, including approximately 190 Significant or Heritage Trees. The project has been designed to fit the topography of the site and use smaller buildings with a maximum height of 28 feet to reduce massing, consistent with the County LCP's Visual Resources Component.

The project is in the Highway 1 County Scenic Corridor and is designed to minimize its visibility from Highway 1, in compliance with the LCP. Access roads and parking areas will be integrated into the site, with multiple small parking lots around a ring road, and screened with landscaping. All new distribution lines will be underground. Landscaping with native trees and plant materials will have an informal character and be used to screen the project and reduce visual impacts. The project will be primarily visible from Carlos Street at the vehicular entrance along the western boundary. These views will be partially screened by proposed landscaping (see Figure 2.5-10 in EIR Chapter 2, Project Description). Views of the project from the southern end of Carlos Street will include the project entrance and views of many of the project buildings. Landscaping will include additional tree planting between the project and the single residence on Carlos Street to shield the residence from views of the project.

Although the existing visual character of the site will be altered by construction of the project, the change will not result in conditions causing significant visual degradation, as the site is surrounded by urban uses. Site grading and fill to construct building pads, roadways, and parking areas, or install utilities will not be visible or apparent from areas outside of the project site. The only site features visible to viewers from surrounding areas will be the proposed buildings themselves. As noted above, the buildings will be set back at a minimum of 20 feet from the property line so that their apparent mass will be reduced. Furthermore, the project site represents an additional residential use within an already developed residential area that already includes many two-story buildings.

Regarding character, consistent with the County Community Design Manual, and Zoning and General Plan regulations, the buildings have been designed to include natural colors and materials and non-reflective materials, including wood-look cement board siding in shades of dark red and brown and gray composite shingle roofing materials that are compatible with the coastal environment (see Figure 2.5-2 in Chapter 2, Project Description). These materials match the neighborhood vernacular and are subject to design review through the Design Review process (see analysis of Design Review requirements and Land Use and Zoning history, below). Further, the project would be clustered on-site to minimize tree removal and allow for open space uses, including trails. Open space areas would be planted with low-water-intensive, and native species appropriate to the soils and climate, consistent with the Community Design Manual. The project is thus consistent with County standards related to aesthetic effects.

B. Design Review Requirements

With further regard to project scale and compatibility of the project, many commenters raised issues regarding the compliance with Design Review requirements. Development on-site is subject to the policies of the County General Plan, the County LCP, and Section 6565.17 of the County Zoning Regulations. The project must comply with all applicable County visual quality policies, which "promote and enhance good design, site relationships, and other aesthetic

considerations,” and “promote visually attractive development.” To ensure compliance with County visual resource policies, the project is subject to review by the Coastside Design Review Committee. The Coastside Design Review Committee has reviewed the project, and the applicant has prepared revised plans that respond to the input received from the Committee and that achieves compliance with applicable policies, as detailed in the staff report regarding the permit applications. The project is thus consistent with County standards related to aesthetic effects.

C. Light and Glare

Among the comments received regarding visual and biological resources, the impacts of project lighting was identified as a significant concern. Such impacts are dependent upon the location of the viewing point, the breadth of the viewshed, the contiguousness of scenic views, the character of the surrounding neighborhood, the distance and intervening vegetation between sources of light and sensitive habitat areas, and the type of light fixtures proposed. San Mateo County evaluates aesthetic impacts in comparison to the potential for conflict with relevant policies and regulations contained in the General Plan, LCP, and Zoning Regulations. All proposed lights are dark sky lighting compliant and no lights will point outwards in the neighborhood’s direction.

The proposed project will introduce additional sources of controlled lighting and reflective surfaces to the project site. New lighting sources include outdoor street lighting, security lighting, and indoor lighting. The project will also generate light by vehicle headlights. Prior to the issuance of building permits to construct the project buildings, the applicant shall submit a detailed lighting plan for review and approval by the Director of Planning and Building, consistent with County requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Director of Planning and Building. Project lighting shall be compliant with LCP Policy 8.18(a): “Exterior lighting shall be limited to the minimum necessary for safety. All lighting, exterior and interior, must be placed, designed, and shielded so as to confine direct rays to the parcel where the lighting is located,” and General Plan Policy 4.60 *Outdoor Lighting*: “Minimize exterior lighting in scenic corridors and, where used, employ warm colors rather than cool tones and shield the scenic corridor from glare.” Compliance with these two policies will avoid spillover and light pollution for the project surroundings, including the night sky and Montara Creek.

Project compliance with these standards ensures that there will be no new source of substantial light or glare which would adversely affect day or nighttime views in the area and the project is thus consistent with County standards related to visual effects associated from light and glare.

D. Views and Scenic Vistas

With regard to comments regarding the project’s impact on views and scenic vistas, it is noted that although the County General Plan and the County Local Coastal Program (LCP) do not define or identify scenic vistas, the plans do include policies to protect public viewpoints and vistas. “Scenic vistas” are generally considered to be high-quality views displaying good aesthetic and compositional value that can be seen from public viewpoints and possess visual qualities of high value to a community.

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The project is in the Highway 1 County Scenic Corridor and is designed to not be visible from Highway 1, in compliance with the LCP. Access roads and parking areas will be integrated into the site, with multiple small parking lots around a ring road, and screened with landscaping. All new utility distribution lines will be underground. Landscaping with native trees and plant materials will have an informal character and be used to screen the project and reduce visual impacts.

The County General Plan defines ridgelines as: “the tops of hills or hillocks normally viewed against the background of other hills.” Meanwhile, skylines are defined as: “the line where sky and land masses meet.” Views to the east from portions of the project site include both ridgelines and skylines, but views from most of the site do not include these features, due to the presence of slopes and vegetation. The project site is lower in elevation when viewed from Lincoln Street and would not appear as a ridgeline or skyline to residences along Sierra Street south and east of the project. For viewers south of the project on Sierra Street, the project site will appear at a higher elevation; however, the site would not qualify as either a ridgeline or skyline.

Although some of the buildings will be visible from surrounding areas, they will generally be lower in height than existing vegetation and will not interfere with views of the Pacific Ocean or other scenic vistas available from public locations. This is due to the distance of the proposed buildings from public viewpoints, the strategic placement of the building pads to minimize visual impacts, the presence of intervening vegetation, and the proposed installation of screening landscaping. The project is therefore consistent with County standards related to visual effects on views and vistas.

E. Air Quality and Greenhouse Gas Emissions

Commenters also identified concerns regarding emissions associated with the project, and its impact on air quality. Questions were raised regarding the methodology used to analyze these issues, and the models that were applied to this analysis. Concerns were also raised regarding the cumulative impacts of these emissions, their impact on climate change, and an asserted reduction in carbon sequestration associated with the removal of trees. Additional concerns were identified regarding the potential for toxic air contaminants on the site.

The County General Plan and 2022 Community Climate Action Plan contain standards designed to reduce the carbon emissions from development projects. As described further below, the project is consistent with these policies in addition to regulations of the Bay Area Air Quality Management District.

1. Methodology for Air Quality Assessment

While not required by County policies, an air quality assessment was prepared for the project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and Greenhouse Gas (GHG) emissions associated with both construction and operation of a variety of land use projects. The model uses widely accepted

federal and state models for emission estimates and default data from sources such as the Environmental Protection Agency's (EPA's) AP-42 emission factors, California Air Resource Board (CARB) vehicle emission models, and studies from California agencies such as the California Energy Commission (CEC). The model quantifies direct emissions from construction and operations, as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model was developed in collaboration with the air districts in California. Default data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions.

The methodology used to assess air quality impacts applied two CalEEMod land uses. The 'Residential – Condo/Townhouse' was applied to the 71 dwelling units, and 'Parking – Parking lot' were applied to the 142 parking spots. The analysis included quantification of construction and operation of off-road equipment, fugitive dust, and on-road mobile sources, as well as the operational emissions for the affordable housing units. Modeling input data were based on the anticipated construction schedule and phasing. Construction equipment and usage required for each phase were obtained using CalEEMod defaults for the land use types which make up the project site, information provided by MidPen, and default parameters contained in the model for the project site, project size and land uses.

2. Air Quality Modeling - CalEEMod

Construction emissions associated with the project, including emissions associated with the operation of off-road equipment, haul-truck trips, on-road worker vehicle trips, vehicle travel on paved and unpaved surfaces, and fugitive dust from material handling activities, were calculated using CalEEMod version 2022.1.2.

BAAQMD-recommended exposure parameters have been applied to an analysis of cancer risks. The calculation of cancer risk, using CalEEMod-estimated emissions and the EPA ISCST3 dispersion model, indicates that the maximum increased residential cancer risks would be 45.9 in 1 million for an infant exposure and 0.8 in 1 million for an adult exposure. While the project is exempt from CEQA, the recommended conditions of approval will require implementation of appropriate air quality protection measures.

Implementation of the recommended conditions will substantially reduce PM10 exhaust emissions. The 2018 Illingworth and Rodkin, Inc., Cypress Point Affordable Housing Project Air Quality and Greenhouse Gas Emissions Assessment, estimated that the recommended conditions would reduce PM10 emissions by approximately 70.8% against unmitigated exhaust emissions. However, in the intervening years, significant reductions have already occurred through the integration of newer and cleaner construction equipment into the existing fleet. Using updated CalEEMod values for an unmitigated construction fleet in 2024-2026 shows a reduction of 44.7% reduction in PM10 exhaust emissions as a result of the recommended conditions of approval. The anticipated mitigated PM10 exhaust value is expected to remain essentially the same (0.0345 tons vs. 0.035 tons) over the anticipated construction period. Accordingly, implementation of the recommended conditions of approval will ensure compliance with applicable requirements.

3. Air Quality Cumulative Impacts

Consistency with the 2017 Clean Air Plan control measures will ensure that the project will not cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin. The project complies with each of the control strategies of the 2017 Clean Air Plan and therefore does not conflict with or obstruct implementation of the applicable air quality plan. All criteria air pollutant emissions (including Volatile Organic Compounds (VOCs) which are displayed as Reactive Organic Compounds (ROGs)) from the project's construction and operations are below the Bay Area Air Quality Management District's (BAAQMD's) thresholds of significance. The BAAQMD's thresholds of significance represent the allowable emissions a project can generate without generating a cumulatively considerable contribution to regional air quality impacts. Therefore, if subject to CEQA, a project that would not exceed the BAAQMD thresholds of significance on a project level also would not be considered to result in a cumulatively considerable contribution to these regional air quality impacts.

4. Greenhouse Gas Emissions

The San Mateo County General Plan and 2022 Community Climate Action Plan contain goals and policies designed to reduce the greenhouse gas emissions associated with development projects. The project is consistent with these policies. While the project is exempt from CEQA, the County proposes to also require implementation of appropriate greenhouse gas reduction measures through the recommended conditions of approval.

BAAQMD thresholds of significance for GHGs are set to protect communities at any size and apply a "fair share" approach for determining whether an individual project's GHG emissions would be cumulatively considerable. If a project would contribute its "fair share" of what is needed to achieve the State's long-term GHG reduction goals, then the lead agency can find that the project is adequately contributing to solving the problem of global climate change and that project's impact is not significant. This means that the GHG and climate change thresholds of significance account for the past, present, and future project contributions.

The project will implement all feasible VMT reduction strategies and will comply with all other County Climate Action Plan GHG reduction strategies (i.e., no natural gas in residential buildings, providing EV chargers, actions encouraging the community's shift to active transportation [human-powered forms of transportation including walking, rolling, and biking]). Furthermore, the recommended conditions of approval ensure that the project will comply with local GHG reduction strategies. The project is therefore consistent with County standards related to greenhouse gas reductions.

5. Carbon Sequestration

The San Mateo County General Plan and the CCAP encourage the sequestration of carbon in vegetation and soils on natural and working lands. The California Emissions Estimator Model (CalEEMod) was used to calculate potential GHG impacts in the EIR. CalEEMod includes default settings to account for potential GHG impacts associated with vegetation removal, including those related to the loss of GHG reductions associated with carbon sequestration.

Using the i-Tree Calculator, the 190 trees to be planted as part of the project have the potential to sequester 245 metric tons of CO₂ over the 30-year lifetime of the project. The i-Tree

Calculator also calculates the potential CO₂ avoided due to reduction in building energy use and equates to 68 metric tons of CO₂ over the 30-year life of the project. The CO₂ sequestered from the existing 295 trees proposed to be removed was also calculated using the i-Tree Calculator and totaled 492 metric tons of CO₂ over 30 years. Therefore, the difference in CO₂ sequestration between the trees removed and planted is a potential loss of 179 metric tons of CO₂. This is conservative, as the parameters utilized in the i-Tree Calculator assume that the trees removed are in full sun and fair to good condition. The 190 trees planted would displace more than half of the sequestered CO₂ lost when removing the 295 trees. Implementation of the tree replacement plan will therefore achieve consistency with the objectives of the General Plan and CCAP.

6. Toxic Air Contaminants (TACs) and Human Health

While the project is exempt from CEQA, an assessment of toxic air contaminants was nevertheless performed, and certain recommended conditions of approval are proposed to further reduce such emissions. Toxic air contaminants and their health impacts to the nearby community have been analyzed using the BAAQMD Highway Screening Analysis tool. This analysis determined that the cancer risk at the project site was below the significance threshold of 10 in 1 million, the PM_{2.5} concentration was below the significance threshold of 0.3 µg/m³, and the Hazard Index was below the significance threshold of 1.0. The BAAQMD's Stationary Source Risk and Hazard Analysis Tool was used to determine the existing stationary sources of TACs and concluded that any existing facilities would result in an adjusted lifetime cancer risk, PM_{2.5} concentrations, and a hazard index all below BAAQMD thresholds of significance.

In addition, a community risk assessment of the project construction activities was conducted to evaluate potential health effects on sensitive receptors at these nearby residences from construction TACs, DPM and PM_{2.5}. Emissions and dispersion modeling were conducted to predict the off-site DPM concentrations resulting from project construction, and lifetime cancer risks and non-cancer health effects were evaluated. This modeling conservatively assumed that infant and adult exposures occurred at all residences through the entire construction period. With these conservative assumptions, TAC emissions would exceed BAAQMD standards without further reduction measures. Available reduction measures include several options: the use of level 3 diesel particulate filters (which requires off-road diesel equipment to use a CARB certified diesel particulate filter), use of advanced tier equipment (which requires off-road diesel equipment utilize Environmental Protection Agency certified advanced engines), use of an oxidation catalyst (which requires off-road diesel equipment to use a diesel oxidation catalyst), use of electric or hybrid powered equipment, and/or use of added exhaust devices.

In addition, idling restrictions (which applies to all vehicles in California with a diesel-fueled or alternative diesel-fueled off-road engine) help reduce public exposure to NO_x, DPM (TACs), and other criteria pollutant emissions from off-road, diesel-fueled vehicles and will be implemented by the project.

Implementation of the above reduction measures will reduce short-term health impacts to below the BAAQMD thresholds of significance. While the project is exempt from CEQA, the County proposes to require implementation of TAC reduction measures through the recommended conditions of approval.

F. Biological Resources

Many comments addressed the potential for the project to adversely impact biological resources due to tree removal and stormwater runoff. In addition, commenters questioned the adequacy of the biological investigations and the methodologies that were used. As discussed below, the project is consistent with policies on tree removal, riparian creek resources, species and other biological resources.

1. Tree Removal

The biological impacts attributable to tree removal will in compliance with applicable requirements due to the replacement of removed trees, protection of preserved trees, and the tree maintenance plan required by the Significant Tree Ordinance. The removal of regulated trees has been minimized as much as possible, clustering the proposed development on the site to retain the forested open space on the northern portion of the project site. All existing trees to be retained on the project site would be fenced during construction and provided with temporary irrigation.

The San Mateo County Ordinance Code defines significant trees as having a trunk circumference of 38 inches or greater (12-inch diameter). Significant trees cannot be removed except with a permit or, if the tree removal is part of a grading or building permit, with authorization from the Planning Commission, Design Review Committee, or Community Development Director.

The project proposes removing 295 trees out of the total of 488 trees on the project site. All 255 trees within the grading area will be removed. In addition, 40 of the 61 trees within 30 feet of the planned grading area will be removed, either because grading will impact the trees' roots or because the trees are in poor condition. The remaining 21 trees will likely incur some impact to their root systems but are far enough away and healthy enough to survive some root damage. Most of the 193 trees to be preserved on the site are greater than 30 feet from the planned grading area.

Based on the County definition of "Significant" trees, 348 trees were identified by the Arborist Report as qualifying for this designation. The Arborist Report concluded that only 14% of the trees surveyed were in good condition. No "Heritage" trees (as defined by the County Heritage Tree Ordinance) were identified during the arborist's evaluation. Of the 295 trees proposed for removal, approximately 193 are considered Significant trees. Of these, approximately 97 trees, or 51 percent, are in poor condition and 20 trees, or 10.5 percent are in good condition, with the remainder being in fair condition.

The trees to remain will have established tree protection zones with protective fencing and signage to protect the root zones of the trees from root damage and soil compaction. Tree protection measures will be confirmed to be in place during the preconstruction survey. Implementation of the recommended conditions of approval, which includes tree protection measures recommended by the Arborist Report, will ensure compliance with applicable requirements.

The Significant Tree Ordinance requires replanting for significant trees removed during construction. For the proposed project, replacement of trees removed shall be achieved in a manner and quantity prescribed by the Director of Planning and Building. The project will plant approximately 195 replacement trees throughout the project site. As required by the Significant Tree Ordinance, a maintenance plan will be required for between 2 and 5 years, as determined by the Director of Planning and Building. With the implementation of replanting and maintenance measures for removed significant trees, operation of the project will not conflict with the Significant Tree Ordinance. Implementation of the recommended conditions of approval which includes replacement, monitoring, and maintenance measures recommended by the Arborist Report, will ensure compliance with applicable requirements.

2. Montara Creek Biological Impacts

Montara Creek passes the project site approximately 250 feet north of the site. The project site slopes steeply downwards to the north by 16th Street. Stormwater runoff from project excavation, grading, and construction activities could impact water quality in Montara Creek. Recommended conditions of approval require the implementation of Best Management Practices (BMPs) to address the potential for project construction to result in off-site sedimentation and disruption of the natural environment. All construction activities are required to implement BMPs that will prevent sediment-laden runoff and/or pollutants from entering the riparian area or Montara Creek. In addition, the recommended conditions of approval require management of exposed soils and vehicle fueling and maintenance.

Several commenters noted concern regarding potential water quality impacts associated with the use of synthetic turf onsite. Drainage facilities to be installed by the project design measures include the installation of bio-swale bioretention basins that will prevent any turf material from entering water bodies such as Montara Creek. The applicant currently uses synthetic turf that is made in the USA and is the only USDA-certified synthetic grass throughout the Bay Area. The product has 60 to 80% bio-based content. The applicant has committed to continuing to evaluate what is available in the market and prioritizing environmentally friendly products.

An analysis of the effects of artificial lighting on wildlife within the Montara Creek corridor determined that the recommended conditions of approval will ensure compliance with applicable requirements.

3. Special-Status Species

Several commenters noted concern about the potential for the project to impact sensitive biological resources on the project site. There is no federally listed critical habitat on the project site. However, there is U.S. Fish and Wildlife Service (USFWS) designated critical habitat for California red-legged frog (a federally threatened species and CDFW SSC) approximately 1.1 miles east of the project site in and surrounding San Vicente Creek.

Several commenters noted that California Red Legged Frog (CRLF) may be found onsite and could be impacted by project construction and operation. Potential impacts to special-status wildlife from project activities include direct impact to individuals from construction activities (i.e.,

direct mortality from vehicle interactions); direct impacts to special-status species habitat such as required cover or nesting areas via vegetation removal; direct mortality from chemical spills; or indirect impacts to wildlife via noise and lighting.

Seven California red-legged frog occurrences have been recorded within 2 miles of the project site between 2006 and 2019. The closest California Natural Diversity Data Base (CNDDDB) occurrence (in 2012) was recorded approximately 0.7 mile north of the project site. While no suitable aquatic breeding habitat was observed on-site, potentially suitable upland dispersal habitat for this species is present within the project site. Additionally, Montara Creek, which is located approximately 250 feet north of the project site, may provide marginally suitable aquatic dispersal habitat during wet season periods of inundation. Although there is potentially suitable upland dispersal habitat within the project site, this species is more likely to utilize higher-quality suitable aquatic and non-breeding habitat within and adjacent to Montara Creek where there is more woody debris available for refugia. In addition, the project site does not provide a suitable overland route to other aquatic breeding sites and no small mammal burrows were observed within the project site. CRLF were not observed on the project site during the April 2023 field survey.

In summary, there is moderate potential for dispersing California red-legged frog to occur on the project site and surrounding area during the wet season (October 15–May 31), and low potential for the species to occur on the project site during the dry season. Therefore, implementation of the recommended conditions of approval, which includes regular inspections of CRLF exclusion fencing, will ensure that during construction, CRLF will not enter the site. These inspections will be completed by a qualified professional during Stormwater Pollution Prevention Program investigations.

4. Survey Methods

In conjunction with the preparation of the Draft EIR, SWCA performed a literature review, including a review of the previously-prepared August 2020 DeNovo Biological Resources Report, and the 2022 HortScience | Bartlett Consulting Arborist Report to gain familiarity with the Project and identify potential sensitive biological features, including Environmentally Sensitive Habitat Areas (ESHAs), target flora and fauna species, and wetlands or other waters that have the potential to occur in the Biological Study Area (BSA). The review consisted of a records search of current versions of the USFWS online Information for Planning and Consultation (IPaC) species list system (USFWS 2023b) (Appendix A), CDFW California Natural Diversity Database (CNDDDB 2023) (Appendix B), and California Native Plant Society Online Inventory of Rare and Endangered Plants (CNPS 2023b) within the Montara Mountain, San Mateo, and Half Moon Bay, California USGS 7.5-minute quadrangles (USGS 2023a). The CNDDDB and CNPS searches were further refined to a 2-mile search surrounding the Project area. The USFWS Critical Habitat Mapper (USFWS 2023a) was queried to identify critical habitat for terrestrial and aquatic species near the BSA. The National Wetlands Inventory (NWI) Database (USFWS 2023c) and USGS National Hydrography Dataset (NHD) (USGS 2023b), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Survey for San Mateo County (NRCS 2023), and aerial imagery were also reviewed to provide additional information for soils and potential wetland features known to occur in the BSA.

A field survey was completed on April 3, 2023, by a qualified SWCA biologist and included a reconnaissance-level survey of the BSA. Per the California Department of Fish and Wildlife (CDFW), a Qualified Biologist is a person who holds a bachelor's degree from an accredited university in a biological or natural resources related field and shall: 1) be knowledgeable and experienced in biology and natural history of local fish and wildlife resources present at the Project site; 2) have experience identifying, capturing, handling, and relocating the fish and/or wildlife species; 3) be familiar with relevant survey protocols and recent scientific literature; and 4) be knowledgeable of state and federal laws regarding the protection of sensitive species. A Qualified Biologist shall have a minimum of five years of academic training and professional experience in biological sciences and related resource management activities.

The purpose of the field survey was to evaluate the presence or absence of suitable habitat for special-status species determined to have the potential to occur in the BSA, sensitive habitats with the potential to occur in the BSA, potentially jurisdictional wetland features, and other ESHAs as defined by the County LCP. In addition, the surveyor identified and mapped vegetation communities using A Manual of California Vegetation, Second Edition (Sawyer et al. 2009). The survey included walking throughout the Project area and the surrounding 250-foot buffer (BSA) where accessible. The results of the literature search and survey have informed the recommended conditions of approval that ensure compliance with applicable regulations protecting sensitive species and their habitats. As detailed by Appendix D of the DEIR, the project site does not constitute habitat for sensitive species – the recommended conditions of approval address the potential that such species could occasionally be present on the site.

G. Hazards and Hazardous Materials

Concerns regarding the project's impacts to surrounding roadways, and the ability of residents to evacuate during an emergency, were identified by many commenters. Commenters also expressed concerns about the presence of lead and other contaminants in the soil, and the health impacts they could have on project residents.

1. Evacuation Routes and Roadway Network

The County General Plan provides in Policy 15.33 that the County should “[e]nsure road patterns that facilitate access for fire protection vehicles and provide secondary access and emergency evacuation routes when reviewing proposals for new subdivisions.” Because the project will construct onsite roadways that meet County Development standards, the project is consistent with this standard.

Nevertheless, a Wildfire and Evacuation Technical Study was completed to investigate potential impacts. Several comments were received about the lack of a County-adopted evacuation plan, and how roadway networks could impede evacuation.

Development of the Cypress Point project does not include security gates and will not impede vehicular ingress/egress into the project site. Access will be provided by a new 28-foot-wide single driveway from Carlos Street on the western boundary of the site, which exceeds the 20-foot road width requirement in the California Fire Code, Section 503. The proposed interior roads will be designed to support the weight loads of fire apparatus and allow for access from all directions. There are main arteries from the nearest communities and fire stations that provide

direct emergency response services. Descriptions of each roadway facility are presented in the Wildfire and Evacuation Route Assessment.

The County's Emergency Management planning relies on technologies that provide up-to-date information to ensure emergency response and evacuations are flexible and responsive to the type of emergency. In testing such technologies and tools, the evacuation simulations assume that regional occupancy (not just the Cypress Point residents) being set to 100% for each simulation, thus the maximum number of residents (vehicles) is modeled. The present public evacuation notification tool being used by the County is 'Genasys' (formerly Zonehaven). All residents within Genasys/Zonehaven's³ designated zone SMC-E029 (the zone where the project is located) would likely be evacuated to closest designated County Emergency Management team designated center, which would be determined at the time of the emergency to ensure people have adequate time and access to get to the location. Pre-identifying routes and emergency evacuation centers may lead to the public defaulting to those routes or centers, which inadvertently maybe in harm's way.

Current programs—SMC Alert and Coastside FPD's Community Connect—are initiatives used to contact residents during an urgent or emergency situation as well as provide relevant information about residences to aid emergency responders during incident response. This may include instructions from County public safety officials to shelter in place during certain emergency situations when it is determined to be safer than evacuating. Local plans, such as the 2021 Local Hazard Mitigation Plan, further describe coordinated actions and recommendations to reduce wildfire risk and enhance emergency response; this includes expansion of alternative evacuation routes and evacuation centers (Action SMC-7) as dictated by the scope and location of the emergency. The project will not impair current adopted plans, including the San Mateo County Emergency Operations Plan (EOP).

2. Fire

The County General Plan, Local Coastal Program, and San Mateo County Multijurisdictional Local Hazard Mitigation Plan all contain policies designed to reduce the impact of wildfire risks in the County. The project is proposed in an area that is not located in a state responsibility area or a Very High Fire Hazard Severity Zone (FHSZ). Regardless of its location outside of these areas, the County evaluated potential wildfire impacts for this project and determined such impacts to be less-than-significant, because, among other reasons, the site is located within 300 feet of Fire Station 44. Additionally, there are five fire stations within a 15-minute drive of the project site, ensuring adequate response times.

In addition, the project incorporates fire hazard reduction measures such as development of an emergency access route from Lincoln Street to the northeast corner of the project site, installation of a dedicated fire flow water line, use of fire-resistant building materials, removal of approximately 295 trees, and implementation of a 30-foot fire break area and a 100-foot reduced fuel zone surrounding the development. In addition to the project's proposed design features to minimize fire risk, the minimal fire history, discontinuity of fuels across the landscape

³ <https://www.smcgov.org/dem/genasys-zonehaven>

(both naturally and from human-made features), and the low-to-moderate predicted fire behavior (burn probability, rate of spread, and crown fire) in the project site and 1-mile buffer area indicate a low fire hazard. The project is adding new infrastructure and would meet all CBC and CFC requirements at the project site. By concentrating development near fire response facilities and major roads and outside of Very High FHSZ, the project is consistent with County policies.

3. Soil Contaminants

The General Plan and LCP includes policies designed to encourage improvements which minimize the dangers of natural and manmade hazards.

As noted in the Draft EIR, elevated lead concentrations were found in soil at two locations during the Phase II investigation. None of the detected chemicals in the soil were found to exceed their respective Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) and U.S. Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs).

The Phase I Environmental Site Assessment (ESA) identified Recognized Environmental Conditions (RECs) on site, including the potential presence of lead-based paint in soils surrounding the building foundations, the “drill field”, which may have been used for weaponry or as a shooting range, concrete pad areas potentially used for firefighter training, and an incinerator. The Phase II investigation was considered “limited” because the testing was completed on the areas identified in the Phase I ESA. Each of the studies were completed by qualified environmental professionals. Per the Limited Phase II, all drilling was completed by licensed contractors. The Phase I ESA was completed in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). All laboratory testing was completed at accredited facilities. Well destruction was completed in accordance with County Environmental Health Services requirements.

The levels of lead found in shallow soils on the project site are below RWQCB ESLs and do not pose a significant human health risk after development of the proposed project. As detailed by the Draft Site Management Plan (SMP) prepared for the project, these soils will be mixed with other soil onsite and placed in locations that will be covered by hardscape (foundations, parking lots, walkways), or below imported topsoil in landscaped areas. The conditions of approval require a Final SMP to be submitted with the building permit application. Implementation of this condition will ensure that the project will not cause adverse public health impacts.

The areas of impact appear to be limited to two areas of the site, and further sampling and analysis showed the lead concentrations are localized, restricted to surface soils, and do not exceed regulated thresholds. If future sampling concludes there are contaminated soils that need to be off-hauled and properly disposed, conditions of approval will ensure that the applicant will be required to follow all requirements and regulations.

With respect to the presence of arsenic at one location, its detected concentration is representative of naturally occurring background conditions, which is within the range of arsenic concentrations found in soils within the San Francisco Bay Area.

Implementation of conditions of approval will ensure compliance with current state and federal requirements policies designed to minimize the dangers of natural and manmade hazards.

H. Transportation

A significant number of comments addressed the transportation impacts of the project on local roadways, intersections, and State Route One (SR-1). Concerns were also expressed regarding the amount of Vehicle Miles Traveled (VMT) that will be generated by the project.

As discussed below, the recommended conditions of approval will ensure that the proposed project will be carried out in a manner that is consistent with County's LCP policies, Connect the Coastsides, and the resultant Moss Beach/SR-1 Project, as well as applicable policies such as Complete Streets and the C/CAG 2021 TDM Policy to the extent feasible.

1. Carlos St./SR-1 Intersection Safety

As discussed by the DEIR, project-related vehicular traffic contributions to the Carlos Street/SR-1 intersection would exacerbate an existing hazard for drivers and for pedestrian and bicyclists attempting to cross or enter on to SR-1 at that location due to an existing geometric design feature. The existing configuration of the intersection has: (1) inadequate sight distance for vehicles on northbound Carlos St. entering SR-1, and (2) conflicting movements in the two-way left-turn lane between SR-1/Carlos St and SR-1/16th St intersections: northbound (NB) SR-1 vehicles turning left onto 16th St. to enter Montara Water Sanitary District or hostel/lighthouse, and southbound (SB) SR-1 vehicles turning left onto Carlos St. Trips generated by the project would generate 473 daily trips, 37 weekday a.m. peak hour trips, 45 weekday p.m. peak hour trips, and 37 weekend Saturday midday peak hour trips. Trips would be distributed across the local network based on existing travel patterns, but most project-related vehicle trips would use the Carlos Street/SR-1 intersection as the primary access route.

LCP Policy 3.13 - *Maintenance of Community Character* - requires new housing development for low- and moderate-income households to "Assess negative traffic impacts and mitigate as much as possible."

The project applicant has committed to working with the County, Caltrans, and other affected agencies through the relevant permitting processes to support implementation of measures to address safety concerns for drivers, pedestrian, bicyclists and other road users at the Carlos Street/SR-1 intersection. The project applicant has committed to resolving project-related impacts in both the short term and long term to the maximum extent feasible.

For example, the project applicant will address a series of C/CAG TDM Checklist measures as part of the proposed project to encourage walking, bicycling, and use of public transit. Implementation of these will be required as recommended conditions of approval. Specifically, the applicant has committed to work with the County, SamTrans, and the local community to implement as many of the local sidewalk, bicycle, bus stop and road network improvements identified in Connect the Coastsides and the Active Transportation Plan as possible in the surrounding neighborhood, including along Carlos, Stetson, Kenmore, and Etheldore Streets and California Avenue.

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Improvements for the Carlos Street/16th Street crossing along with those identified for California Avenue are part of the [Moss Beach SR-1 Congestion and Safety Improvements Project](#) (Moss Beach Corridor Project), a key project part of the County's Midcoast Comprehensive Transportation Management Plan, also referred to as Connect the Coastsides. Connect the Coastsides is the culmination of years of planning under the LCP. Connect the Coastsides narrows a wide-ranging set of potential transportation improvements for the SR-1 corridor (among other locations) and identifies specific projects to improve conditions under buildout conditions. Connect the Coastsides includes a project prioritization and implementation strategy. The County and partners seek funding opportunities to implement projects, such as project competitiveness for available local, regional, and state funding. The Moss Beach Corridor Project has received funds for the first two required Caltrans phases (project initiation and project approval and environmental studies) and will begin the project approval and environmental phase in summer 2024. The project applicant will contribute funds toward implementation of the Moss Beach Corridor Project's improvements, in an amount equivalent to the project's proportional impact on these roads and intersections.

Due to the need for additional environmental review, design, right-of-way acquisition, and the need to secure permits and financing, construction of the Moss Beach Corridor Project's intersection improvements are anticipated to be complete by the year 2030. During the intervening period, the applicant and County will pursue other safety improvement options at the SR-1/Carlos Street intersection that will keep the intersection open in both directions and address existing safety concerns. These include:

- Vegetation clearance and adding deceleration and/or acceleration lanes adjacent to the northbound SR-1 lane near the Carlos Street intersection;
- Providing a southbound turn pocket for travelers coming from the north that want to turn onto Carlos Street. Additional Caltrans approval and permits would be required for any changes at the Carlos St./SR-1 intersection; and,
- Requesting Caltrans to reduce the current posted speed limit of 50 mph. Caltrans is in the process of preparing an Engineering and Traffic Survey Report to respond to this request.

The County will be receiving technical assistance from the Metropolitan Transportation Commission to evaluate Carlos Street and opportunities to implement features to better accommodate bicyclists and pedestrians. The previously proposed temporary closure of Carlos Street to non-emergency vehicles is no longer being considered in response to significant feedback from the community expressing objection to such a closure.

Based on the foregoing short- and long- term measures, the project complies with the applicable policies that call for impacts to circulation to be analyzed and mitigated to the extent feasible.

2. Vehicle Miles Traveled

As described by the Draft EIR, the vehicle miles traveled that would be generated by the project will be reduced due to implementation of TDM Measures, the nature of affordable housing, and the fact that the project will be subject to a local preference agreement. Because of the project's location, the project would not result in the VMT reductions needed to be at 15% below the County's CEQA significance threshold of 11.56 daily home-based VMT per capita by resident, which is 15% below the daily county average. Since the project is now exempt from CEQA, and there are no County General Plan or LCP policies or development regulations that otherwise apply a VMT standard, this impact does not provide a basis to reject or restrict the proposed development.

It is also noted that state guidance from OPR presumes that 100% affordable housing projects in infill locations have a less than significant impact on VMT (California Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018), which predates the passage of AB 1449.

I. Parking

Many commenters expressed their opinion that the proposed project does not provide adequate onsite parking, and expressed concerns regarding the impact that overflow parking will have on the neighborhood.

In accordance with applicable County regulations, the project includes a total of 142 vehicular parking spaces in four separate parking areas, forming a loop around the central core of the apartment buildings. Of these 142 spaces, there will be six designated ADA parking spaces, and 36 will be electric vehicle parking spaces with chargers. The project also includes 21 electric vehicle-capable parking spaces for both low power charging receptacles and Level 2 Electric Vehicle Supply Equipment to meet the California Green Building Code requirements and the County's current Building Regulations.

As described in the Draft EIR, the adequacy of the proposed parking was also evaluated using the Institute of Transportation Engineers (ITE) 4th Edition Parking Demand Manual and ITE Parking Generation, 5th Edition: *Multi-Family Low-Rise, Apartment, and Affordable Housing* category. In all cases the proposed parking supply exceeds anticipated demand. The potential that the project will result in overflow parking that will impact the neighborhood is noted but does not provide a basis to require more parking than the amount required by regulation. The fact that many existing homeowners in the neighborhood park on the street rather than in their garage or driveway is an existing condition that is not relevant to the parking requirements applicable to the project.

J. Utilities

Commenters also expressed concerns about the adequacy and availability of the public services and associated infrastructure required to serve the project.

With respect to water and wastewater supplies, the project is a priority land use that has water and wastewater service reserved in the LCP. The project would also comply with the State of California Green Building Standards Code requirements.

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For electricity, the project will be served by Peninsula Clean Energy (PCE), who will provide electric generation, and Pacific Gas and Electric Company (PG&E), who will maintain facilities on the project site. Existing PG&E facilities are located on the project site and any modification, removal or relocation of these facilities will be made through coordination with PG&E. PG&E has adequate capacity to serve the project. As discussed in Section 3.11.5 of the EIR, no new electric generation or transmission facilities will be necessary to serve this project.

Telecommunication, internet, and cable services in Moss Beach are provided by private companies, such as Verizon, Comcast & AT&T. The telecommunications provider used by residents in Moss Beach and surrounding communities is at the user's discretion. Natural gas service is not included as a part of the project, and back up generation of power will be at the discretion of the residents.

The project proposes extension of public utility lines throughout the site. An existing PG&E easement runs northeast-southwest diagonally along the southwest corner of the Montara Water and Sanitary District tanks and continues east along the proposed access loop. This easement will be abandoned, and the project will include a new 10-foot-wide easement following the driveway and parking areas, with individual electrical extensions to each building. New utility lines will be placed underground.

There were many comments received about power outages, which are typically caused by downed wires, inclement weather, or Public Safety Power Shutoffs (PSPS). The placement of project utility lines underground will minimize the potential for falling trees and bad weather to cause power outages on the project site.

K. Stormwater

Impacts from stormwater that could flow off the project to the surrounding neighborhood and nearby riparian and marine habitat areas was also a common concern identified by the comments on the DEIR.

The General Plan and LCP include policies for the conservation and protection of important natural resources such as water quality. Draft Environmental Impact Report Section 3.7.4.1 explained how the project would comply with water quality and waste discharge requirements. The project would protect coastal water quality and include natural stormwater management and treatment systems, as required by the County's stormwater management guidelines for C.3 regulated projects.

There are no existing stormwater management facilities on the project site. Currently, stormwater runoff is assumed to percolate onsite and excess runoff flows northwest toward Carlos Street and 16th Street. The runoff then drains into Montara Creek along the northern project boundary to the Fitzgerald Area of Special Biological Significance (ASBS) approximately 0.85 mile north of the James V. Fitzgerald Marine Reserve.

In conjunction with project construction, stormwater runoff on the project site will be collected by overland flow and directed away from buildings and on-site impervious areas to three stormwater bioretention basins in the western portion of the project site. Per the recommendations of the geotechnical investigation, these bioretention basins will include

underdrains and/or drain inlets and no exfiltration into the subgrade soil due to the low permeability of the near-surface soil. Drain inlets will also be located at low points throughout the hardscape and landscape areas to collect and convey large storm event overflow runoff. This directs runoff into these drains and away from potential flooding overland. The project will also install a new connection to the existing storm drain main on Carlos Street.

Prior to the issuance of grading or building permits, the details of how stormwater will be managed will be evaluated for compliance with applicable regulations, including the performance standards of the NPDES General Construction Activities Stormwater Permit Order WQ 2022-0057-DWQ, which regulates stormwater and authorized non stormwater discharges associated with construction activity. The project must prepare a Stormwater Pollution Prevention Plan (SWPPP), which must be prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner. The project will also be required to prepare and implement a County-approved Erosion Sedimentation and Control Plan (ESCP), per the San Mateo Countywide Stormwater Pollution Prevention Program (SMCWPPP). The ESCP must contain erosion and sediment controls; address soil stabilization, dewatering, and pollution source control; and identify pollution prevention measures that will be implemented to prevent erosion and sediment impacts during the construction period. While the SWPPP will include several of the same components of the ESCP, the SWPPP must also include BMPs for preventing the discharge of point and other nonpoint source pollutants besides sediment (paint, concrete, etc.) to downstream waters.

Additionally, the project site is in the hydromodification control area designated by the RWQCB in the Municipal Regional Stormwater NPDES Permit Order R2-2022-0018, and therefore subject to the hydromodification management requirements for water quality and quantity control therein. These regulations are intended to regulate the design of the project and stormwater runoff during operation. The San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) published the C.3 Regulated Projects Guide and the Green Infrastructure Design Guide to meet the requirements of the Municipal Regional Stormwater Permit. The C.3 Regulated Projects Guide describes four categories of post-construction stormwater treatment requirements: 1) Site Design Measures, 2) Source Control Measures, 3) Stormwater Treatment Measures, and 4) Hydromodification Management (HM) Measures. The project will require at least two County inspections of the stormwater treatment system in addition to any inspections arranged for the drainage system.

Accordingly, the project proposes a comprehensive stormwater management system with four distinct drainage management areas based on stormwater flow patterns. As required by the Municipal Regional Permit and based on the C.3 Regulated Projects Guide, the Hydromodification Management Memorandum designs the stormwater system to control the post-project flow to match the pre-project runoff flow rate and duration from 10 percent of the pre-project 2-year peak flow up to the pre-project 10-year peak flow. The Bay Area Hydrology Model has been used to analyze peak flow comparisons for the 2, 5, 10, and 25-year storm events. Preliminary modeling results from the project show full compliance with the projects hydromodification management requirements and ensures there is adequate stormwater capacity onsite for up to 25-year storm events.

L. Alternatives

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Several commenters expressed their preference that the project be constructed at a different location and observed that the DEIR identified that constructing the project on another site designated for affordable housing in El Granada would have less of an environmental impact than constructing the project on the proposed Moss Beach site.

Pursuant to AB 1449, an alternative analysis is not required. There are no County policies or regulations that require alternatives analysis, so the following is provided for informational purposes only.

The Draft EIR identified and included an analysis of several project alternatives on the project site and on two other sites with affordable housing land-use designations. Alternative 2 evaluated a modified site plan which would result in reduced residential units and an associated reduction in the number residents. Alternatives 3 and 4 discussed the two alternative locations and determined that the development of a project at the same density would result in impacts that are equivalent to the proposed project. Alternative 4 (the El Granada Site) would reduce the magnitude of some environmental impacts but would not achieve the project objectives of providing onsite open space as an amenity to residents and the community. Moreover, given the great need for more affordable housing units throughout the County, every site that has been designated for affordable housing needs to be used for this purpose. While the No Project Alternative would avoid the environmental effects of the proposed project, it would not meet the County's objective of providing much needed affordable housing units.



County of San Mateo - Planning and Building Department

ATTACHMENT D

Due to the size of Attachment D (Cypress Point Affordable Housing Community DEIR) this attachment will not be included in the pdf for this staff report. Instead, the reader is directed to the project's web page at:

<https://www.smcgov.org/planning/cypress-point-affordable-housing-community-project-2023-draft-eir>

Where the DEIR plus all supporting Appendices can be found