

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 10/27/11

**FROM:** Tim Tune, Senior Planner, via John Swiecki, Community Development Director JAS

**SUBJECT:** **88 Thomas Avenue;** Variance V-5-11, 5-Year Extension of Planning Commission's Conditional Approval of Variance V-2-09 Permitted Conversion of Existing Single-Family Residence into a Secondary Dwelling Unit and Construction of New Single-Family Residence on Property Located Atop Ridgeline; Thomas Chan, applicant; Gladys Chan, owner; APN 007-350-310

**REQUEST:** In 2009, the Planning Commission approved a proposal to convert the existing house at 88 Thomas Avenue into a secondary dwelling unit and to construct a new primary dwelling unit downslope from the existing house on the eastern side of the property. A Variance was necessary, because the Municipal Code required that structures in the R-BA District be located below ridgelines in a manner that would preserve public views of the San Bruno Mountain State and County Park. To obtain the Commission's approval, the project was revised to lower its overall height, to eliminate the southern portion of the upper floor, stepping the roofline, and to include additional articulation, resulting in a less boxy profile. The Variance will expire December 28th.

In addition to conditionally approving the Variance, the Planning Commission adopted a Mitigated Negative Declaration, found the proposed development to be consistent with the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan and the Section 10(a) Permit, and recommend that the City Engineer issue a Grading Permit for 982 cubic yards of grading (12 c.y. of fill and 970 c.y. of cut) for the project. Secondary Dwelling Unit Permit SDU-1-09 was approved by the Community Development Director on December 22, 2009. These related approvals have no specific expirations and need not be extended.

The applicant is requesting that the Variance be extended for 5 years per the attached, in hopes that financing will become easier to obtain and the family's financial situation will improve within that time.

**RECOMMENDATION:** Conditionally approve Variance V-5-11, extending Variance V-2-09 for 3 years, via adoption of Resolution V-5-11.

**ENVIRONMENTAL DETERMINATION:** A Mitigated Negative Declaration (State Clearinghouse No. 2009082060) was adopted December 10, 2009, for this project, concluding that all environmental impacts will be less than significant or will be reduced to less than

significant levels by mitigation measures agreed to by the project proponent. These mitigation measures required restricting tree removal during the bird nesting season, following the State protocol in the event that human remains or unique archaeological resources are found on the site, submitting construction details to demonstrate compliance exterior noise exposure levels for habitable rooms, and agreeing to provide a fair share contribution toward signalization of the intersection of Bayshore Boulevard and San Bruno Avenue. Note that per previously approved Condition A, the Notice of Determination was filed with the County on December 31, 2009.

There have been no substantial changes in circumstances for the project that would result in significant effects not discussed before. Accordingly, per Section 15162 of the State CEQA Guidelines, a subsequent Negative Declaration is not required for this project.

**APPLICABLE CODE SECTIONS:** Brisbane Municipal Code Section 17.12.040.L currently requires that structures be located below ridgelines in a manner that will preserve public views of the San Bruno Mountain State and County Park. The findings required to grant a Variance to this regulation are listed in BMC Section 17.46.010.

Effective November 2nd, Ordinance No. 562 will amend BMC Section 17.12.040.L to replace the requirement for a Variance with a new Design Permit procedure for approving development on ridgeline properties in the R-BA District. The new ordinance identifies “varying the buildings’s roofline to reflect the ridgeline’s topography, orienting the building to minimize the impact of its profile upon public views, locating the building on the lower elevations of the site, and reducing the building’s height below the maximum permitted in the district” as potential methods to “preserve those public views of the San Bruno Mountain State and County Park as seen from the Community Park and from the Bay Trail along the Brisbane Lagoon and Sierra Point shorelines that are found to be of community-wide value.”

**STAFF ANALYSIS:** According to Open Space Plan Figure 4 (attached), a ridgeline runs through the subject property. Based upon the previously submitted topographic survey, the ridgeline follows the western property line, with the existing house sitting just to the east of it (see attached preliminary grading plan annotated by staff). The peak of the existing house’s roof runs parallel to the ridgeline, approximately 12 3/4 to 17 1/3 ft. higher than that portion of the ridgeline to the immediate west.

The proposed house would be located downslope farther toward the east and southeast. The upper floor of the proposed building, as revised, would be almost 13.5 ft. below the relative elevation of the roof peak of the existing house. Eliminating the southern portion of the upper floor dropped it to approximately the same elevation as the ridgeline at the southwestern corner of the site. Even so, it appeared that the proposed structure would extend above the ridgeline when viewed from the Bay Trail at the northwest corner of the Sierra Point office park and from the Bay Trail toward the southern end of the Brisbane Lagoon (see attached annotated site plan,

sightline map and photos), if these views were not already blocked by existing trees on the site and beyond (and possibly the apartment building at 21 Thomas Avenue; although, it is hard to tell with all the trees). Note that the story poles installed for the original design are still located at the site.

Staff studied views of the San Bruno Mountain State and County Park from 14 locations, at 100 ft. intervals, along the Bay Trail toward the southern end of the Brisbane Lagoon (see attached Staff's Analysis). Sightlines were calculated so as to disregard existing trees but to take existing buildings (the existing house at 88 Thomas Avenue and the apartment buildings at 21 and 71 Thomas Avenue) into account. The analysis determined that any development above elevation 214-228 (using the City's topographic information; see attached Topographic Correlation) would block views of the San Bruno Mountain State and County Park that are at least theoretically visible above the existing apartment building at 71 Thomas Avenue through the southern portion of the site. Through the northern portion of the site, any development above elevation 228-245 would block views (theoretically) visible above the existing apartment building at 21 Thomas Avenue and the existing house at 88 Thomas Avenue. Staff calculated the average highest elevation at which the proposed building would remain below the mountain's silhouette to be 240.

In response, the proposed design was revised to fit under the calculated average elevation for a building that would not extend above the silhouette of the mountain. This version that was approved by the Planning Commission was 0.5 ft. lower for the northern portion, 11.5 ft. lower for the southern portion (eliminating that portion of the upper floor), 7.5 ft. lower for the new rooftop railing atop the southern portion, and 3 ft. lower for the garage. As a result, the building stepped with the slope of the ridgeline. In addition to the outdoor seating area between the living room and bedroom #1, articulation would be provided by the cantilevered second floor and the projecting first floor deck. Further depth would be provided through shadowing resulting from overhangs proposed on the west side of the building. The solid railing atop the garage would be eliminated to further open views through the southern portion of the site, and a transparent glass railing system would be used around the roof deck over the first floor. This additional articulation will distinguish the house from multi-family and industrial buildings in the area.

To grant the Variance, the Planning Commission must find that, because of special circumstances applicable to the property, such as its size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and same zoning district. In addition, any approval must be subject to such conditions as necessary to assure that the Variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and same zoning district.

The subject property is unusual in that it slopes downward in two directions, toward the south and the east. As a result, any attempt to build with the terrain is going to (eventually) break the ridgeline. The situation is also unusual in that most, if not all, of the view that the proposed building will block is already blocked by existing trees and buildings on and beyond the site. The proposed removal of most of the trees on the property and the replacement of the existing house's pitched roof with a flat one to match the proposed house may actually help open up views of the Mountain.

Original Condition of Approval C.5. requires that no tall species of tree (including the 3 Coast Live Oak required to be planted to replace the 1 being removed) be located on the south or west sides of the property where they could block views (in addition, no trees are permitted on the east side within the butterfly flight corridor). Note that the North County Fire Authority recommends a new Condition of Approval A, requiring confirmation that fire flow and any photovoltaic systems will meet California Fire Code requirements.

Staff recommends that the Variance be extended for 3 years, which with the 2 year approval of the previous Variance would total 5 years, the maximum typically granted for any planning permit.

**ATTACHMENTS:**

- Draft Resolution V-5-11
- Project Description
- Applicant's Statement, 8/18/11
- Applicant's Plans for Existing and Proposed Buildings
- Applicant's Photomontages
- Open Space Plan—Figure 4, Brisbane Acres Butterfly Habitat/Ridgelines
- Ridgeline Location as Estimated by Staff
- Staff's Topographic Correlation and Annotated East Elevation
- Story Pole Site Plan and Staff's Story Pole Photos
- Staff's Analysis of Ridgeline Views for 88 Thomas Avenue
- East Elevation Annotated by Staff
- Adopted Mitigated Negative Declaration, Initial Study & Mitigation Monitoring Program
- Adopted HCP Operating Program for Management Unit 2-03-21
- Biological Assessment by TRA Environmental Sciences, 5/21/09
- Potential Butterfly Corridors Map

draft  
RESOLUTION V-5-11

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING VARIANCE V-5-11 TO EXTEND VARIANCE V-2-09  
TO PERMIT A NEW SINGLE-FAMILY RESIDENCE ON A RIDGELINE,  
AT 88 THOMAS AVENUE

WHEREAS, Thomas Chan, the applicant, applied to the City of Brisbane for a five-year extension of Variance V-2-09 to develop a single-family residence on a ridgeline at 88 Thomas Avenue, such application being identified as Variance V-5-11; and

WHEREAS, on October 27, 2011, the Planning Commission conducted a hearing of the application, at which any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda reports relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project will not have a significant effect on the environment, given the previously adopted Mitigated Negative Declaration; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Variance.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of October 27, 2011, did resolve as follows:

Variance Application V-5-11 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this twenty-seventh day of October, 2011, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
JAMEEL MUNIR  
Chairman

ATTEST:

\_\_\_\_\_  
JOHN SWIECKI, Community Development Director

## **EXHIBIT A**

**Action Taken:** Conditionally approve Variance Application V-5-11 per the agenda report with attachments, via adoption of Resolution V-5-11.

### **Findings:**

1. The variance shall be subject to the following conditions to assure that the adjustment hereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.
2. Because of special circumstances applicable to subject property, specifically its south and east cross slopes [an unusual circumstance for a ridgeline, which typically runs roughly horizontal (according to the Merriam-Webster Dictionary, a ridgeline is “a line marking or following a ridgetop” which, in turn, is defined as “the crest of a ridge”); in this case, the subject property is not at the crest of the ridge, but is, instead, on one of its flanks, so that the property slopes not only down from the ridgeline, but the ridgeline itself also slopes downward, resulting in slopes running in two directions], the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, namely a total floor area not exceeding to 5,500 sq. ft. (as was approved at 8 Thomas Avenue per Variance V-1-06 Condition C).

### **Conditions of Approval:**

- A. Fire flow and any photovoltaic system shall meet California Fire Code requirements as determined by the North County Fire Authority.
- B. The property owner shall comply with the Operating Program for HCP Management Unit 2-03-21 and, prior to issuance of a building/grading permit for the project, shall become a signatory to the San Bruno Mountain Area Habitat Conservation Plan Agreement by signing an "Agreement to Comply with Terms and Conditions of the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan and Section 10(a) Permit" and shall record a Declaration of Covenants and Restrictions per Exhibit G of the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan, which shall include the requirement to participate in the HCP funding program.
- C. Prior to issuance of the building permit, the landscape plan shall be revised to the satisfaction of the Community Development Director to include the following:

1. Removal of existing trees and shrubs, including French broom and other invasive dicot vegetation, within the habitat easement over the eastern 20 ft. of the property.
2. Revision of the "Native Butterfly Planting" palette (which shall apply to the habitat easement on the eastern 20 ft. of the property) to exclude any shrubs and to specify the following native perennial butterfly nectar species: *Mondadella villosa* (Coyote Mint), *Salvia spathacea* (Red-Pitcher Sage), *Dichelostemma* (Blue-Dicks), *Iris douglasiana* (Douglas Iris), *Lomatium caruifolium* (Alkali Parsnip), *Lomatium utriculatum* (Bladder Parsnip), *Horkelia californica* (California Horkelia), *Eriogonum latifolium* (Chalk Buckwheat), *Eriogonum nudum* (Buckwheat), *Phacelia californica* (California Phacelia) and/or *Heterotheca bolanderi* (Golden Aster); as well as the following native erosion-control species: *Bromus carinatus* (California Brome), *Clarkia rubicunda* (Farewell to Spring), *Danthonia californica* (California Oat Grass), *Festuca idahoensis* (Idaho Fescue), *Festuca rubra* (Red Fescue), *Melica californica* (California melic) and/or *Nassella pulchra* (Purple Needle Grass).
3. Revision of the "Native Screening Shrubs" palette (which shall apply to the northern side of the property, the eastern side of the property outside the 20 ft. habitat easement, and the southern side of the proposed building) to exclude *Arctostaphylos* Manzanita 'Dr. Hurd' and *Fremontedendron* 'Pacific Sunset' (because of their potential wildfire fuel load) and to add *Ceanothus thyrsiflorus* (California lilac), as well as *Achillea millefolium* 'Hoffnung' (Yarrow), *Erigeron glaucus* (Seaside Daisy), *Eschscholzia californica* (California Poppy), *Festuca rubra* 'Molate Blue' (Creeping Red Fescue), *Sedum spathulifolium* (Stonecrop) and/or *Sisyrinchium bellum* 'Wayne's Dwarf' (Blue Eyed Grass).
4. Provision of shrubs located so as to screen the understory of the proposed building on the south and east sides without blocking emergency personnel access as approved by the North County Fire Authority.
5. Planting a minimum of 3 Coastal Live Oak to the north and northwest of the proposed building, but not anywhere else where tall trees could block views over the ridgeline or block solar access for the rooftop photovoltaic panels.
6. Restriction of the planting of *Pyllostachys nigra* 'Hale' (Hale Black Bamboo) to contained areas within the interior of the property and specifically in front of the tall retaining wall northwest of the proposed garage.

- D. No trees shall be removed between February 15 and August 31, unless it is determined by a biological survey that the trees are not inhabited by nesting raptors or other birds protected under the Migratory Bird Treaty Act. A no-work buffer of 50 ft. for passerine birds and 250 ft. for raptors to be provided around any nest found.
- E. Prior to issuance of the building permit, the property owner shall enter into a standard landscape maintenance agreement with the City to the satisfaction of the City Attorney, which shall include a provision cross referencing the requirements of the HCP Operating Program for Management Unit 2-03-21.
- F. Detailed plans to widen the street and install 4 ft. wide sidewalk shall be submitted for approval by the City Engineer prior to the issuance of a building permit. Details on driveway/street connections shall be included. Fee title to widen the Thomas Avenue right-of-way to 40 ft. for the property's frontage shall be provided to the City by the property owner. An Encroachment Permit shall be required for any work within the public right-of-way.
- G. Prior to issuance of the Building Permit, the property owner shall enter into an agreement with the City, to the satisfaction of the City Attorney, to provide a fair share contribution toward signalization of the Bayshore Boulevard/San Bruno Avenue intersection.
- H. Prior to issuance of the Building Permit, a soils engineering report and engineering geology report shall be submitted, and its recommendations shall be incorporated into the project. A licensed geotechnical engineer, civil engineer, soils engineer engineering geologist or testing agency shall inspect and certify that the geotechnical investigation's recommendations have been properly implemented.
- I. All grading shall be contained on the site and shall comply with the provisions of Brisbane Municipal Code Chapter 15.01, with National Pollution Discharge Elimination System permit construction and post-construction best management practices for storm water discharge [per BMC Section 13.04.620(c)] and with Bay Area Air Quality Management District's standard dust control measures (BAAQMD CEQA Guidelines, Table 2), including watering active construction areas at least twice daily, covering all trucks hauling loose materials or requiring them to maintain at least 2 ft. of freeboard, sweeping staging areas daily, and sweeping streets if visible soil material tracked onto them. Prior to construction, all Best Management Practice improvements necessary to prevent stormwater pollution per NPDES shall be in place and shall be maintained thereafter to the satisfaction of the Public Works Department.
- J. In the event of an accidental discovery of human remains or of historical or unique archaeological resources, the protocol established in Public Resources Code Sections



21083.2.(b)-(f) and (i)State CEQA Guidelines Sections 15064.5(d), (e) & (f) shall be followed.

- K. Prior to issuance of a Building Permit, the plans shall include water and sanitary sewer service and storm drainage details as required by the City Engineer. The plans shall specify that each unit shall be served by a separate water meter.
- L. Prior to issuance of a Building Permit, details regarding the capacity of the proposed dry wells and contingencies for overflow during storm events greater than the design storm shall be submitted for approval by the Public Works Department. Means of properly maintaining the dry wells shall also be submitted. The soils report shall address the proposed depths and locations of these wells in terms of infiltration capacity, impacts upon slope stability and any other geotechnical implications. Alternative means to detain and treat stormwater runoff may be approved by the Public Works Department.
- M. The plans submitted for a Building Permit shall comply with the requirements of the Brisbane Municipal Code, California Fire Code, California Building Code and the California Code of Regulations.
- N. A fire sprinkler system, fire alarm system and smoke detectors shall be provided per plans approved by the North County Fire Authority.
- O. A means to provide ladder access to/from the upper floor bedroom windows shall be provided to the satisfaction of the North County Fire Authority.
- P. Prior to issuance of a building permit, construction details shall be submitted, demonstrating a Sound Transmission Class rating higher than 45-52 STC for exterior walls, along with window and cooling system details, so that the building design will limit exterior noise to 45 dB in any habitable room.
- Q. The plans submitted for Building Permit issuance shall specify use of low-level exterior lighting, directed away from adjacent properties and not upward into the night sky, and shall exclude any highly-reflective glass or other exterior building materials.
- R. Prior to the issuance of a Building Permit and subject to the approval of the City Attorney, the property owner shall execute an agreement including a covenant running with the land and enforceable by the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.
- S. Plans submitted for the building permit shall include details as to how all new exterior equipment, including public utility meters, shall be screened, fenced, painted or

landscaped to mitigate off-site visibility to the satisfaction of the Community Development Director.

- T. The plans shall include a centralized location for mailboxes as approved by the Brisbane Post Office.
- U. Per Secondary Dwelling Unit Permit SDU-1-09, the floor area of the secondary dwelling unit shall not exceed 1,000 sq. ft. So as not to be counted as floor area, the crawl space and utility room under the secondary dwelling unit shall be specified on the plans as having a ceiling height of less than 6 ft. (not a maximum of 6 ft.).
- V. Prior to issuance of the building permit, the proposed uncovered parking area for the primary dwelling unit shall be widened to 34 ft. so as to accommodate compact parking spaces (14 ft. length, not including 2 ft. overhang, with 20 ft. wide aisle).
- W. The required parking spaces shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Section 17.34.020.A.
- X. Prior to final inspection, a report on the relative success of the mitigation measures required per the Mitigated Negative Declaration shall be forwarded to the Planning Commission for its information.
- Y. Prior to issuance of a Certificate of Occupancy, the County of San Mateo Department of Parks (Sara Medina/Lanelle Duran) shall be notified in order to begin the annual assessment of San Bruno Mountain Area Habitat Conservation Plan fees, in compliance with the HCP Operating Program for Management Unit 2-03-21.
- Z. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.
- AA. The Variance shall expire three years from its effective date (at the end of the appeal period) if a building permit has not yet been issued for the approved project and construction commenced per Brisbane Municipal Code Section 17.42.060(a).

**Revised Project Description:**

Zoning:	R-BA Brisbane Acres Residential District	
Lot Size—	<u>Required</u>	<u>Proposed</u>
Area:	20,000 sq. ft.	20,841 sq. ft. + 823 sq. ft. street right-of-way dedication
Width:	110 ft.	129 ft.
Depth:	140 ft.	167 ft.
Frontage:	143.67 ft.	
Average Slope:	18%	
Building Coverage--		
Maximum Permitted:	25% (5,210 sq. ft.)	
Proposed:	23% (4,744 sq. ft. including cantilevered second floor)	
Floor Area—		
Maximum Permitted:	5,500 sq. ft. (including garage)	
SDU Maximum Permitted:	1,000 sq. ft. (excluding garage)	
Proposed:	5,040 sq. ft. (including 998 sq. ft. Secondary Dwelling Unit, not including crawl spaces with ceiling height under 6 ft or unfinished understories)	
Setbacks--	<u>Required</u>	<u>Proposed</u>
Front:	10 ft.	18.5 ft.
North Side:	15 ft.	15 ft.
South Side:	15 ft.	16 ft.
Rear:	20 ft.	22.5 ft.
Height--		
Maximum Permitted:	35 ft., 20 ft. within front 20 ft.	
Proposed:	32 ft., 17 ft. within front 20 ft.	
Parking--		
Required:	2 garage/carport spaces plus 2 on/off-street spaces for the primary dwelling unit; 2 standard-size on-site spaces for the secondary dwelling unit	
Proposed:	2 standard-size garage spaces and 2 compact driveway spaces for the primary dwelling unit; 2 standard-size on-site spaces for the secondary dwelling unit	

August 18, 2011

Planning Department  
City of Brisbane  
50 Park Place  
Brisbane, CA 94005

Subject: Extension of Variance permit for a new single-family residence on a ridgeline at 88 Thomas Ave. APN 007-350-310

Dear Sir/Madam:

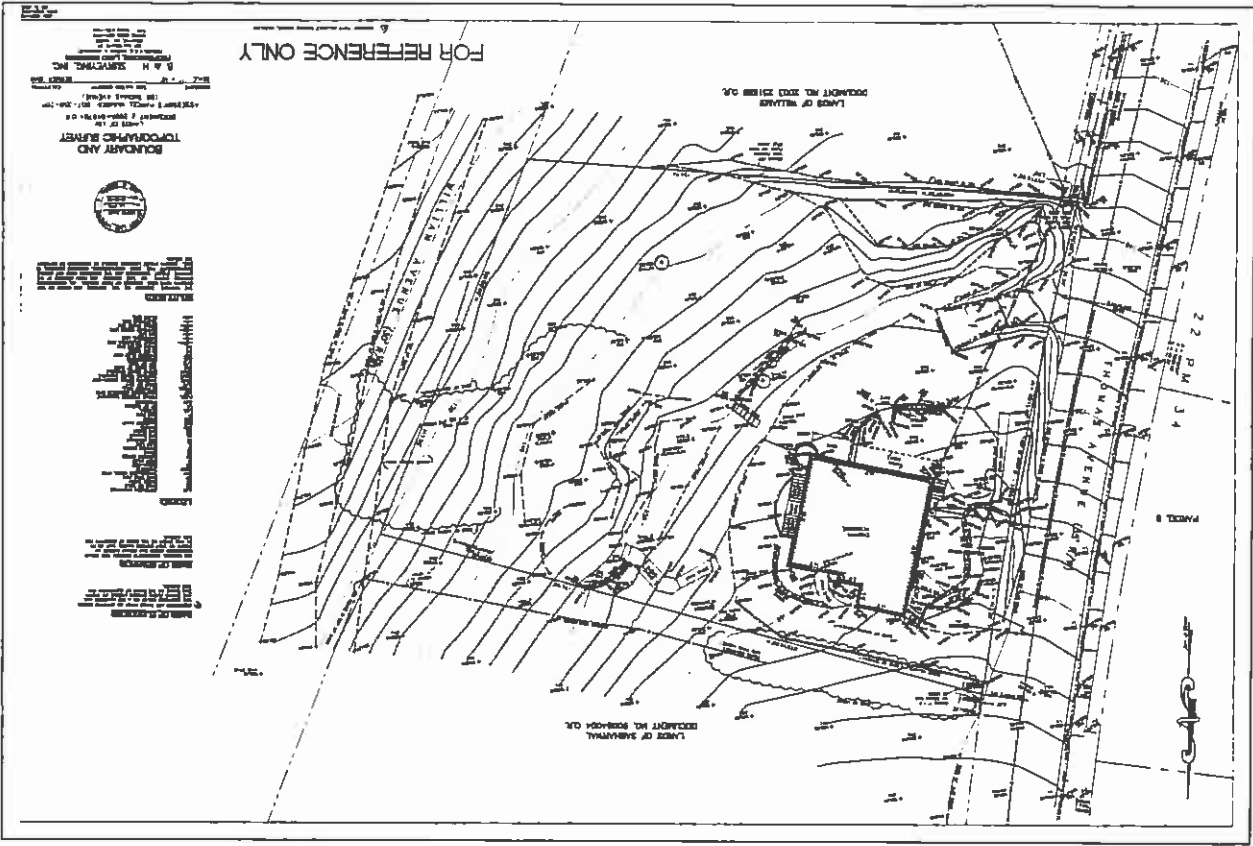
We respectfully request that an extension of 5 years be granted for the Variance that was approved by the Planning Commission on 12/10/2009 due to the following reasons:

1. Due to the setback of the economy over the past two years, financing of new construction from lending institution is extremely difficult to obtain.
2. Our initial plan was to sell our current residence to use the appreciation of our property to finance some of the new construction. However the value of our home have diminished during this current housing market slump so that this option is not possible.
3. Both our son and daughter are currently enrolled in universities pursuing their careers in the fields of medicine and pharmacy and the extra financial burden of their immediate educational needs are of priority. Until they have completed their degrees and be able to join the workforce, the cost to undertake this project before the expiration deadline is possible.

It is our intent to undertake this project when the economy recovers and when our children have completed their education. But without an extension of the permit, our initial investment on having the plans and specification prepared, as well as all the fees we have paid, all these expenses will be a total loss. We hope the Planning Commission will extend the variance to allow us to continue this project in the near future.

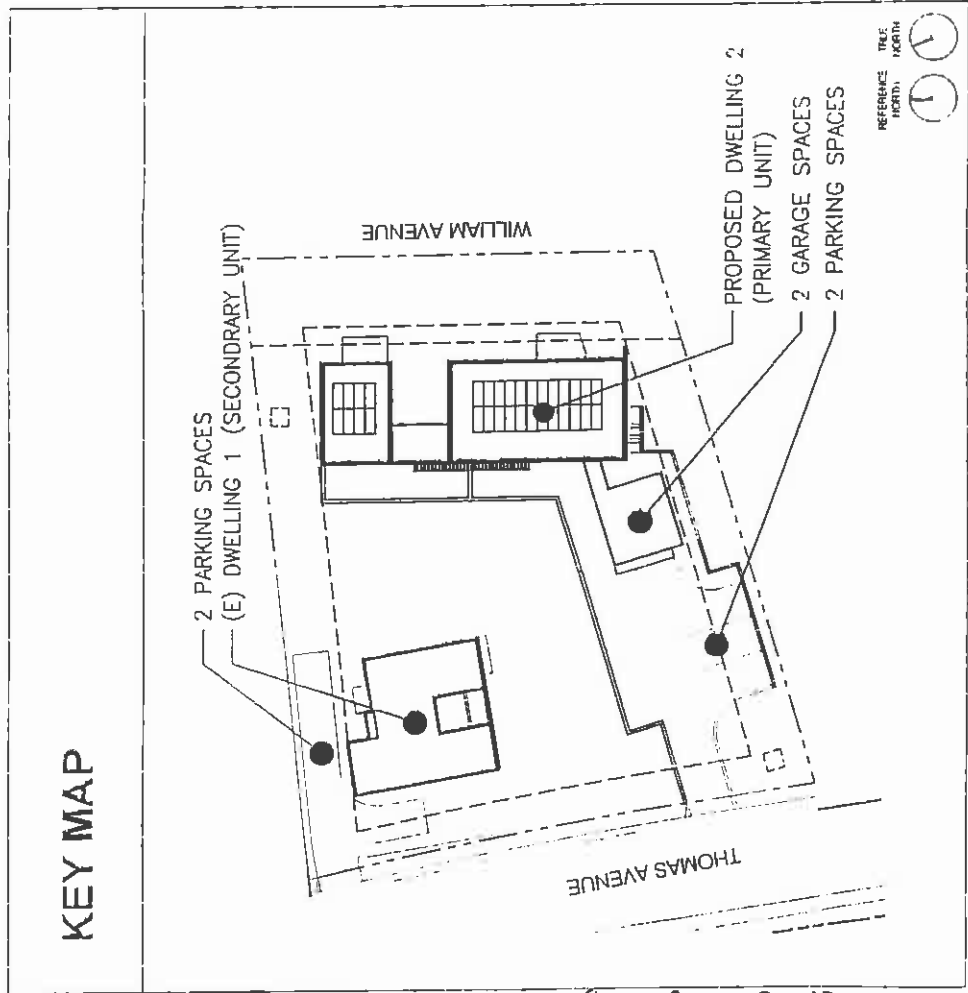
Very Truly Yours,

A handwritten signature in black ink, appearing to be "Jan C.", written in a cursive style.



H.1.16

EXISTING

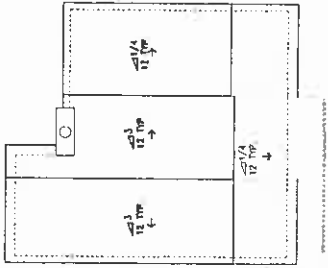


H.1.15.

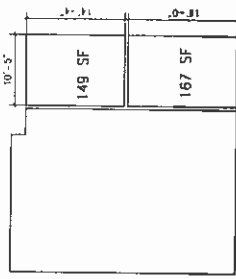
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EXISTING

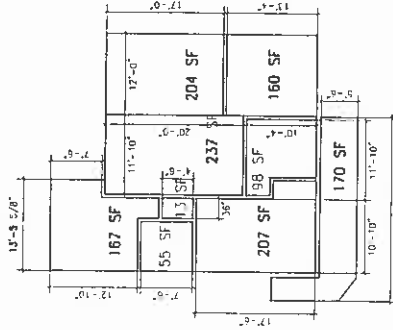
EXISTING LOWER FLOOR	318 SF
EXISTING UPPER FLOOR	1,311 SF
TOTAL	1,629 SF



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



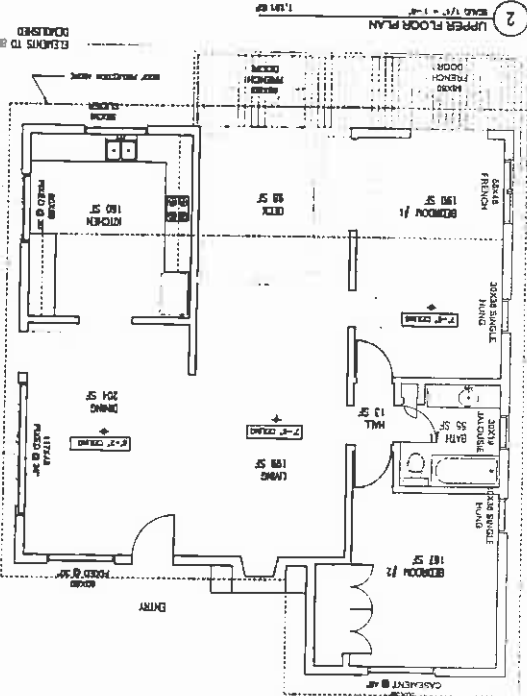
5 AREA CALCULATION OF LOWER LEVEL  
SCALE 1/8" = 1'-0"



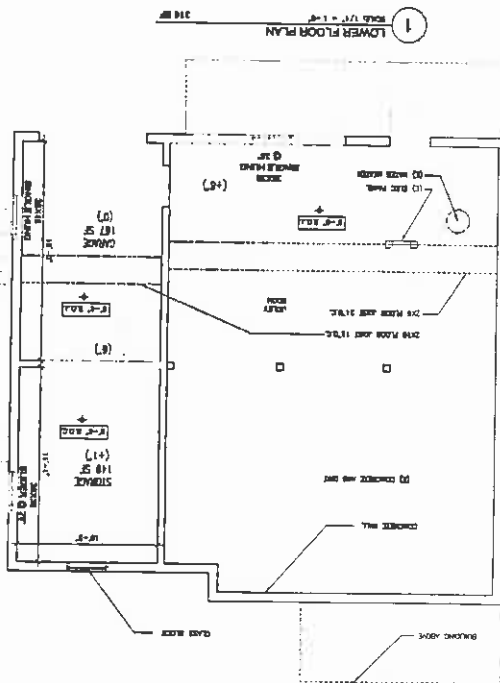
4 AREA CALCULATION OF UPPER LEVEL  
SCALE 1/8" = 1'-0"

H.1.18.

EXISTING



2 UPPER FLOOR PLAN  
SCALE 1/8" = 1'-0"



1 LOWER FLOOR PLAN  
SCALE 1/8" = 1'-0"

H.1.17.

G.1.14.



THE LEE ARCHITECTS, INC.  
1100 W. 10TH AVENUE  
DENVER, CO 80202  
TEL: 733-3333

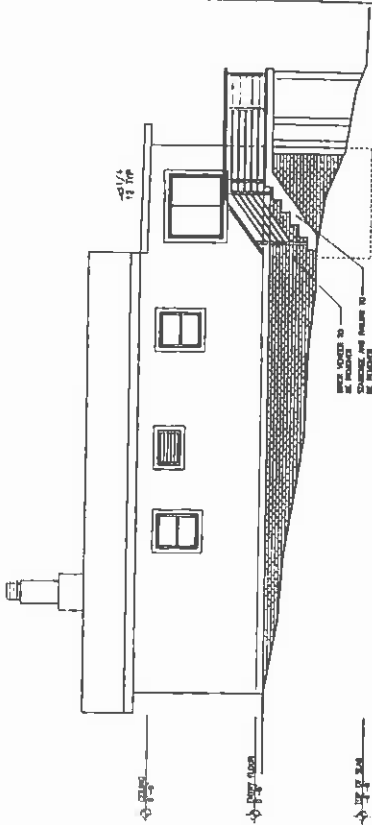


THOMAS AVENUE  
BREWERIE  
CIVIL ENGINEER

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CHECKED BY: [unreadable]

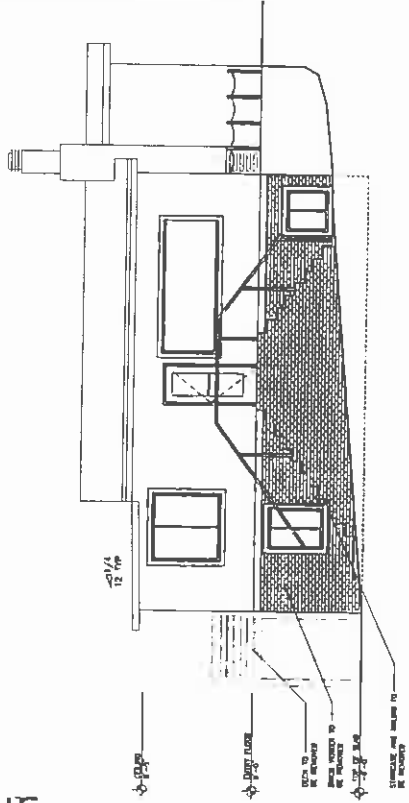
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EXISTING



1 WEST ELEVATION  
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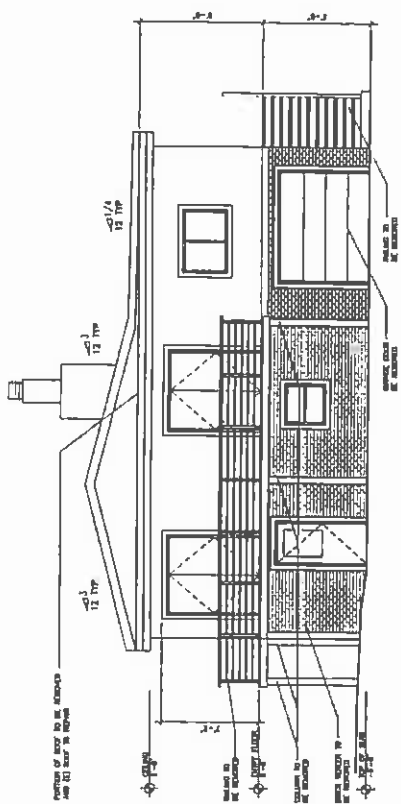
G.1.15..



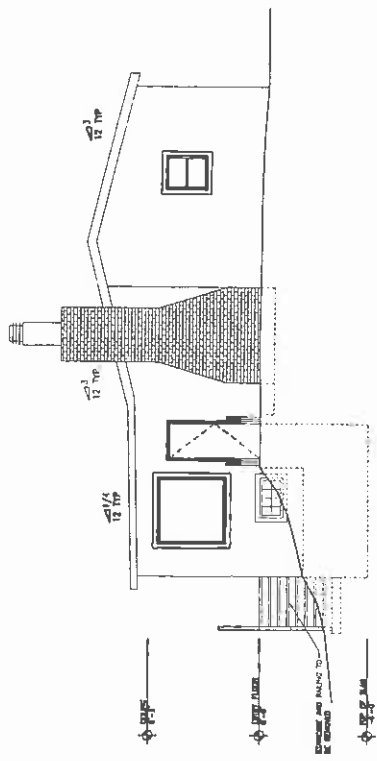
3 EAST ELEVATION  
SCALE 1/4" = 1'-0"

H.1.19

EXISTING



2 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

H.1.20.



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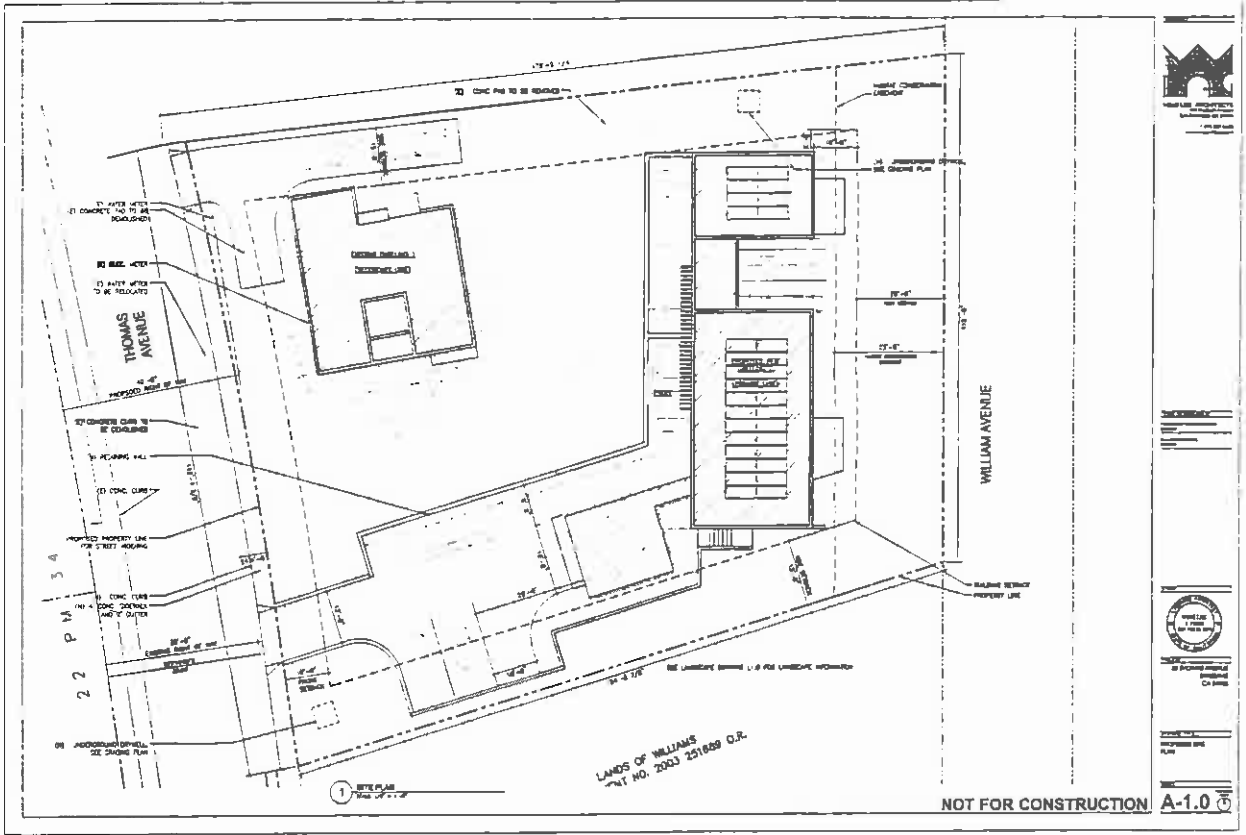


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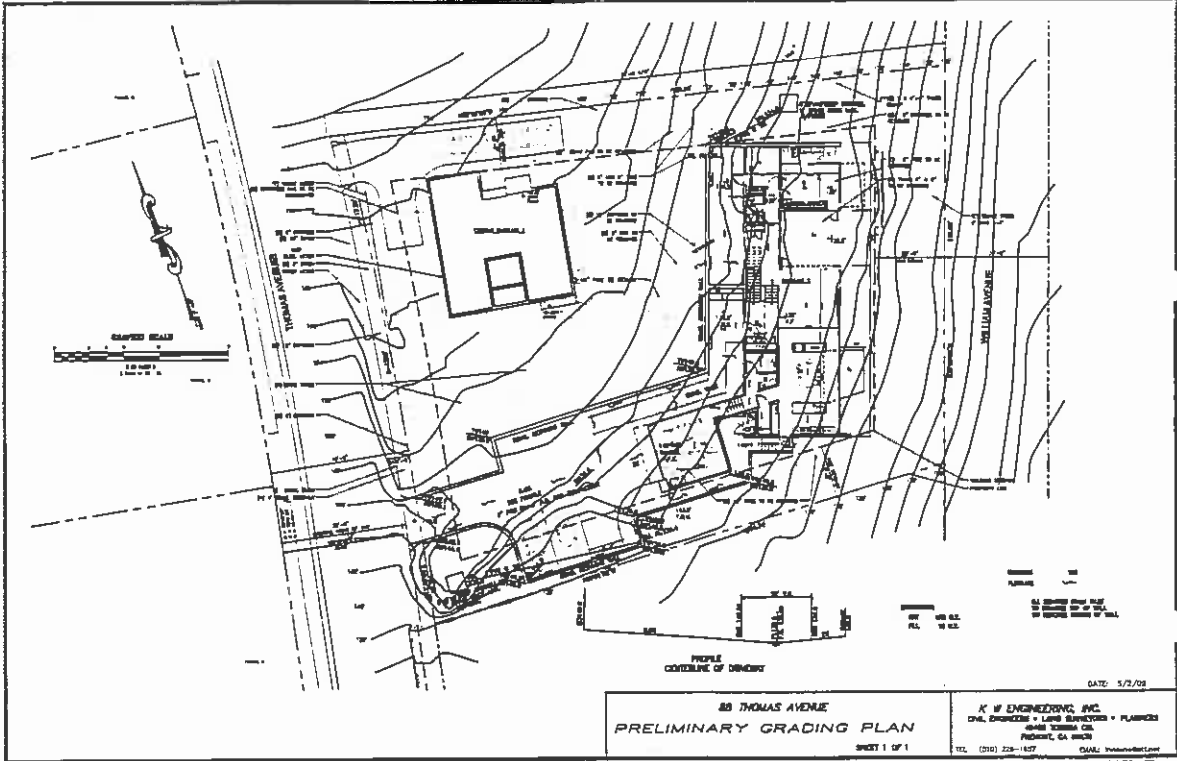
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H.1.21.



PROPOSED

H.1.22.

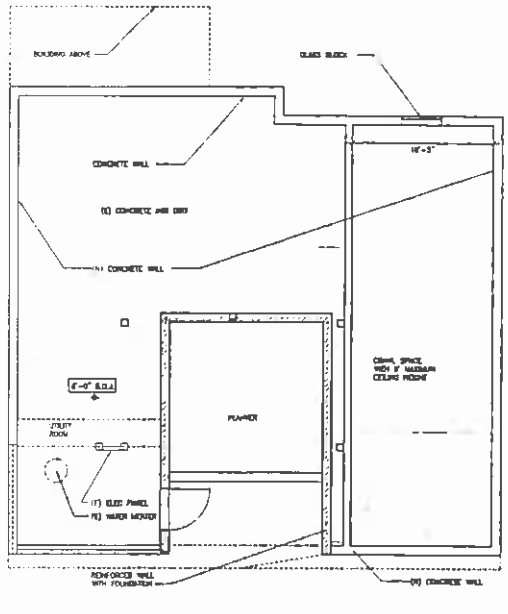


PROPOSED

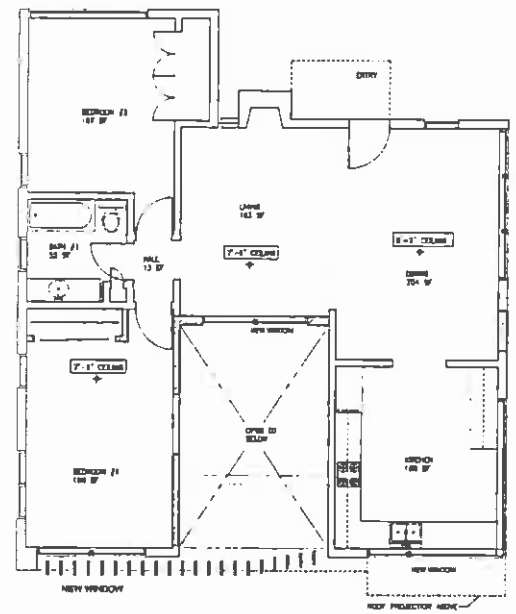
G.1.16.



H.1.1.23



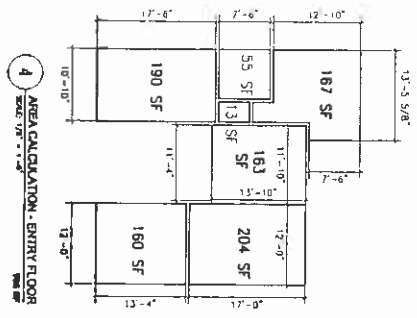
1 CRAWL SPACE LEVEL  
SCALE: 1/4" = 1'-0" 4 SF



2 UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0" 376 SF

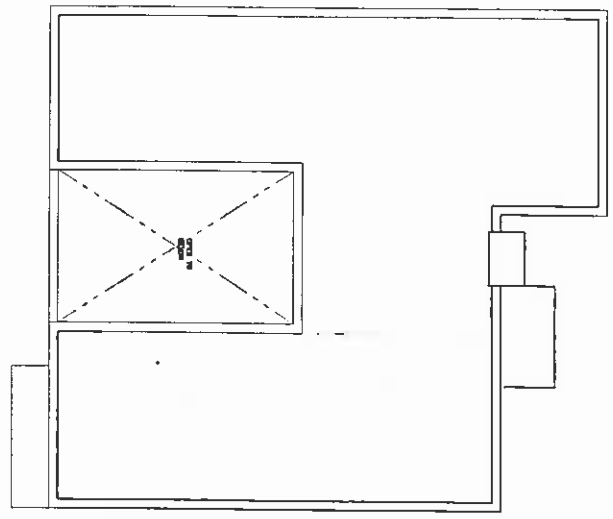
PROPOSED SECONDARY DWELLING UNIT

PROPOSED CRAWL SPACE	4 SF
PROPOSED UPPER FLOOR	376 SF (INCLUDE 4 SF FOR WALLS)
<b>TOTAL</b>	<b>380 SF</b>



4 AREA CALCULATION - ENTRY FLOOR  
SCALE: 1/4" = 1'-0" 786 SF

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



NEW WALL  
NEW WINDOW TO BE  
CLOSED TO REMAIN IN  
EXISTING SYSTEM

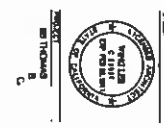
H.1.1.24

NOT FOR CONSTRUCTION

PROPOSED  
SECONDARY  
DWELLING  
UNIT

A-1.2

EXISTING WALL  
NEW WALL  
NEW WINDOW TO BE  
CLOSED TO REMAIN IN  
EXISTING SYSTEM  
NEW WINDOW



6.1.17.



THOMAS ARCHITECTS  
 1100 LEE AVENUE, SUITE 100  
 SAN FRANCISCO, CA 94104  
 TEL: 415.397.8888  
 WWW.THOMASARCHITECTS.COM

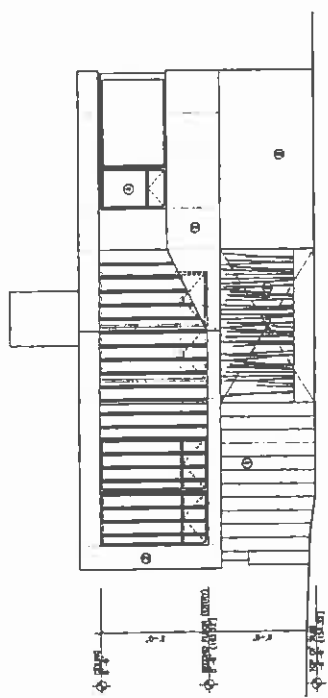
DATE: 11/18/2014  
 PROJECT: PROPOSED SECONDARY DWELLING UNIT  
 DRAWING NO.: A-3.0  
 SHEET NO.: 1 OF 1



THOMAS ARCHITECTS, INC.  
 REGISTERED ARCHITECTS  
 STATE OF CALIFORNIA  
 LICENSE NO. 15118

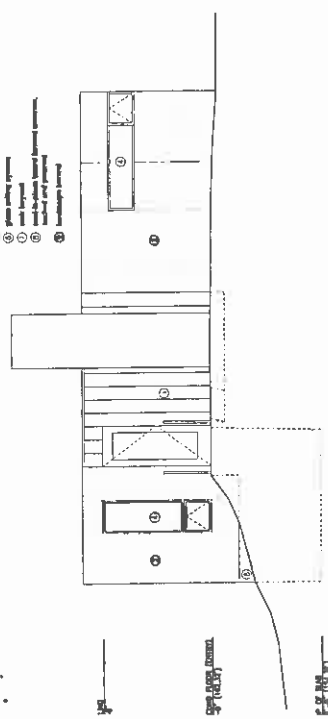
DATE: 11/18/2014  
 PROJECT: PROPOSED SECONDARY DWELLING UNIT  
 DRAWING NO.: A-3.0  
 SHEET NO.: 1 OF 1

**A-3.0**



2 SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

- 1. Landmark Green
- 2. Landmark Green
- 3. Landmark Green
- 4. Landmark Green
- 5. Landmark Green
- 6. Landmark Green

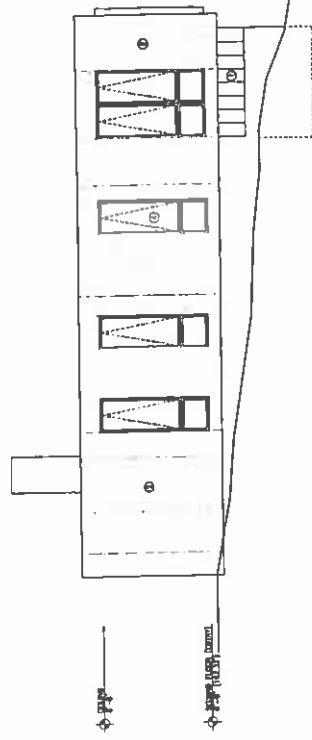


4 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

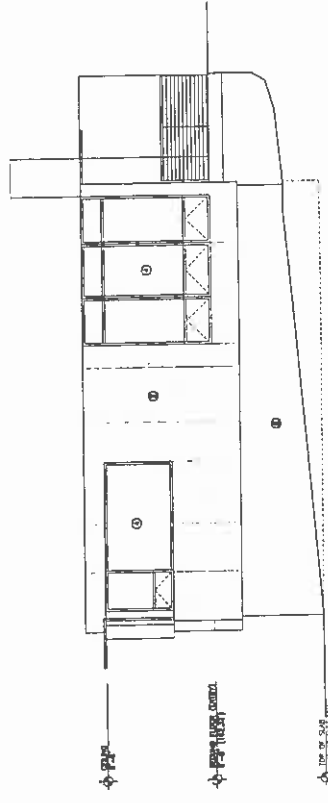
**PROPOSED SECONDARY DWELLING UNIT**

**NOT FOR CONSTRUCTION**

H.1.25



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



3 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

**PROPOSED SECONDARY DWELLING UNIT**

H.1.26

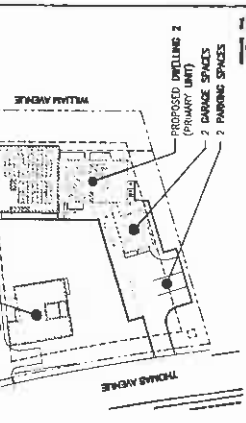
G.1.18:



RECEIVED  
 NOV 25 2009  
 Comm. Dev. Dept. Brisbane



APPLICABLE CODES  
 ALL CONSTRUCTION SHALL CONFORM TO THE 2007 EDITIONS OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, FIRE, AND SAFETY REGULATIONS, AND ALL APPLICABLE ORDINANCES, PLANNING CODES AND REGULATIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES.



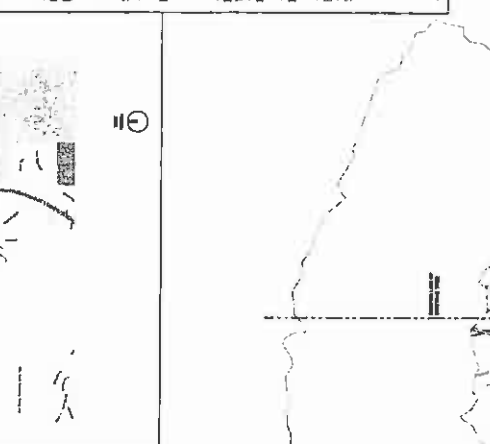
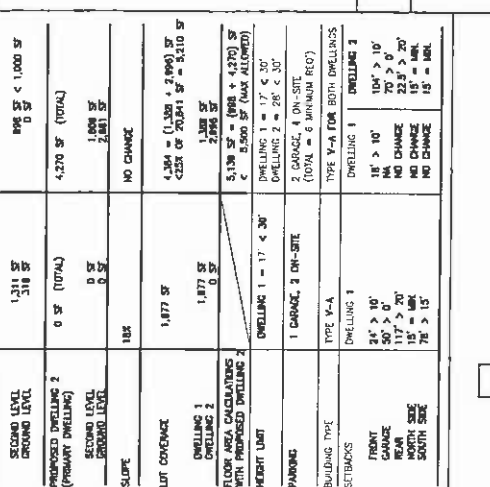
**PROJECT DESCRIPTION**  
 ADDING A NEW SECONDARY DWELLING UNIT AS THE PRIMARY UNIT (DWELLING #1) AT THE SITE WITH AN OVERLAP AND SITE WORK. REDUCTION OF THE EXISTING DWELLING #1 WHICH WILL BECOME THE SECONDARY DWELLING UNIT WITH ORIGINAL GSF LESS THAN 1,000 SF. KEY SIDEWALK ALONG THOMAS AVENUE WITH STREET WALKING.

**PROJECT TEAM**  
 OWNER REPRESENTATIVE: BLAIS LOAN CENTER, SAN FRANCISCO, CA 94106  
 ARCHITECT: W&P ARCHITECTS, SAN FRANCISCO, CA 94124  
 STRUCTURAL ENGINEER: HERRON LEE, S.L.C., SAN FRANCISCO, CA 94134  
 GEOTECHNICAL: SOUTH-CENTURY COMPANY, SAN FRANCISCO, CA 94124  
 MECHANICAL/ELECTRICAL/PLUMBING ENERGY CALCULATION: MK ENGINEERS, ALAMEDA, CA 94501  
 LANDSCAPE ARCHITECT: SHAKES OF GREEN, SAN ANTONIO, CA 78248  
 CIVIL ENGINEER: WY ENGINEERING CONSULTANTS, FRESNO, CA 93733  
 SURVEYOR: B&H SURVEYS INC., BELMONT, CA 94002

**NOT FOR CONSTRUCTION**

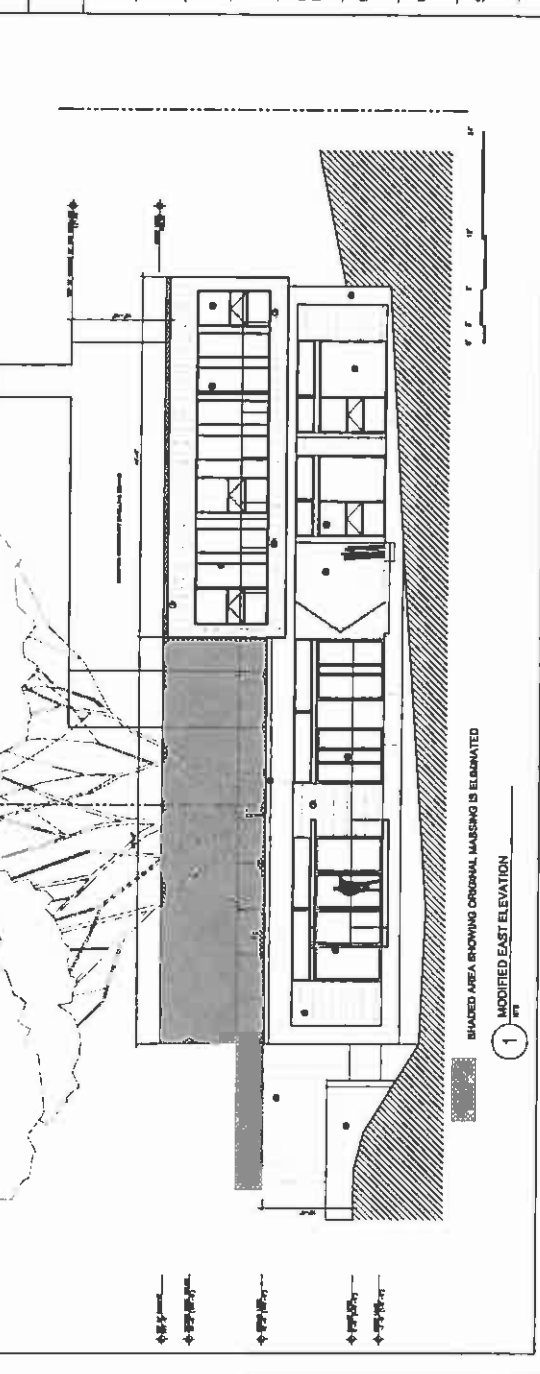
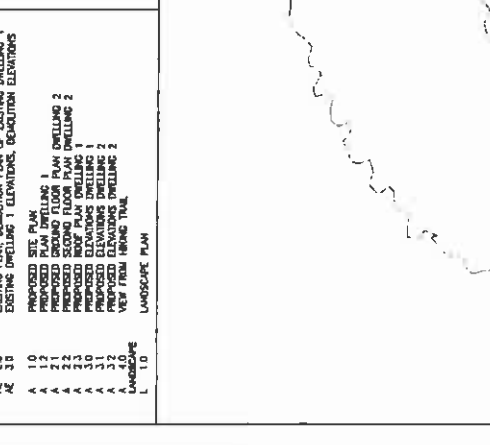
**BUILDING DATA**

COCCUPANCY	EXISTING	PROPOSED
ZONE	R-1A	NO CHANGE
LOT AREA	21,084 SF	50,411 SF AFTER WIDENING OF THOMAS AVENUE
EXISTING DWELLING 1 (SECONDARY DWELLING)	1,427 SF (107%)	988 SF (107%)
SECOND LEVEL GROUND LEVEL	1,318 SF	898 SF < 1,000 SF
PROPOSED DWELLING 2 (PRIMARY DWELLING)	0 SF (07%)	4,270 SF (107%)
SECOND LEVEL GROUND LEVEL	0 SF	1,894 SF
SLOPE	18%	NO CHANGE
LOT COVERAGE	1,877 SF	4,384 = (1,330 + 2,990) SF < MAX OF 20,841 SF = 5,410 SF
DWELLING 1	1,877 SF	1,330 SF
FLOOR AREA CALCULATIONS WITH PROPOSED DWELLING 2		2,994 SF
HERMIT UNIT		5,136 SF = (868 + 4,270) SF < 5,500 SF (MAX ALLOWED)
PARKING	DWELLING 1 = 17' < 30'	
	DWELLING 2 = 28' < 30'	
	2 GARAGE, 4 ON-SITE (TOTAL = 6 MINIMUM REQ)	
BUILDING TYPE	TYPE M-A	TYPE M-A FOR BOTH DWELLINGS
SETBACKS	DWELLING 1	DWELLING 2
	FRONT 24' > 10'	104' > 10'
	REAR 50' > 0'	18' > 0'
	LEFT 17' > 20'	NO CHANGE
	RIGHT 78' > 15'	23.9' > 20'
		15' = MIN.
		15 = MIN.



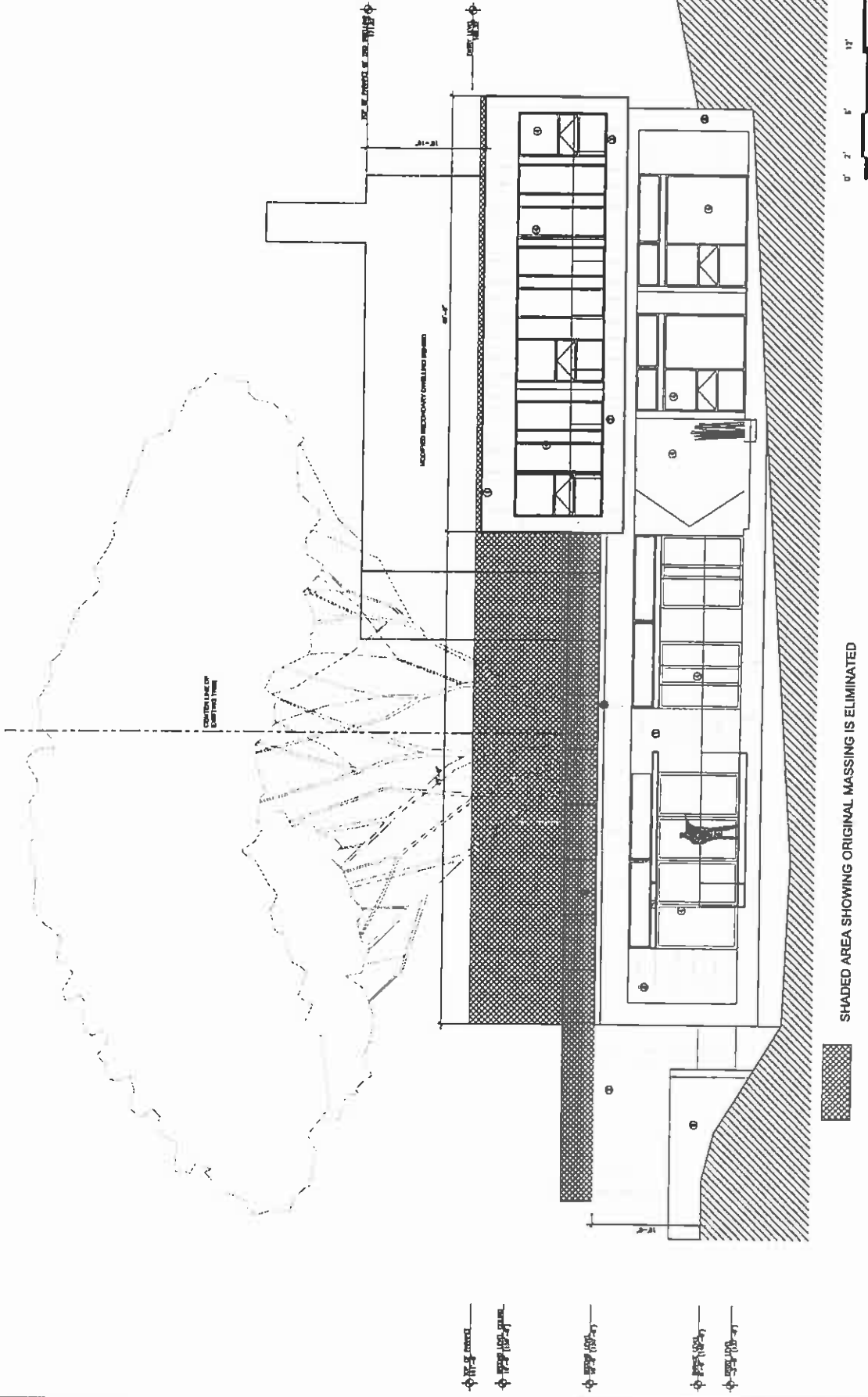
**INDEX OF DRAWINGS**

A 0.0	INDEX SHEET / LOCATION MAP / BUILDING DATA
A 0.1	GENERAL NOTES / MODIFIED EAST ELEVATION
A 0.2	SURVEY DRAWING
C 1.0	PRELIMINARY GRADING PLAN
ARCHITECTURAL	
A 1.0	EXISTING PLAN, EXISTING PLAN OF EXISTING DWELLING 1
A 2.0	EXISTING DWELLING 1 ELEVATIONS, LOCATION ELEVATIONS
A 3.0	PROPOSED DWELLING 1
A 4.0	PROPOSED DWELLING 2
A 5.0	PROPOSED SECOND FLOOR PLAN DWELLING 1
A 6.0	PROPOSED SECOND FLOOR PLAN DWELLING 2
A 7.0	PROPOSED ELEVATIONS DWELLING 1
A 8.0	PROPOSED ELEVATIONS DWELLING 2
A 9.0	VEGETATION PLANNING
A 10.0	LANDSCAPE PLAN



6.1.19.

G.1.20.



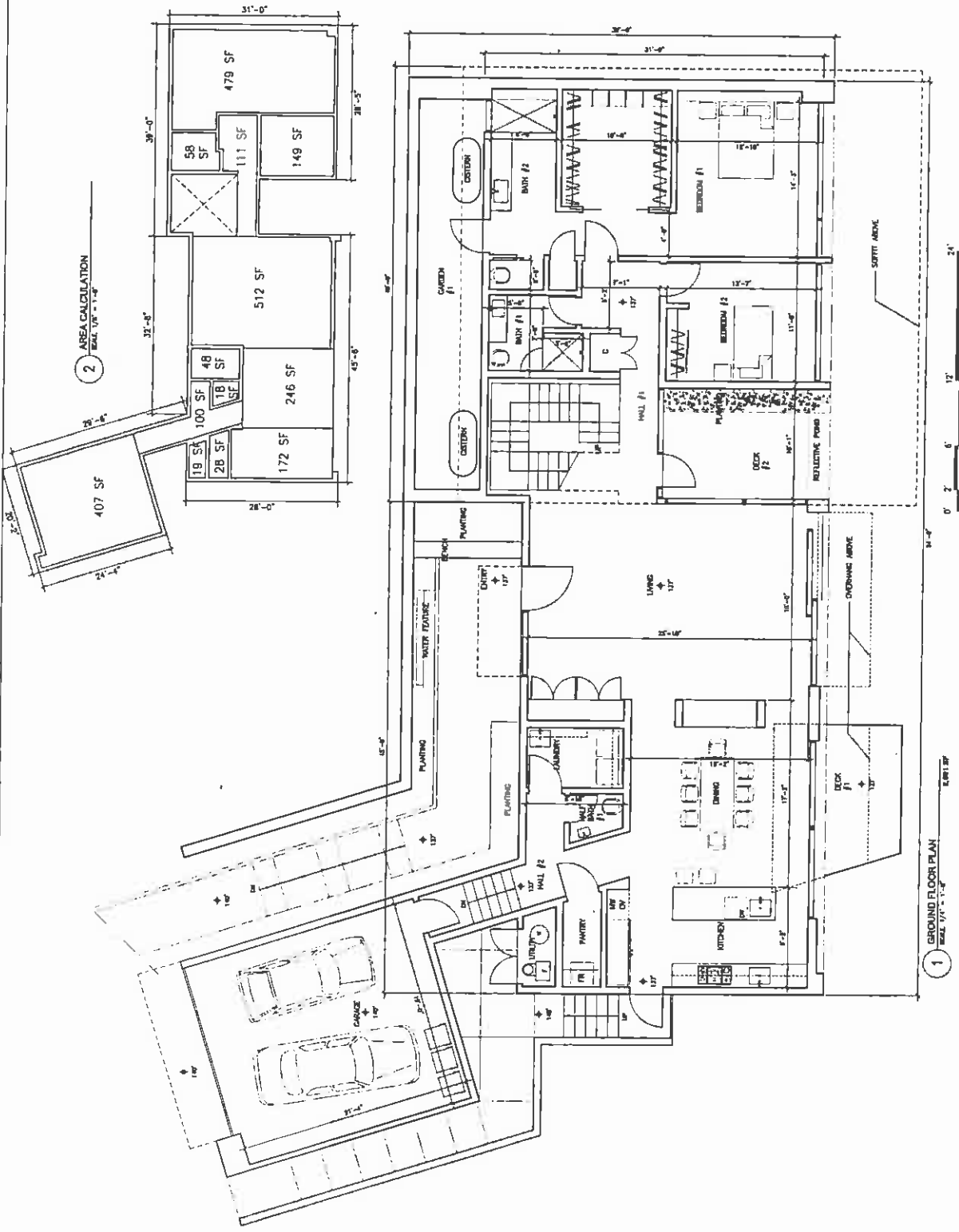
SHADED AREA SHOWING ORIGINAL MASSING IS ELIMINATED

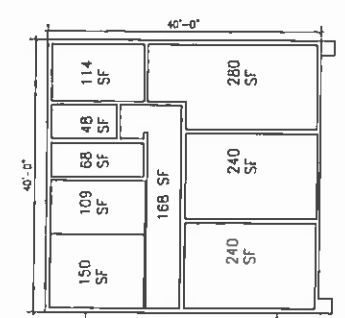
1 MODIFIED EAST ELEVATION  
NTS

- 1/8" = 1'-0"
- 1/4" = 1'-0"
- 1/2" = 1'-0"
- 3/4" = 1'-0"
- 1" = 1'-0"

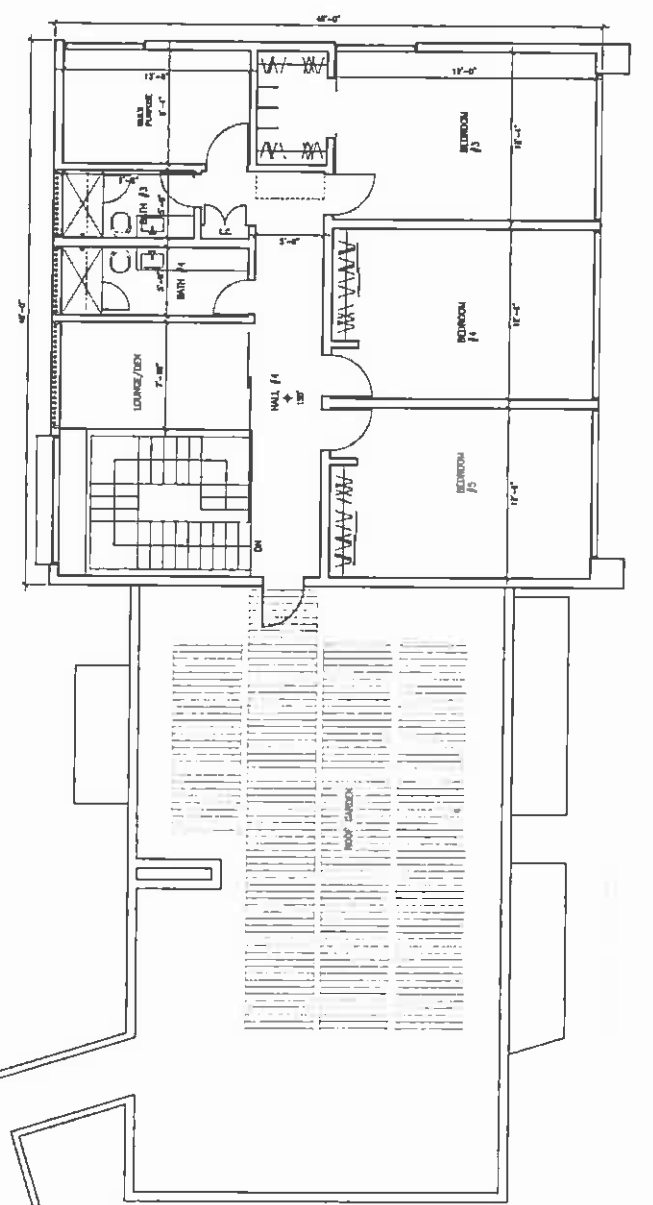


NOT FOR CONSTRUCTION





**2** AREA CALCULATION  
 SCALE: 1/4" = 1'-0"



**1** SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 1,000 SF

NOT FOR CONSTRUCTION



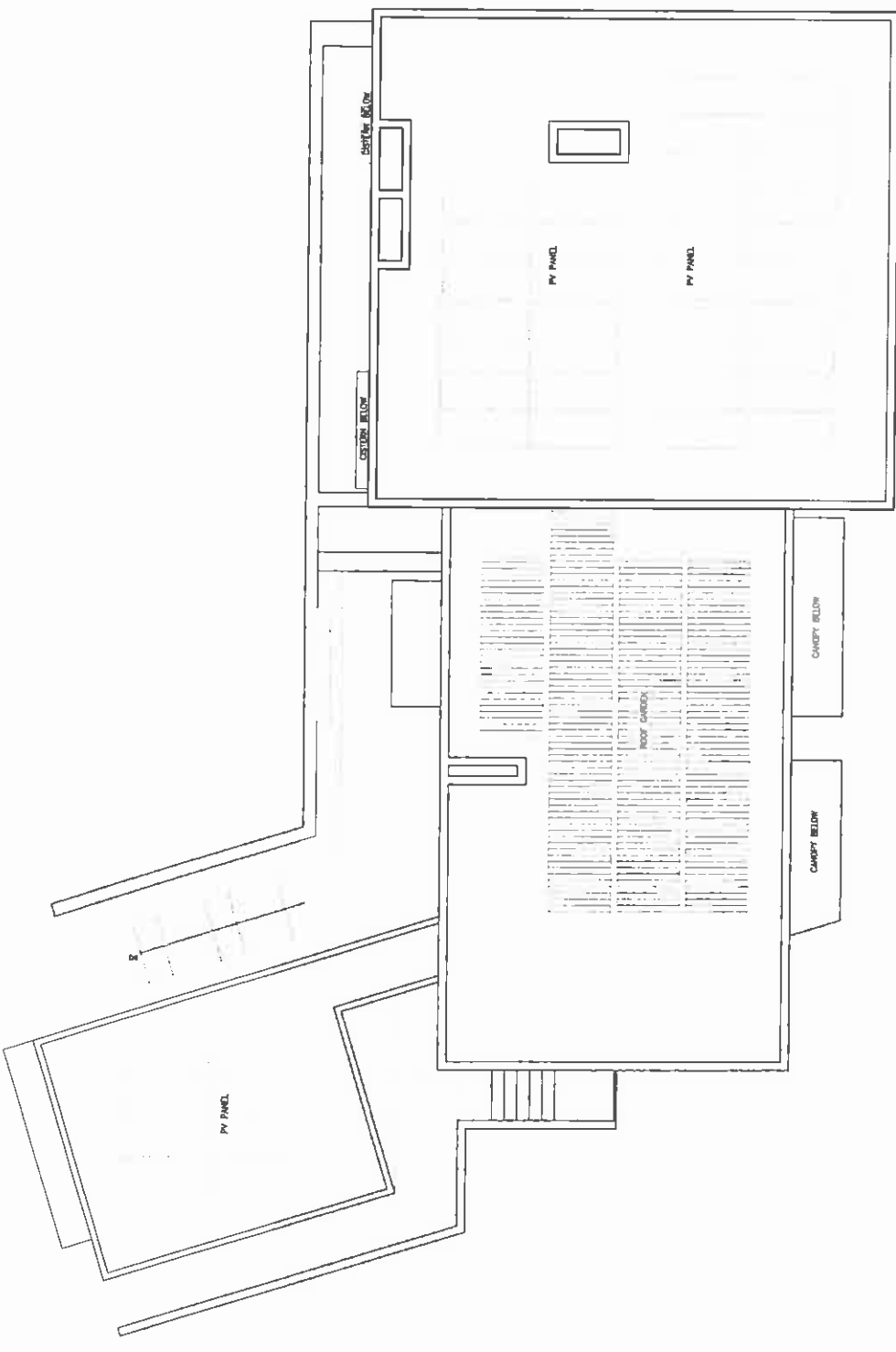
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 PROJECT: [illegible]  
 ADDRESS: [illegible]  
 DRAWING NO.: [illegible]  
 DATE: [illegible]



**DESIGNER**  
 THOMAS AVRAMIS  
 LICENSE NO. 45678  
 STATE OF CALIFORNIA

**DATE**  
 11/11/2011  
**PROJECT**  
 PROPOSED  
 ROOF PLAN  
 DWELLING  
 PERMIT SET

**SCALE**  
 A-2.3



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

**NOT FOR CONSTRUCTION**





**WINDY LEE ARCHITECTS**  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 310.877.1111  
 www.windylee.com

**DATE REVISIONS:**

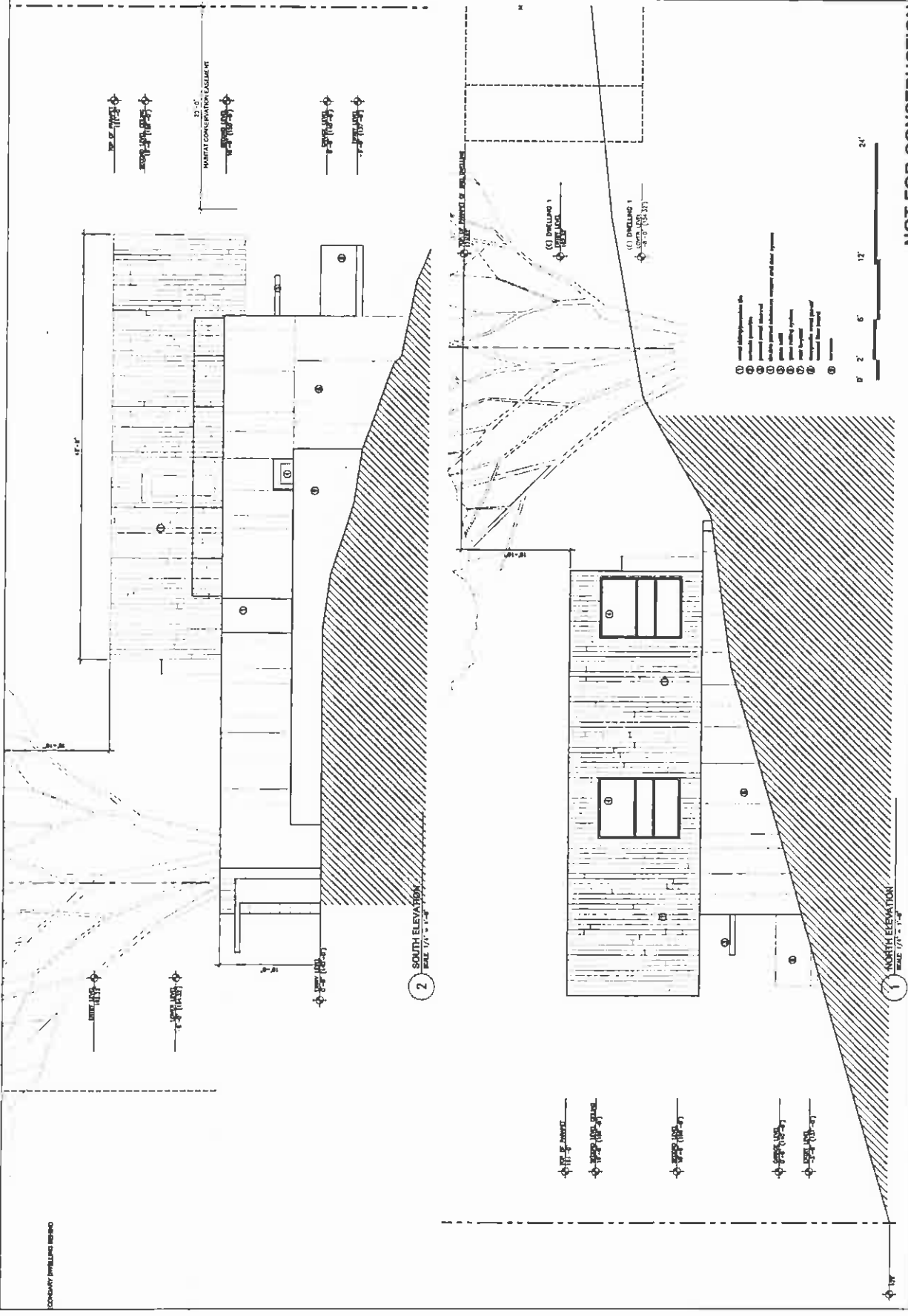



**THOMAS AVENUE**  
 ENGINEERING  
 10000 WILSHIRE BLVD  
 LOS ANGELES, CA 90024

**REVISION TITLE:**


**DATE:**

**A-3.1**





VANDER LIND ARCHITECTS  
11111 15th Avenue  
San Francisco, CA 94133  
415.774.1111  
www.vanderlind.com

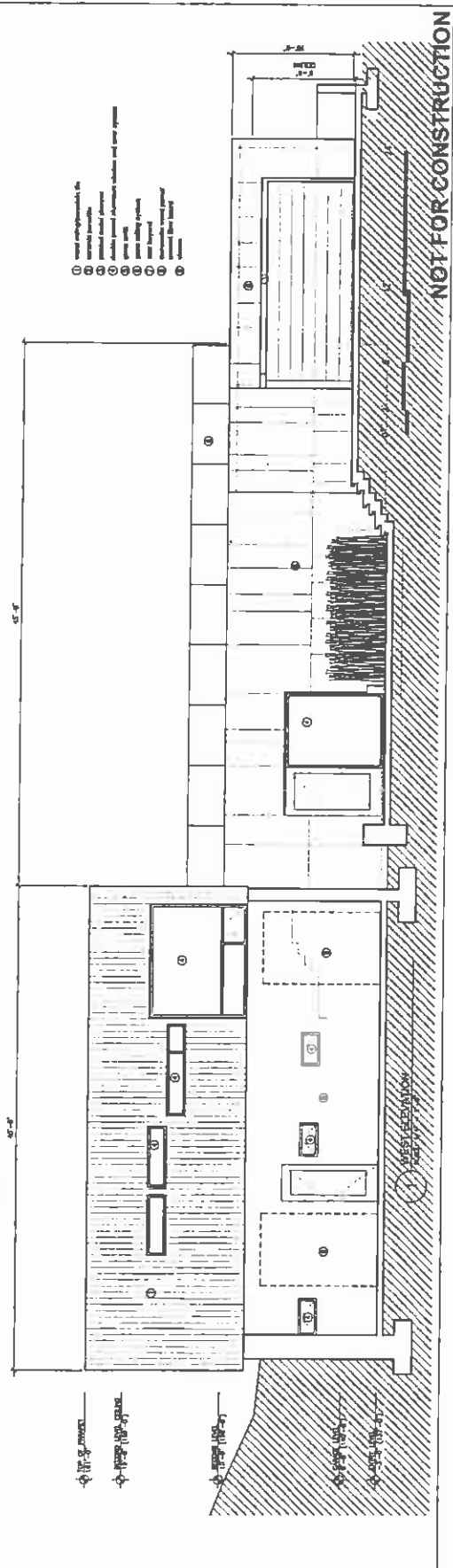
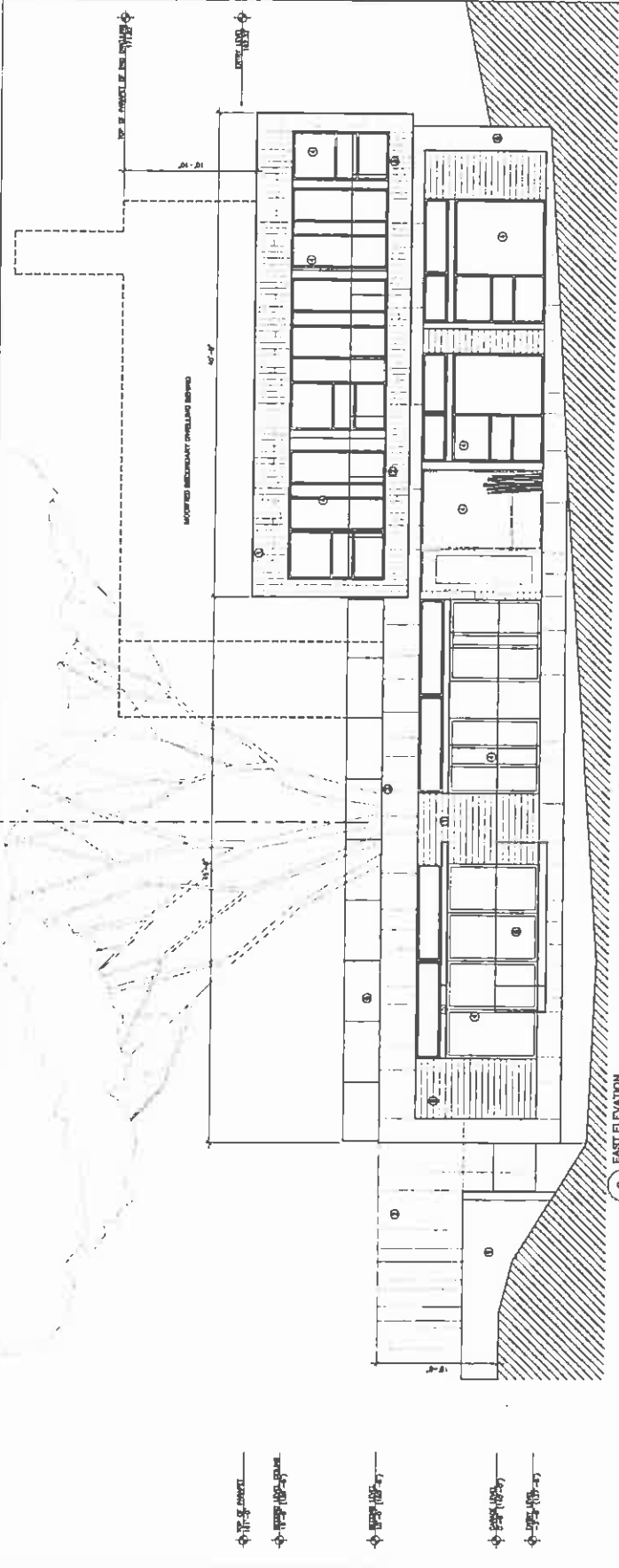
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ARCHITECT: VANDER LIND ARCHITECTS  
DATE: 10/27/2025  
SCALE: AS SHOWN



PROJECT: 15111 15th Avenue  
ARCHITECT: VANDER LIND ARCHITECTS  
DATE: 10/27/2025  
SCALE: AS SHOWN

PROPOSED  
ELEVATIONS  
PREFABRIK UNIT

A-3.2

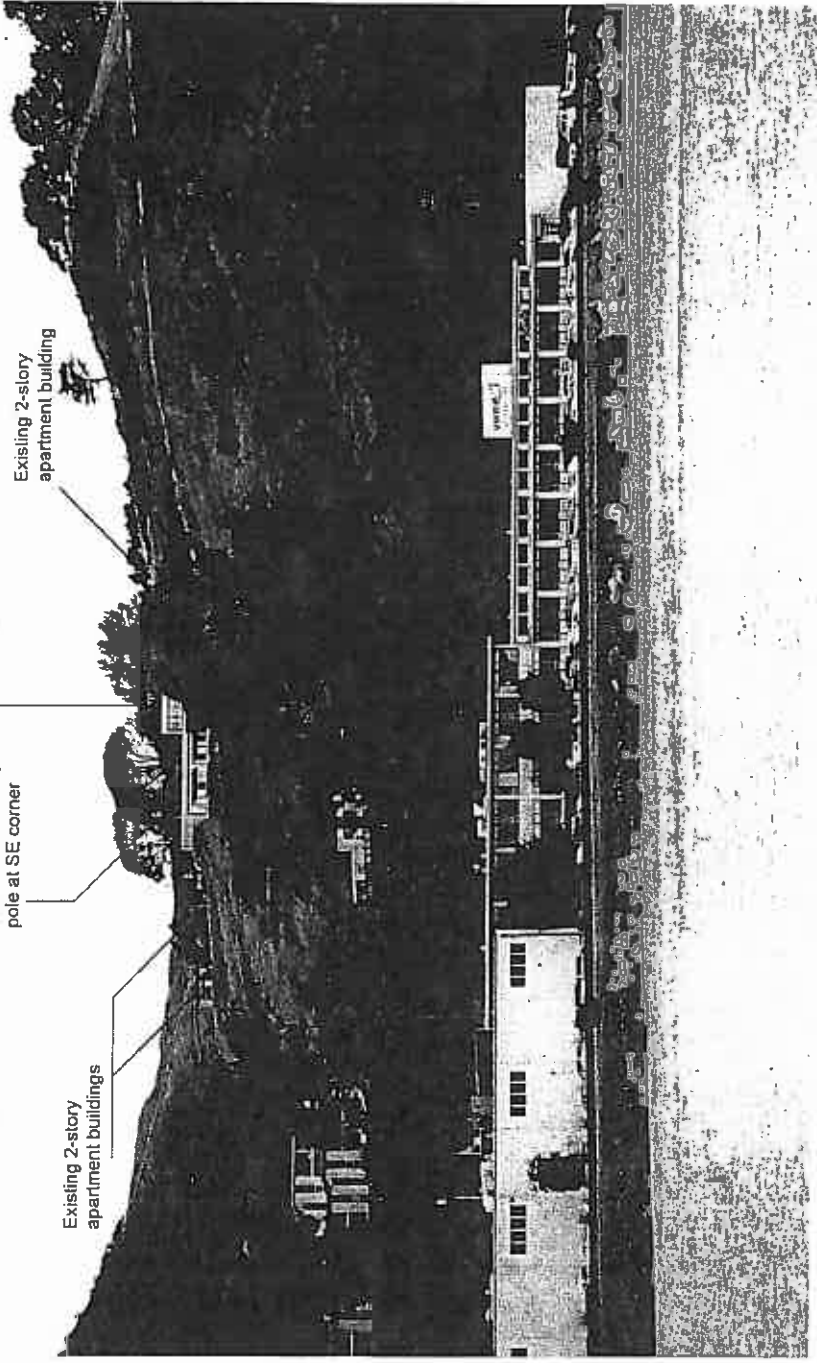


Existing house at 88  
Thomas Avenue

Top of erected story  
pole at SE corner

Existing 2-story  
apartment buildings

Existing 2-story  
apartment building



1 VIEW LOOKING WEST FROM HIKING TRAIL

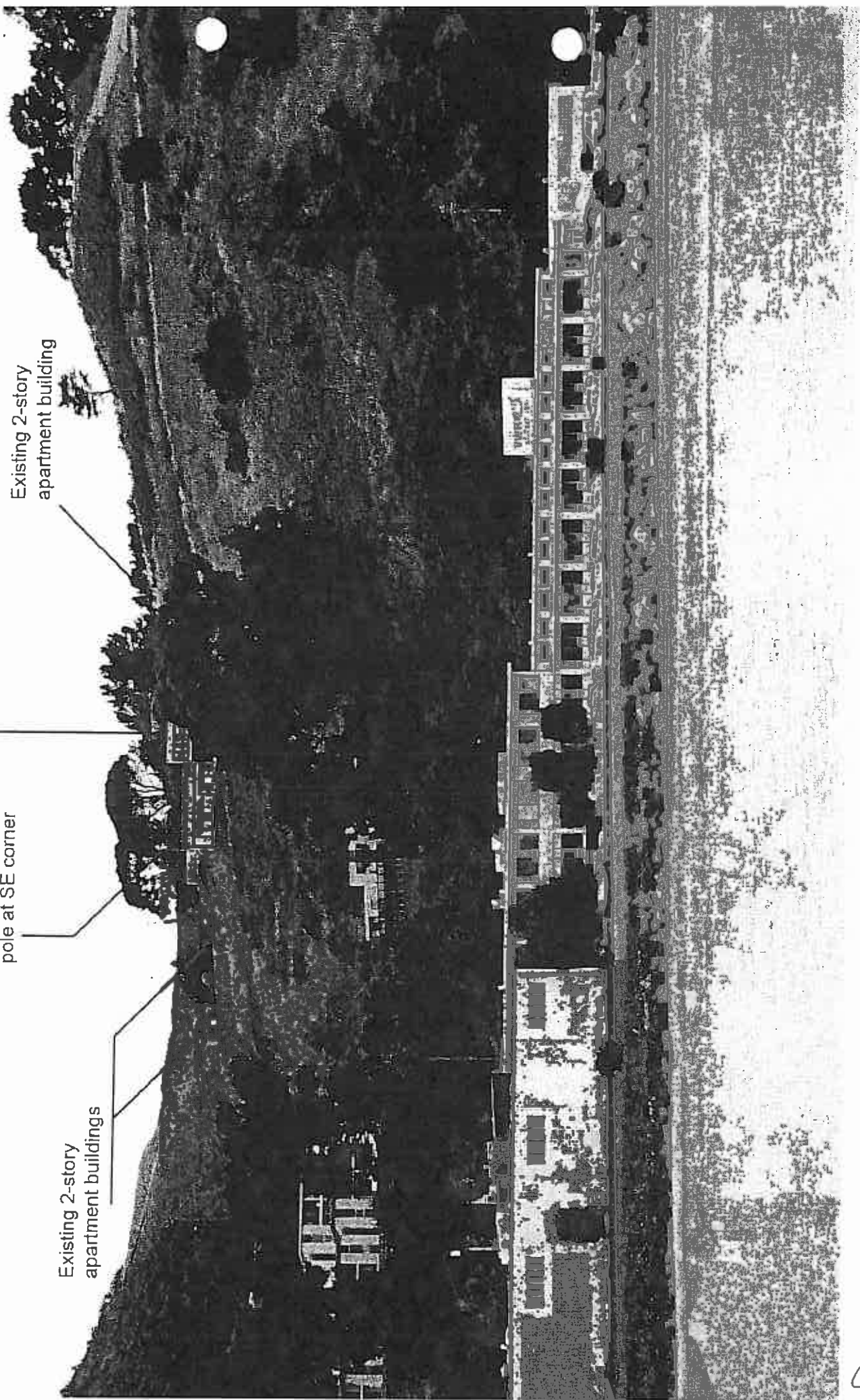
**NOT FOR CONSTRUCTION A-4.0**

Existing house at 88  
Thomas Avenue

Top of erected story  
pole at SE corner

Existing 2-story  
apartment building

Existing 2-story  
apartment buildings



1 VIEW LOOKING WEST FROM HIKING TRAIL

M/S

1

6.1.28

**GENERAL LAYOUT LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EXISTING
○	EXISTING TREES

SYMBOL	DESCRIPTION
---	PROPOSED FENCE LINE
PA	PLANTING AREA
150	150' CONTOUR
120	PROPOSED CONTOUR

**PROPOSED PLANT SCHEDULE**

AREA	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
A	<b>NATIVE TREES</b>				
	<i>Asplenium californicum</i>	California Buckeye	15 G	13-20 ft	15-20 ft
	<i>Quercus myrtifolia</i>	Coast Live Oak	15 G	7 ft	8 ft
B	<b>NATIVE SCREENING SHRUBS</b>				
	<i>Artemisia tridentata</i>	Dr. Hand Manzanita	15 G	12-15 ft	12-15 ft
	<i>Franseria serotina</i>	Pacific Sumac Flowered Bush	3 G	10-15 ft	10-15 ft
	<i>Hesperaloe parviflora</i>	Cholla	3 G	6-10 ft	4-6 ft
C	<b>NATIVE MEADOW GRASSES</b>				
	<i>Festuca idahoensis</i>	Timothy	3 G	3 ft	1 ft
	<i>Festuca rubra</i>	Red Fescue	3 G	3 ft	1 ft
D	<b>ANNUALS</b>				
	<i>Chrysanthemum</i>	Chrysanthemum	seed	< 12 in	< 12 in
	<i>Eschscholium californicum</i>	California Poppy	seed	< 12 in	< 12 in
	<i>Tithys flexilis</i>	Yellow Flax	seed	2 ft	1-3 ft
E	<b>NATIVE BUTTERFLY PLANTING SHRUBS</b>				
	<i>Hamamelis virginica</i>	Hamamelis	5 G	4-6 ft	4-6 ft
	<i>Californica</i>	California Lilac	5 G	3-18 ft	4-12 ft
F	<b>PERENNIALS</b>				
	<i>Adiantum</i>	Adiantum	4" Pot	2 ft	3 ft
	<i>Asplenium</i>	Asplenium	1 G	1 ft	1 ft
	<i>Crocodylus</i>	Crocodylus	1 G	1 ft	1 ft
	<i>Hypericum</i>	Hypericum	1 G	1 ft	1 ft
	<i>Lythrum</i>	Lythrum	1 G	2 ft	2 ft
	<i>Salvia</i>	Salvia	4" Pot	< 12 in	< 12 in
	<i>Stachys</i>	Stachys	1 G	< 12 in	1-2 ft
	<i>Thymus</i>	Thymus	1 G	2 ft	2 ft
	<i>Yucca</i>	Yucca	1 G	2 ft	2 ft
G	<b>COURTYARD PLANTING</b>				
	<i>Phytolacca</i>	Black Nightshade	15 G	20-30 ft	6-10 ft
	<i>Chenopodium</i>	Chenopodium	5 G	4-6 ft	3-4 ft
H	<b>GRASSES</b>				
	<i>Panicum</i>	Panicum	5 G	< 12 in	10-15 ft
I	<b>NATIVE PERENNIAL PLANTING</b>				
	<i>Hamamelis</i>	Hamamelis	5 G	4-6 ft	4-6 ft
J	<b>GRASSES</b>				
	<i>Panicum</i>	Panicum	1 G	1 ft	4-6 ft

**MATERIAL NOTES**

- USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHEREVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 300 MILES FROM SITE.
- USE MATERIALS WITH A LONG LIFE SPAN.
- ALL CONCRETE TO CONTAIN 30-30% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
- RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. SEE LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.
- REMOVE ALL HEALTHY WOODY SHRUBS AND TREES THAT HAVE BEEN REMOVED FROM SITE, AND HIGH PRESSURE TREATED WOOD SQUARES FOR PLANTING MULCH. GRIND ON SITE.
- ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HALOGENATED CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.

**GENERAL IRRIGATION PERFORMANCE NOTES**

- ALL PLANTS TO RECEIVE WATER, CONSIDERING DRIP EMITTERS AND TREE BUBBLERS FOR TREES. THERE ARE TO BE SUFFICIENT VALVES TO ACCOMMODATE THE DIFFERENT WATER REQUIREMENTS FOR PLANTS WITH DIFFERENT EXPOSURES AND PLANT TYPES.
- DRIP SYSTEM TO BE INSTALLED WITH A PRESSURE-REDUCING DEVICE.
- THE MEADOW WILL BE WATERED WITH SPRINKLERS. USE WATER SAVING HP ROTATION SPRINKLERS.
- IRRIGATION SYSTEM SHALL BE COMPOSED OF AUTOMATICALLY CONTROLLED VALVES ON AN AUTOMATIC CONTROL SYSTEM, CONTROLLED BY A WATER CONSERVING ET CONTROLLER WITH RAIN SHUT OFF DEVICE. WEATHERTRAK ET PRO2 BY HYDROPOINT 800.362.8774.
- ALL EQUIPMENT REQUIRED SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURERS' INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.
- DOMESTIC WATER SUPPLY TO BE PROTECTED FROM THE IRRIGATION SYSTEM CONNECTION VIA A DOUBLE CHECK AND/OR Siphon Valve PER CITY AND STATE REQUIREMENTS.

**FIRESCAPE AND MAINTENANCE**

- PLANTING SHALL BE FIRE RESISTANT AND FIRE RETARDANT WITHIN 10' OF THE HOUSE OR TO THE PROPERTY LINE, WHICHEVER IS CLOSEST.
- WHEN TREES REACH A HEIGHT OF 20' REMOVE LOWER BRANCHES BELOW 5'.
- ASSURE THAT FIRE LADDERS ARE TRIMMED AND REMOVED BY REMOVING DEAD BRANCHES, FLAMMABLE UNDERGROWTH AND WOODY DEBRIS.
- MAINTAIN SEPARATION BETWEEN SHRUBS AND TREES. TREES MINIMUM 10 FEET BETWEEN TREE CANOPIES. SHRUBS MINIMUM TWICE THE CANOPY HEIGHT BETWEEN SHRUBS AND SHRUB CLUMP.
- FLUSH TEST AND PRI IRRIGATION SYSTEM ONCE A YEAR IN SPRING.
- FERTILIZE TWICE A YEAR WITH ORGANIC FERTILIZERS.
- CUT DOWN NON-NATIVE GRASSES & PERENNIALS IN THE BUTTERFLY CORRIDOR BEFORE THEY SEED IN SPRING.
- KEEP THE LANDSCAPE NEAR THE HOUSE WELL WATERED AND FREE OF DEADWOOD AND DEBRIS.

**GENERAL NOTES**


- REFERENCE TO MONTH MEETS TO VIEW MONTH, REFERENCE TO SCALE APPLIES TO FULL SCALE DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- ALL INVASIVE PLANTS SHALL BE REMOVED FROM THE SITE.
- PROPOSED PLANTS ARE FIRE AND DEER RESISTANT. LOW WATER USE AND MOSTLY NATIVE. PLANTS IN THE BUTTERFLY CORRIDOR ARE MOST AND NECTAR PLANTS FOR THE FOLLOWING BUTTERFLIES: MIDSUMMER BLUE, CALIFORNIA SILVERSPOT AND SAN BRUNO ELFIN.
- REMOVAL OF ANY EXISTING NATIVE OAK FROM SITE DUE TO CONSTRUCTION SHALL BE MITIGATED BY THE PLANTING OF ONE NEW NATIVE OAK TREE.
- CONCRETE RETAINING WALL BETWEEN UNITS HAS LINEAR RECESSED LIGHT PANELS AND A 2 FT TALL PLANTER WITH BAMBOO AT ITS BASE.

H.1.33

**L1.0**

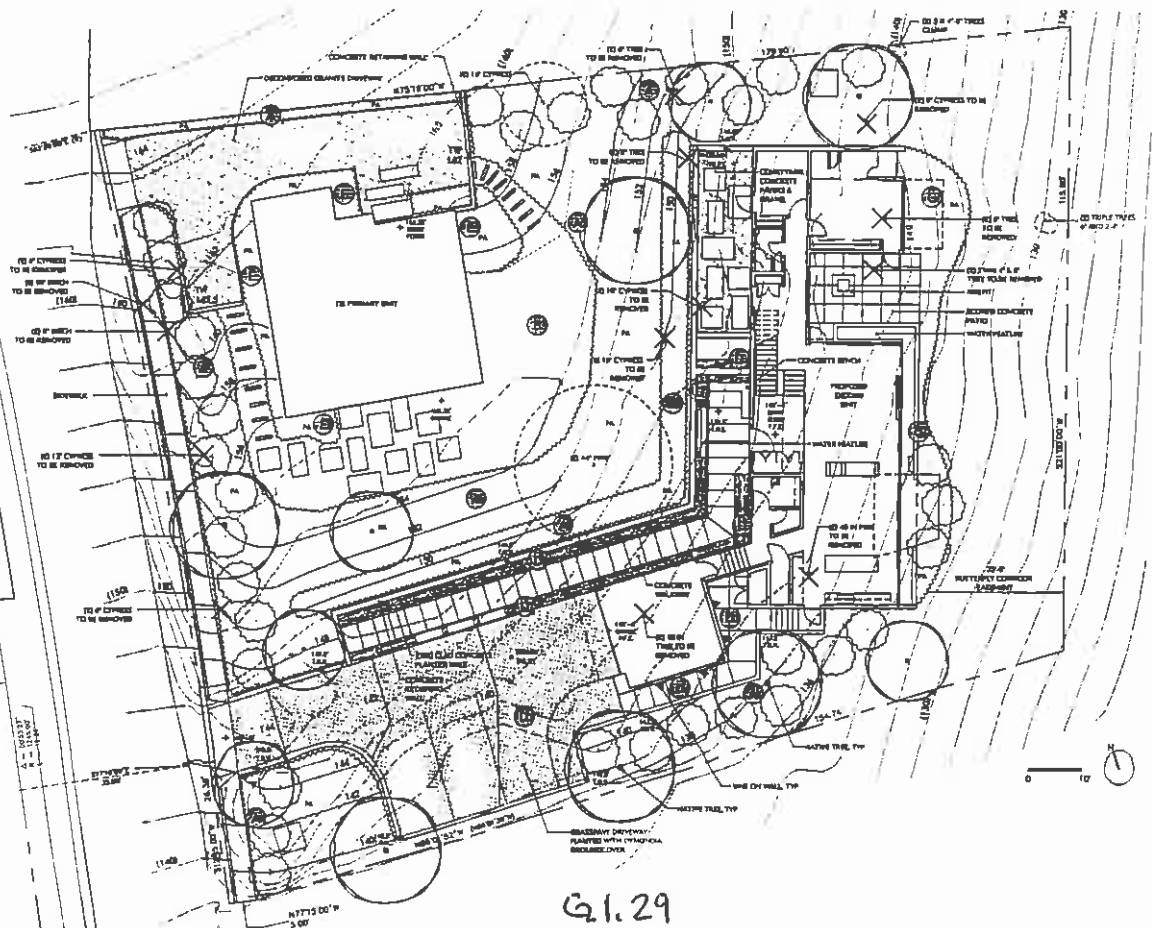
**LANDSCAPE PLAN**

**88 THOMAS AVENUE**  
Brisbane, California

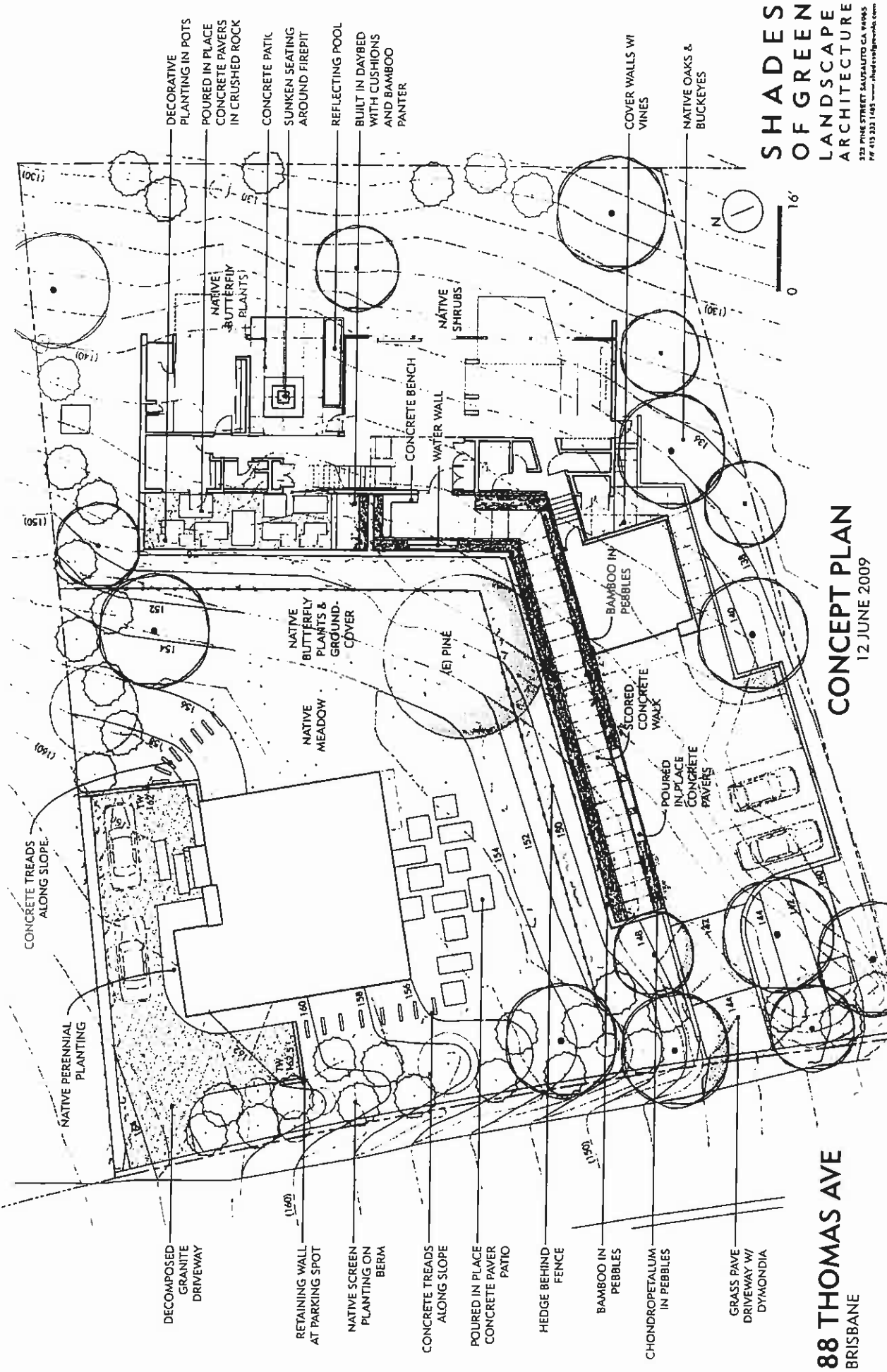


**SHADES OF GREEN LANDSCAPE ARCHITECTURE**

H.1.34



G.1.29




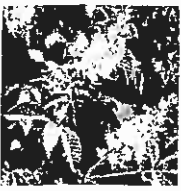

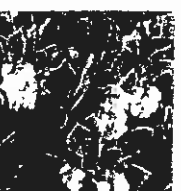
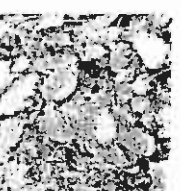
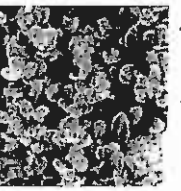

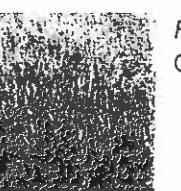

**SHADES OF GREEN**  
**LANDSCAPE ARCHITECTURE**  
 322 PINE STREET SAULALITO CA 94965  
 PH 415 333 1495 www.shadesofgreen.com

**CONCEPT PLAN**  
 12 JUNE 2009

**88 THOMAS AVE**  
 BRISBANE

6.1.30

88 Thomas Avenue  
 Proposed Planting List  
 June 12, 2009

<p>Tree: Accent        Evergreen        70 ft        Sun/Partial</p>		<p><i>Quercus agrifolia</i>        Coast Live Oak</p>	<p>Domed top and crooked branches. Dense foliage. Ok salt tolerance for reclaimed water irrigation.</p>
<p>Tree: Accent        Deciduous        15-20 ft        Sun/Partial</p>		<p><i>Aesculus californica</i>        California Buckeye        Spring</p>	<p>This local tree is one of the earliest plants to leaf out in winter, its bright green leaves and light grey branches sharply contrast with the tans and browns of late winter in the bay area. Candles of fragrant white to pinkish flowers appear in late spring. In late summer it drops its leaves exposing an intricate branching habit.</p>
<p>Shrub: Tall        Evergreen        6-10 ft        Sun/Partial</p>		<p><i>Heteromeles arbutifolia</i>        Toyon        Spring</p>	<p>Dense shrub with thick leathery glossy dark green leaves with bristly pointed teeth. Small white flowers in flattish clusters, June to July. Bright red berries in clusters, June - July.</p>
<p>Shrub: Med        Evergreen        4-6 ft        Sun/Partial</p>		<p><i>Arctostaphylos d. 'Howard McMinn'</i>        Howard McMinn Manzanita        Early Spring</p>	<p>Dense, compact foliage and clusters of tiny, showy white flowers tinged light pink in late winter. Dark brown bark. Easy, dependable. Tolerant of a wide range of soils and climates. It generally lives when planted, and lives quite a long time. Does best in east or north facing location Prune occasionally for shape or let fill out naturally.</p>
<p>Vine        Deciduous        10-15 ft</p>		<p><i>Parthenocisus tricuspidata 'Veitchii'</i>        Veitchii Boston Ivy        -</p>	<p>A common selection, this plant has smaller leaves that are purplish at first and bear strong serrations.</p>
<p>Groundcover        Evergreen        1 ft        Sun</p>		<p><i>Arctostaphylos uva-u. 'Point Reyes'</i>        Point Reyes Bearberry        Spring</p>	<p>Dense evergreen carpet groundcover, 9-14 in. tall by 10' wide, eventually, mounding slightly after many years. Foliage is dark green and compact. Small pinkish flowers in March-April, not showy. Berries are noticeable and pretty, but not spectacular. Adaptable, one of the best <i>A. uva-ursi</i> varieties for use in inland areas.</p>
<p>Shrub: Tall        Evergreen        8-10 ft        Sun/Partial</p>		<p><i>Garrya elliptica</i>        Silk Tassel        Spring</p>	<p>The Coast Silk Tassel is a large evergreen shrub found along the Coast Ranges of California. It is named for the beautiful cream colored tassels that dangle a foot or more from the ends of the branches in winter, making a spectacular show. The Silk Tassel will get quite large but responds well to pruning.</p>
<p>Grass        Evergreen        &lt; 12 in        Sun/Partial</p>		<p><i>Festuca rubra 'Molate Blue'</i>        Creeping Red Fescue</p>	<p>This native bunchgrass is both a clumper and runner - if not mowed it develops a hummock like appearance. A good lawn or meadow grass for sun or part shade, drought tolerant once established. Molate is a seed selection with a grayer appearance. Bay Area Native. Moderate growth rate (1-2 ft. per year).</p>
<p>Shrub: Tall        Evergreen        10-15 ft        Sun/Shade</p>		<p><i>Myrica californica</i>        Pacific Wax Myrtle        Spring</p>	<p>Rapid growth to 10-15' tall with neat, dense glossy dark green leaves. Great evergreen shrub for almost any situation; will take sun or shade, almost any soil, wet or relatively dry conditions. Good screen plant for sun or shade. Deer resistant. No showy flowers, but the tiny, hard fruits attract songbirds. Will take almost immediate</p>

G.1.31

88 Thomas Avenue  
Proposed Planting List  
June 12, 2009

Perennial  
Deciduous  
< 12 in  
Sun/Partial



*Sisyrinchium bellum* 'Wayne's Dwarf'  
Blue Eyed Grass  
Spring-Summer

This form of Blue-eyed Grass has unusually clear, light blue flowers, and narrow, light green leaves. Blooms in Spring, and will continue its show through the summer with irrigation, although summer water is not required. This iris relative will not open its flowers in deep shade so give it full, or part sun. A native of California meadows.

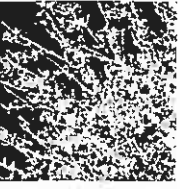
Shrub: Tall  
Evergreen  
12-15 ft  
Sun



*Arctostaphylos manzanita* 'Dr. Hurd'  
Dr. Hurd Manzanita  
Spring

A fairly quick-growing, tall manzanita to 12-15 feet tall and about as wide, with an open structure and dark red bark. Large, light green leaves lightly clothe the branches. Clusters of white flowers bloom in late winter. Hardy to about 15-20 degrees F.

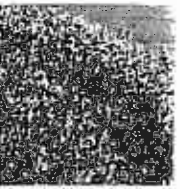
Shrub: Med  
Evergreen  
5 ft  
Sun



*Salvia clevelandii* 'Winifred Gilman'  
Cleveland Sage  
Summer

Highly sought after for its dark blue flowers on reddish stems. This selection has the most intense flower color of any native shrubby sage. This selection will grow to 5' tall and wide with an upswept airy look. Best in full sun with well-drained soil and little or no supplemental irrigation after establishment. Deer resistant.

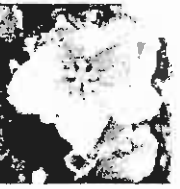
Shrub: Tall  
Evergreen  
6-10 ft  
Sun



*Rhus integrifolia*  
Lemonade Berry  
Spring

A native to California this evergreen shrub grows into a rounded, aromatic, evergreen shrub growing to 10 feet tall, sometimes taller, with a stout, short trunk and many spreading branches. This plant is often much shorter when planted on slopes (especially near the coast) and can also be kept smaller by regular pruning and can even

Shrub: Tall  
Evergreen  
10-15 ft  
Sun/Partial



*Fremontedendron* 'Pacific Sunset'  
Pacific Sunset Flannel Bush  
Spring-Summer

Flowers are faintly orange, supposedly larger, leaves are slightly more lobed than 'California Glory'. Fragrance much like that of Rainbow Popsicles, most evident on warm spring days. Masses of open, well displayed, bright yellow to yellow orange flowers to almost 4" across appear in spring and early summer.

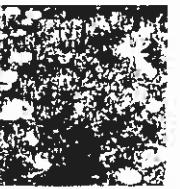
Perennial  
Evergreen  
2 ft  
Sun/Partial



*Monardella villosa x purpurea*  
Coyote Mint  
Summer-Fall

This cross between two of our native Coyote Mints was discovered in the wild in San Luis Obispo County. It shares the attributes of its parents; nicely scented green foliage, and lovely purple flowers that attract butterflies. It will form a nice mound about 2 by 2 feet and should be pruned a little each winter to keep it compact. Sun to

Perennial  
Evergreen  
4-6 ft  
Sun/Partial



*Romneya coulteri*  
Matilija Poppy  
Spring-Summer

Evergreen to deciduous perennial, growing upright stems to 10' but usually lower, especially if pruned back in winter. Large, relatively smooth grey green leaves are partially divided. Huge, 6-8" wide white flowers have crinkly, crepe paper petals and a globular cluster of deep yellow stamens at the center. Stunning cut flower.

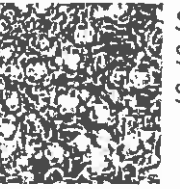
Perennial  
Evergreen  
3 ft  
Sun/Partial



*Achillea millefolium* 'Sonoma Coast'  
Sonoma White Yarrow  
Spring-Summer

This selection of our native Yarrow was made on the Sonoma County coast. Deep green foliage and particularly dense flowers set it apart. White flowers attract a large number of butterflies and beneficial insects. Excellent as part of a meadow garden or when its low foliage is allowed to creep between stone paths.

Succulent  
Evergreen  
< 12 in  
Sun/Partial



*Sedum spathulifolium*  
Stonecrop  
Summer

A lovely creeping succulent, easy to grow in full sun and drought, native to the Bay Area. The bright yellow blooms in summer attract the rare and endangered San Bruno Elfyn and numerous other butterflies.



**88 Thomas Avenue**  
**Proposed Planting List**  
 June 12, 2009

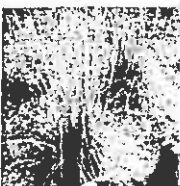
Grass  
 Evergreen  
 1-2 ft  
 Sun/Partial



*Festuca californica*  
 California Fescue

One of our nicest native grasses. Grows as an upright grey green clump of foliage to about 2' tall. Leaves are about 1/4" wide. Rather open flower/seed heads follow in summer. Tough, adaptable, drought tolerant. Definitely doesn't like poor drainage, though. Sun to part shade.

Grass  
 Evergreen  
 1 ft  
 Sun/Partial



*Festuca idahoensis* 'Tomales Bay'  
 Tomales Bay Idaho Fescue

Selected for its steel blue foliage and low, dense habit. It is an ideal candidate for a border or as a ground cover for a small area. Its dark foliage and compact habit make it appropriate in a meadow garden. This grass is drought tolerant, but will look lusher with some summer water.

Bamboo  
 Evergreen  
 20-30 ft  
 Sun/Partial



*Phyllostachys nigra* 'Hale'  
 Hale Black Bamboo  
 none

This type of black bamboo shows its color sooner than any other with new shoots that are mostly black when they break ground and turning completely black in 3-6 months. Canes are consistently solid black, even in the young plants. Hardy to -5 degrees and needs half to full day sun. Good in pots or in the ground as a hedge.

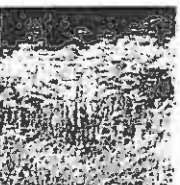
Grass  
 Deciduous  
 2 ft  
 Partial



*Melica californica*  
 California Melic

California Melic is a small, delicate grass often found on slopes under oak trees. Dry shade is its favorite home. Slender green foliage is topped with delicate floewrs of a subtle beauty. Goes semidormant through summer and fall, and is one fo the first plants to green back up with the arrival of fall rains. Lovely with Coastal Wood Fern.

Grass  
 Evergreen  
 2 ft  
 Sun/Partial



*Nassella pulchra*  
 Purple Needle Grass

A medium sized grass that was once a dominant species of California prairies, slender foliage forms a graceful clump 1 foot tall and wide, with beautiful airy flowers and seedheads that reach to 3 feet tall. Rather unremarkable as a lone specimen, this grasses' beauty reveals itself in a mass.

Perennial  
 Evergreen  
 2 ft  
 Sun/Shade



*Achillea millefolium* "Hoffnung"  
 Yarrow  
 Spring-Summer

Native throughout California except in deserts because it prefers semi-moist soil. Good butterfly plant. Seed eating birds will work the dried flowers. Aromatic, feathery fern-like leaves. Flat topped cluster of small yellow flowers. Good cut flower in a meadow planting or as a lawn substitute where it can be mowed.

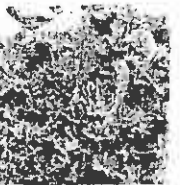
Perennial  
 Deciduous  
 1 ft  
 Sun/Partial



*Lupinus albifrons collinus*  
 Dwarf Silver Bush Lupine  
 Spring

A most beautiful plant, with silvery leaves, and lavender flowers in spring. Low, mounding perennial to 8" tall and 1' wide. Rock garden plant: needs very good drainage, gravel. Will not survive in heavy soils or clay. It does make a good container plant, however. Native to sunny, dry, gravelly sites in the Bay Area and elsewhere in our state.

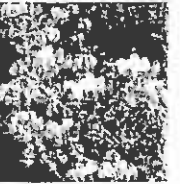
Perennial  
 Deciduous  
 1 ft  
 Sun/Partial



*Lupinus formosus*  
 Creeping Lupine  
 Spring


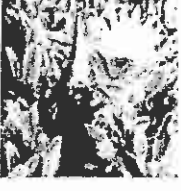


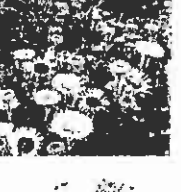


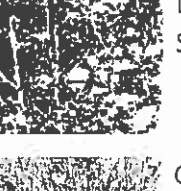

A creeping lupine that grows along in much of the California coastal valleys. Grows in openings between the oaks and chaparral. Foliage is silver gray.

Perennial  
 Deciduous  
 1-2 ft  
 Sun/Partial



*Lupinus variicolor*  
 Many-colored Lupine  
 Spring

A true local champion, this easy groundcover for full sun grows wild on the grassy slopes and exposed peaks natural areas of San Francisco. Feathery blue-green foliage and bountiful blue blossoms throughout spring and summer. This bumblebee and butterfly magnet is a specialized host for the endangered Mission Blue.

- |  |   |   |   |
|--|---|---|---|
| Perennial<br>Deciduous<br>< 12 in<br>Sun         |    | <i>Viola pedunculata</i><br>Johnny Jump Up                          | This summer dormant Violet pushes new low growing leaves during the rainy season in foothill grasslands. The unusually large, butter- yellow flowers have beautiful brown-purple nectar guides on the lower petals. Plant this lovely perennial at the front of a dry border.   |
| Groundcover<br>Deciduous<br>< 12 in<br>Sun       |    | <i>Heterotheca sessiliflora bolanderi</i><br>Hairy Goldenaster      | An extraordinary groundcover for full sun; lovely silver-grey foliage with velvet texture and cheerful yellow flowers. Completely drought-tolerant and a good butterfly plant. This is a local selection from San Bruno Mountain.   |
| Groundcover<br>Deciduous<br>< 12 in<br>Sun       |    | <i>Horkelia californica</i><br>Horkelia                             | Good groundcover for neglected sunny rocky spot. Interesting musky fragrance when stepped on.   |
| Perennial<br>Deciduous<br>< 12 in<br>Sun/Partial |    | <i>Arabis blepharophylla</i><br>Rock Cress                          | A charming and edible cress with a bright pink bloom to 1 foot high, <i>Arabis blepharophylla</i> grows wild on Twin Peaks and other natural areas in the Bay Area. It is listed as uncommon by the Jepson Manual, mostly due to habitat loss. A suitable candidate for the rock garden or mixed perennial bed.   |
| Perennial<br>Deciduous<br>1 ft<br>Sun/Partial    |   | <i>Erigeron glaucus</i><br>Seaside Daisy                            | Mounding perennial, to 1' high. Lavender daisy flowers from spring to late summer. Near coast, takes full sun and little water. Grown inland it prefers filtered sun and occasional water. One of the most showy and useful native perennials. This native can be found on coastal bluffs, dunes and beaches from Oregon to San Diego.                      |
| Shrub: Tall<br>Evergreen<br>4-6 ft<br>Sun/Shade  |  | <i>Berberis pinnata (Mahonia)</i><br>California Holly Grape         | Growing 5 feet tall and wide, this easy shrub thrives in a wide variety of soils and climates (good for both sun and shade). Polished green leaves on well-branched stems are punctuated by the spectacular shoots of new growth in lacquered shades of orange and red. Blue waxy berries are edible.   |
| Shrub: Tall<br>Evergreen<br>3-18 ft              |  | <i>Ceanothus thyrsiflorus</i><br>California Lilac<br>Spring         | Shrub or small tree. Light to deep blue flowers that have a sweet, honey-like fragrance. This is the only <i>Ceanothus</i> locally native to the Bay Area; it also grows in chaparral and on wooded slopes and in mixed evergreen forests from Sta. Barbara co. to S. Oregon.   |
| Perennial<br>Evergreen<br>2-3 ft<br>Sun/Partial  |  | <i>Eriophyllum stachaeodifolium</i><br>Lizard Tail<br>Spring-Summer | Beautiful silvery-blueish-green foliage and a bright yellow bloom in summer, Lizard Tail is a distinguished member of the local Franciscan flora. Excellent wildlife habitat and good for erosion control in disturbed areas. Best in neglected areas of the garden where watering is difficult. Grows into a sprawling perennial/shrub 30" tall by 5 feet. |
| Grass<br>Evergreen<br>4-6 ft<br>Sun/Shade        |  | <i>Chondropetalum elephantinum</i><br>Large Cape Rush               | This South African plant forms dense tufted clumps from which arise 4 feet tall dark green unbranched stems. The dark brown sheaths at the joints drop off in summer leaving a dark band at each node. Late in the season the stems arch gracefully from the weight of clusters of small brown flowers at the tips. Drought tolerant.                       |


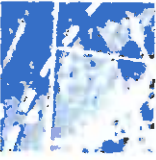

# City of Brisbane Open Space Plan

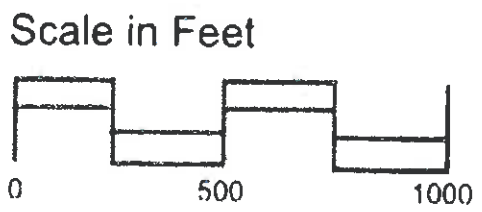
## Figure 4 Brisbane Acres Butterfly Habitat/ Ridgelines

Note: location of parcels on aerial photo is approximate

Areas shown between numbered parcels are not road easements or right-of-ways, but are private unrecorded parcels



-  Developed parcels (wider outline)
-  Prominent ridgelines (white dashed line)
-  Documented butterfly habitat (lighter shaded areas)



# RIDGELINE LOCATION AS ESTIMATED BY STAFF

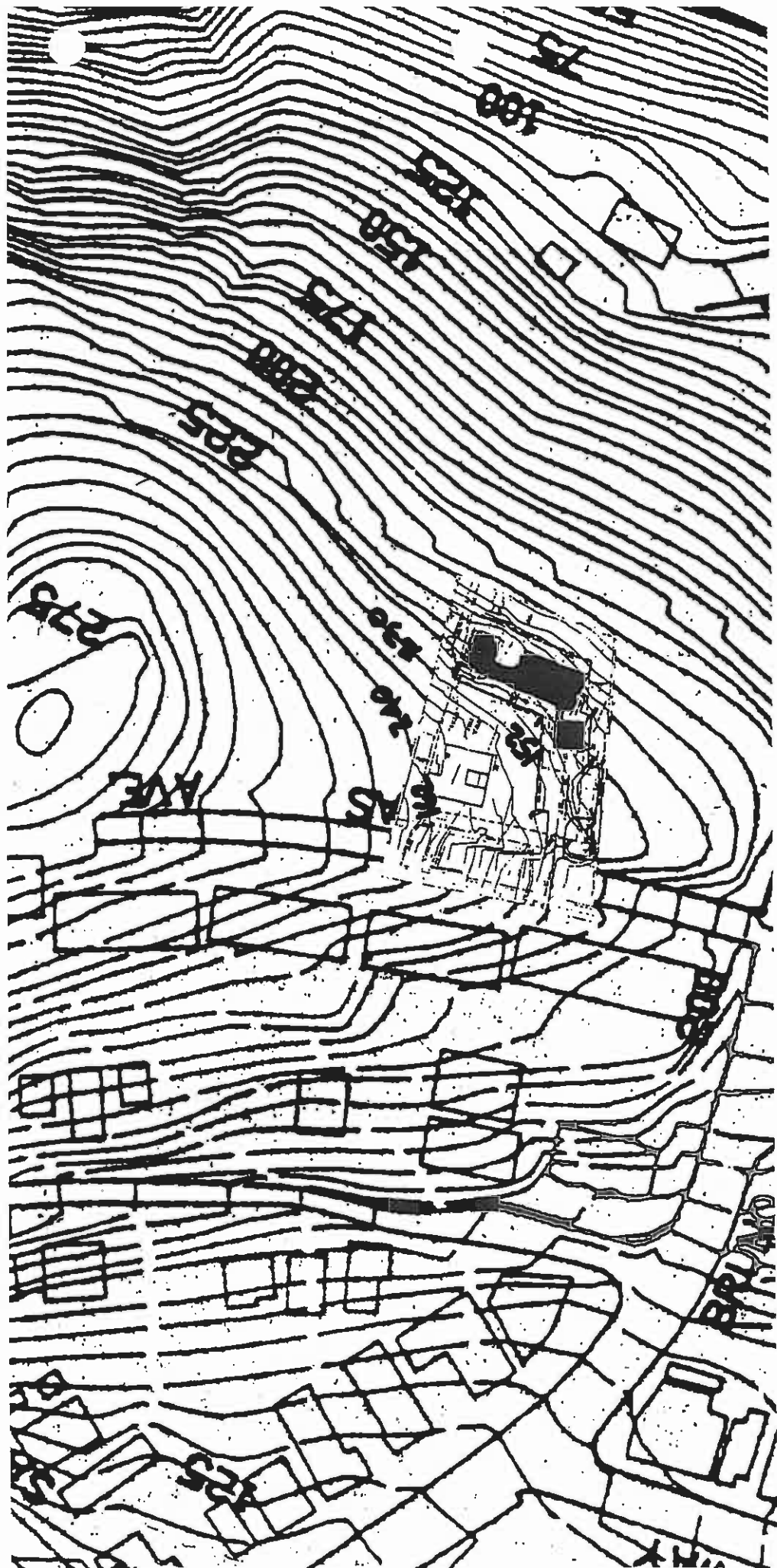


G.136

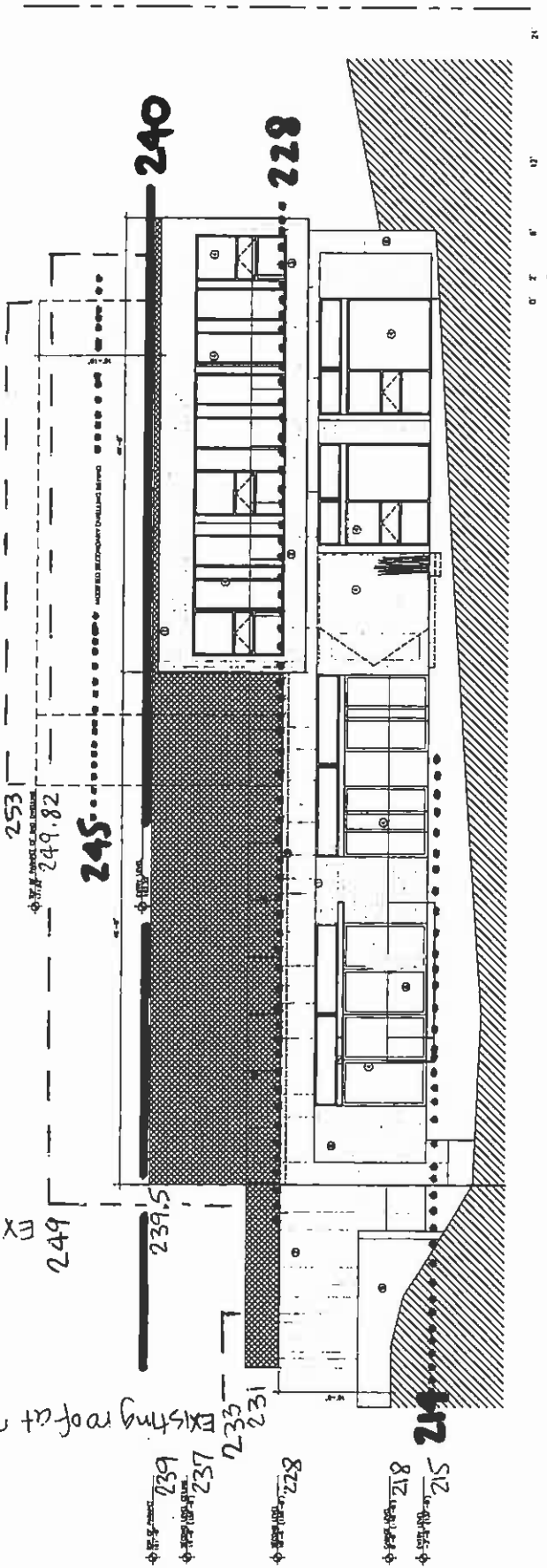
Table 19.

TOPOGRAPHIC CORRELATION

To coordinate with the City's topographic data, an estimated 78 ft. should be added to the elevations stated on the submitted plans.



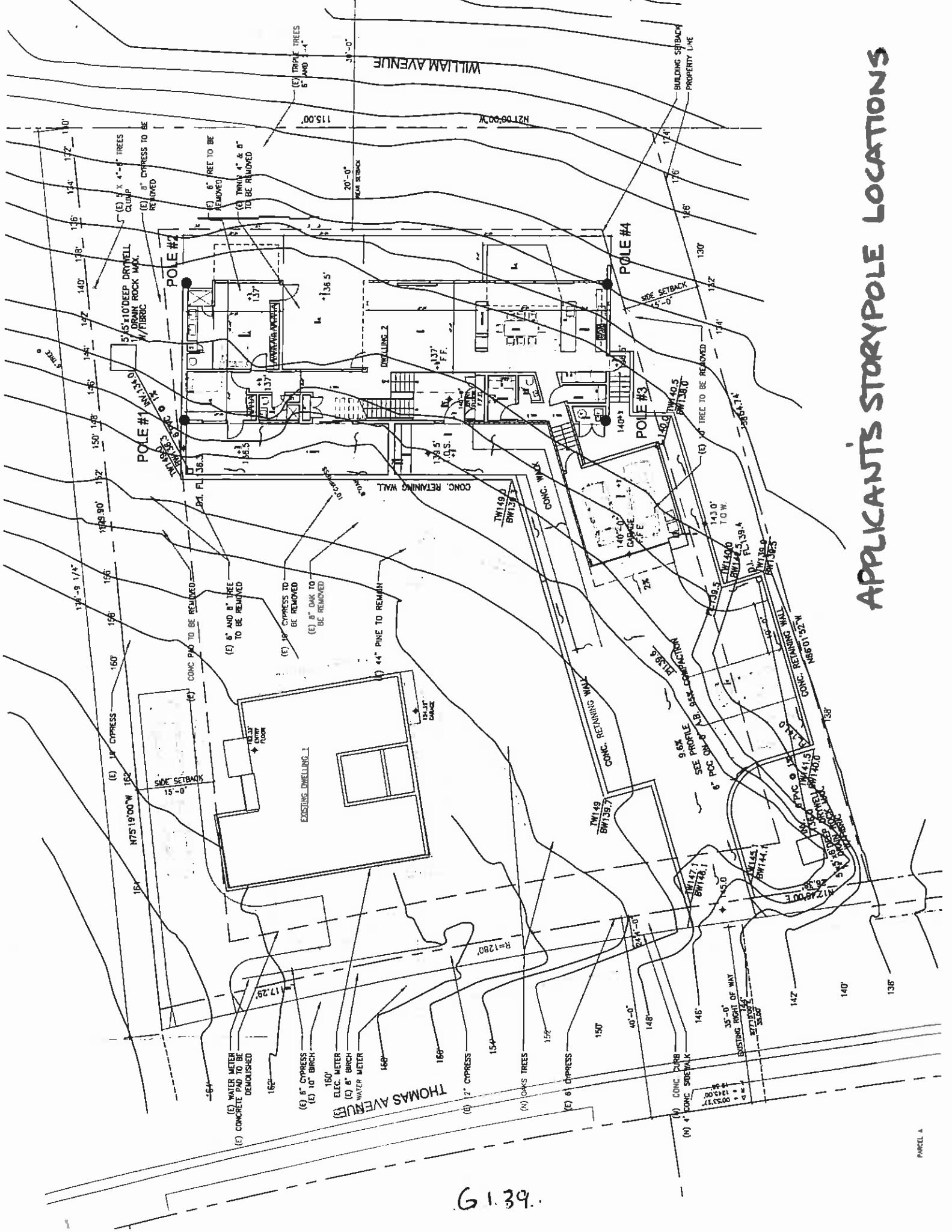
Existing roof at 71 Thomas Avenue  
 Existing roof at 21 Thomas  
 Existing roof at 88 Thomas



EAST ELEVATION - WITH HATCHED AREA SHOWING THE MASSING BEING ELIMINATED  
**ANNOTATED BY STAFF**  
**USING CITY TOPOGRAPHIC ELEVATIONS**

WING LEE ARCHITECTS NOVEMBER 10, 2009

- ..... MINIMUM ELEVATION AT WHICH BUILDING BLOCKS MOUNTAIN VIEW
- AVERAGE ELEVATION AT WHICH BUILDING EXTENDS ABOVE MOUNTAIN SILHOUETTE

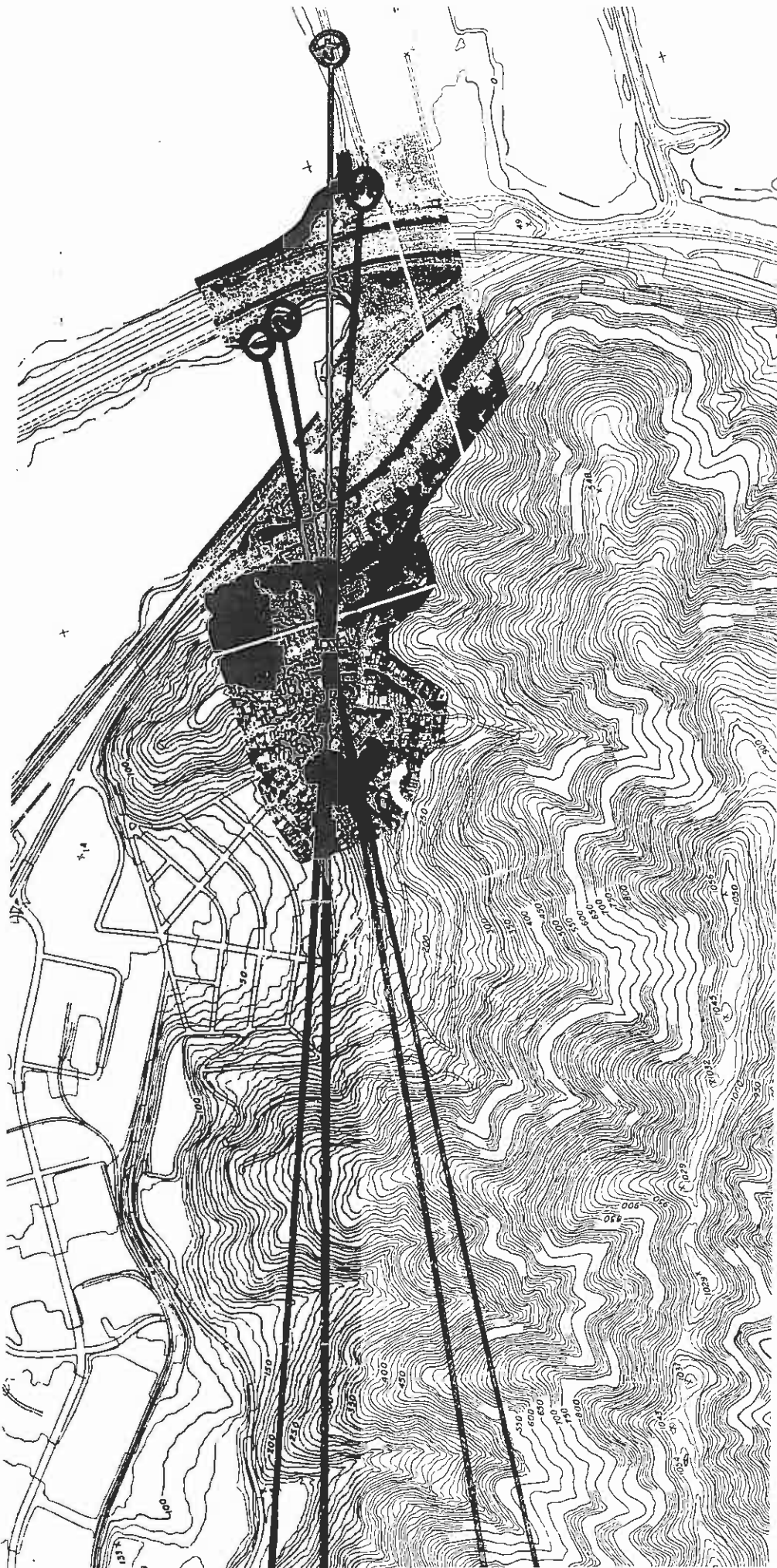


WILLIAM AVENUE

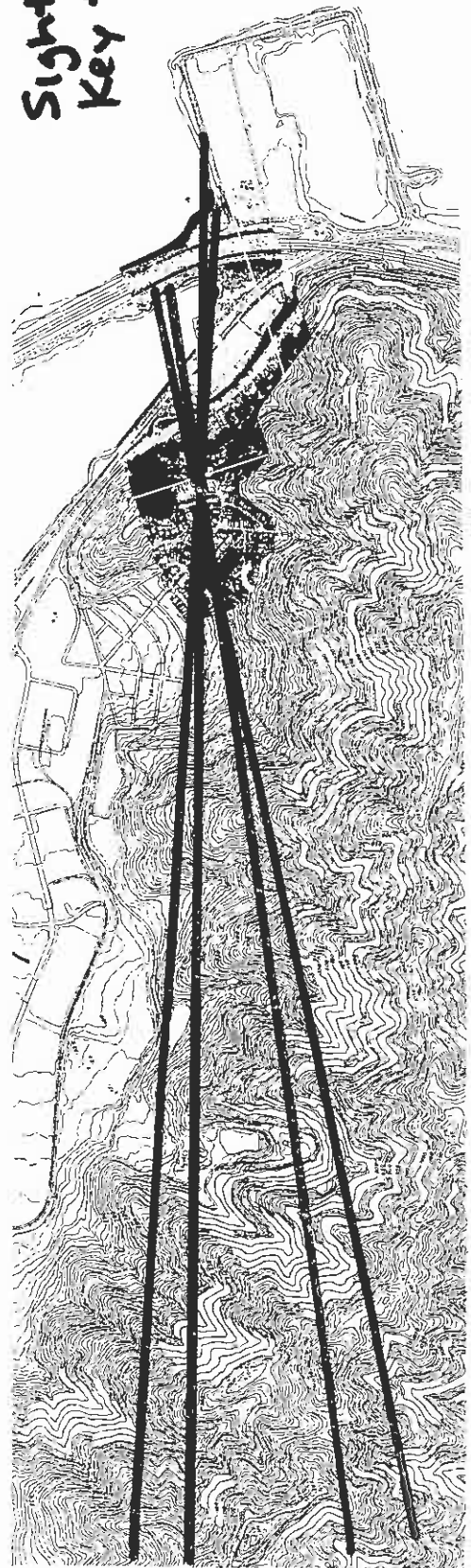
THOMAS AVENUE

APPLICANT'S STORYPOLE LOCATIONS

G 1.39.



Sightlines &  
Key to Photos



G.1.40.



View toward South

G.141

Story Poles

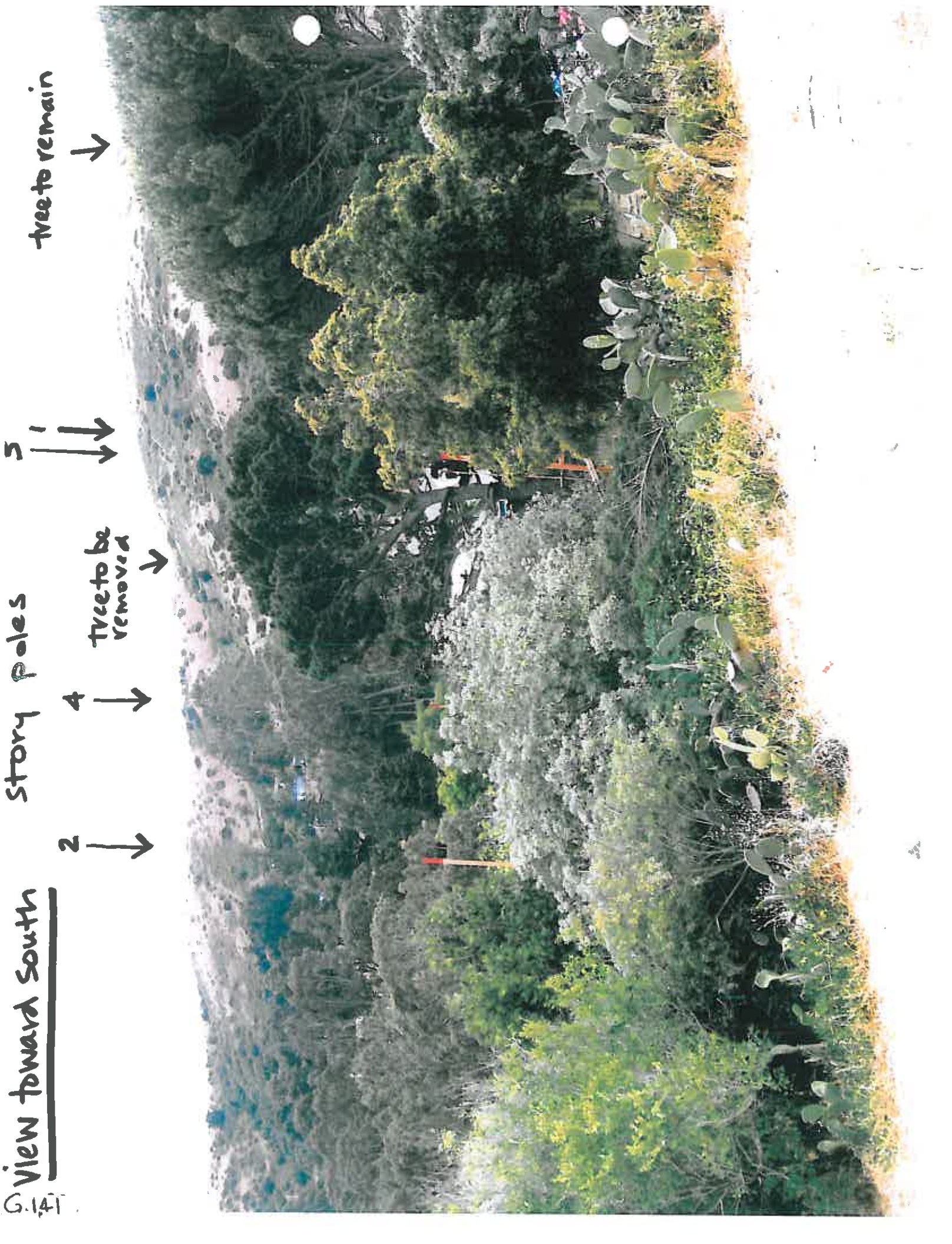
2 ↓

4 ↓

tree to be removed ↓

5 ↓ ↓

tree to remain ↓



# #1. View from Lagoon

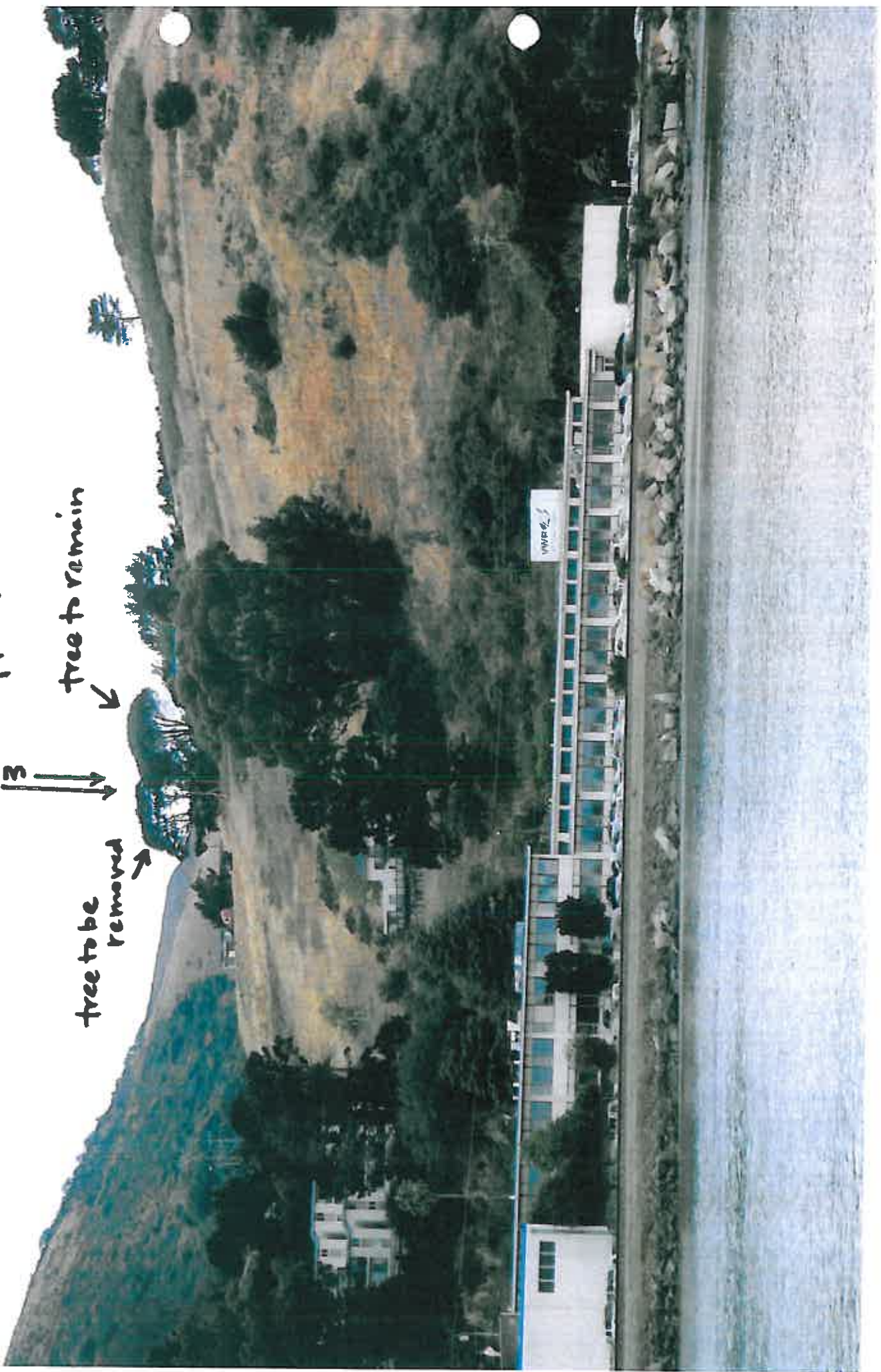
G.1.42.

tree to be removed →

4 story poles

3

tree to remain →



#2 View from lagoon

Story poles



G.1.43

1#

#3. View from Sierra Point

Stem pole  
4 ↓



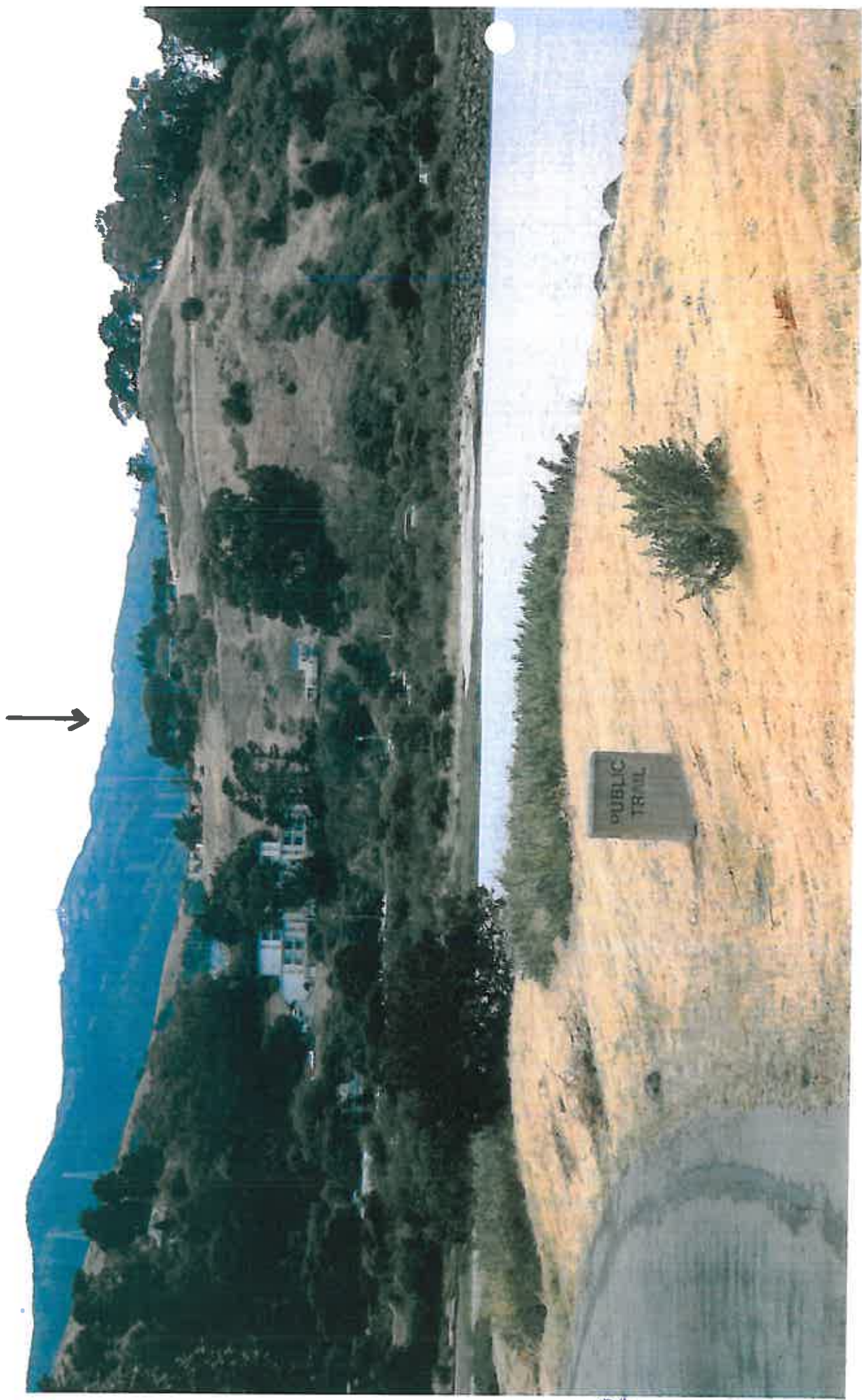
G1.44?

#

#4 View from Sierra Point

G.I.45.

Story pole  
4



07#

STAFF'S ANALYSIS OF RIDGELINE VIEWS FOR 88 THOMAS AVENUE

Variance V-4-05-A (approved February 9, 2006) allowed an exception to the R-BA District ridgeline provisions for the proposed house at 8 Thomas Avenue, subject to requirements that no portion of the building exceed a specified elevation derived from the average of the maximum building elevations that would not extend above the silhouette of San Bruno Mountain as viewed from five locations on the Bay Trail toward the southern end of the Brisbane Lagoon.

For the proposed house at 88 Thomas Avenue, staff studied views of the San Bruno Mountain State and County Park from 14 viewing locations, at 100 ft. intervals, along the Bay Trail toward the southern end of the Brisbane Lagoon (Tables 5 through 18). From each location, photos were taken of the range of the view and of the view specifically through the site.

G.1.9

For each viewing location, sightlines were drawn typically along the southern side of the existing house at 88 Thomas Avenue, along the southern side of the apartment building at 21 Thomas Avenue and along the southern side of the proposed house location at 88 Thomas Avenue (this last sightline generally would be over the existing apartment building at 71 Thomas Avenue). From the 3 southern-most viewing locations, the sightline along the southern side of the apartment building at 21 Thomas Avenue overlapped that along the southern side of the proposed house location. For Viewing Locations #11 & 12, the sightline along the southern side of the existing house at 88 Thomas Avenue overlapped that along the southern side of the apartment building at 21 Thomas Avenue. From the 2 northern-most viewing locations, no sightline through the proposed building site would include the existing house at 88 Thomas Avenue.

Elevations along the sightlines were calculated, assuming that the viewer's eye level was at an elevation 10 ft. above sea level, using topographical base maps for the project vicinity and surrounding portions of San Bruno Mountain. For purposes of comparison, it was estimated that these elevation numbers are 78 ft. higher than those numbers stated on the submitted plans for the proposed project (see attached Table 19). The study then proceeded to answer two questions:

- 1. Is there a view of the San Bruno Mountain State and County Park to block?

Much of the views through the site are already blocked by trees, as well as by the existing house on the site and the existing apartment buildings across the street. Based upon estimates of the elevations of these existing buildings and the elevations of the mountain within sightlines from the Bay Trail along the Brisbane Lagoon, it is possible to calculate

88 Thomas Avenue  
Page 2

theoretical views of the mountain as if all of the existing trees were removed. It is also then possible to determine those views that are blocked by existing buildings.

G.1.10

The existing house at 88 Thomas Avenue has an estimated maximum elevation of 253. For each sightline through the existing house, the maximum elevation of the existing house that would be below the silhouette of the mountain beyond was calculated (as F per the formula in attached Table 1). For views of the mountain generally through the northern portion of proposed house, if  $F < 253$ , then the existing house already blocks this view (these sightlines are identified by italics in Tables 5 through 18). For 10 of the sightlines studied, the existing house at 88 Thomas Avenue already blocks views of the mountain through the northern portion of the site. The proposed building would have no effect upon these views, as long as it would fit within the existing building's silhouette at an elevation calculated as G in the attached formula (Table 1). For 2 of the sightlines, the existing house appears to be below the mountain silhouette ( $F > 253$ , identified in bold in Tables 5 through 18). If  $F > 253$  and if the elevation of the proposed building is greater than G when the elevation of the proposed building at which it would extend above the silhouette of the existing building is less than that elevation at which it would extend above the silhouette of the mountain ( $G < D$ ), then the proposed building would block the view of the mountain (theoretically) visible above the existing building and, thus, require a Variance. Two instances of this were identified (Viewing Locations 11 & 12) at elevations above 245.

The existing apartment building at 21 Thomas Avenue has an estimated maximum elevation of 249. For most of the views through the proposed house, if  $F < 249$ , then the existing apartment building already blocks this view. This is the case for 9 of the identified sightlines. If  $F > 249$  and if the elevation of the proposed building is greater than G when the elevation of the proposed building at which it would extend above the silhouette of the existing building is less than that elevation at which it would extend above the silhouette of the mountain ( $G < D$ ), then the proposed building would block the view of the mountain (theoretically) visible above the existing building and, thus, require a Variance. Four instances of this were identified (Viewing Locations 10-13) at elevations above 228-230.

The existing apartment building at 71 Thomas Avenue has an estimated maximum elevation of 233. For views generally through the southern portion of the proposed house, if  $F < 233$ , then the view is already blocked by this existing building. For one of the sightlines studied, this apartment building already blocks a view of the mountain through the southern portion of the site. If  $F > 233$  and if the elevation of the proposed building is greater than G when the elevation of the

G.1.46

proposed building at which it would extend above the silhouette of the existing building is less than that elevation at which it would extend above the silhouette of the mountain ( $G < D$ ), then the proposed building would block the view of the mountain (theoretically) visible above the existing building and, thus, require a Variance. Eleven instances of this were identified (Viewing Locations 4 and 6-14) at elevations above 214-228.

Of the 37 sightlines from the 14 viewing locations along the Bay Trail which were evaluated in this study, 17 have actual or theoretical views of the mountain through the proposed building site that are not already blocked by existing buildings (see attached Table 2). These are most evident in the photos from Viewing Locations #8, 9 & 10. Thus, development at the proposed location could have the potential to block views of the San Bruno Mountain State and County Park from the public Bay Trail along the Brisbane Lagoon, in which case a Variance to Brisbane Municipal Code Section 17.12.040.L would be required.

G.1.11

2. If there is a view of the mountain that the proposed building might block, at what elevation would the proposed building extend above the silhouette of the mountain?

For each of the identified sightlines, the maximum elevation at which the proposed building would remain below the silhouette of the mountain (D per Table 1) was calculated (Table 3). From these, the average highest elevation at which the proposed building would remain below the mountain's silhouette was calculated to be 240.

Table 3 does not distinguish between those sightlines in which an existing building already breaks the silhouette of the mountain from those in which the mountain silhouette remains the highest point in the view (Table 2). This was not an issue for the ridgeline project at 8 Thomas Avenue that was previously approved by the Planning Commission. Should a proposed building be allowed to extend as high as the silhouette of an existing building that already exceeds the silhouette of the mountain? Table 4 shows the result if the elevation of existing buildings were considered in calculating the average. For each of the identified sightlines, the maximum elevation of the proposed house that would be below the existing building silhouette (G per Table 1) was substituted for the maximum elevation at which the proposed house would remain below the silhouette of the mountain (D per Table 1), if the maximum elevation of the existing building below the mountain silhouette (F per Table 1) is less than the actual elevation of the building. The average highest elevation in this scenario would be 253.

Table 1.

FORMULA FOR ESTIMATING MAXIMUM ELEVATION OF THE PROPOSED HOUSE  
THAT WOULD BE BELOW THE SILHOUETTE OF SAN BRUNO MOUNTAIN

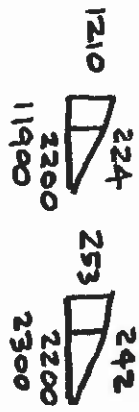
$$\{[(A - 10^*)/B] \times C\} + 10^* = D$$

- A = Estimated Highest Mountain Elevation Viewed through Location of Proposed House
- B = Estimated Distance from Viewing Location to Mountain through Location of Proposed House
- C = Estimated Distance from Viewing Location to Location of Proposed House
- D = Estimated Maximum Elevation of Proposed House that Will Be Below Mountain Silhouette
- E = Estimated Distance from Viewing Location to Existing Building (House at 88 Thomas Avenue or Apartment Buildings at 21 or 71 Thomas Avenue)
- F = Estimated Maximum Elevation of Existing Building that Would Theoretically Be Below Mountain Silhouette  
 $\{[(A - 10^*)/B] \times E\} + 10^* = F$
- G = Estimated Maximum Elevation of Proposed Building that Would Be Below Existing Building Silhouette  
 $\{[(F - 10^*)/E] \times H\} + 10^* = G$
- H = Estimated Height of Existing Building:
  - 253 for existing house at 88 Thomas Avenue
  - 249 for existing apartment building at 21 Thomas Avenue
  - 233 for existing apartment building at 71 Thomas Avenue

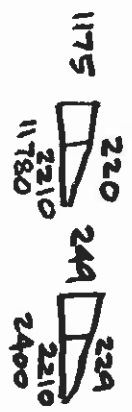
G.1.12.

\*Assuming viewer's eye level is at 10 ft. elevation above sea level.

To coordinate with the City's topographic data, an estimated 78 ft. should be added to the elevations stated on the submitted plans (see attached Topographic Correlation). Thus, the maximum elevation of the originally proposed house using the City's topographic data would be 239.5 ft. (161.5 + 78).

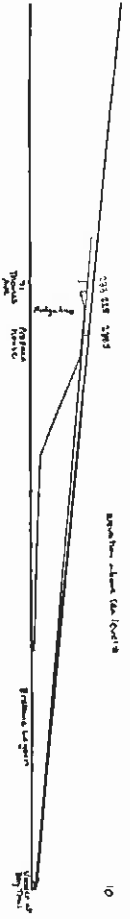
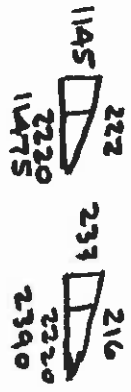


The existing house at 88 Thomas Avenue "blocks" the silhouette of the Mountain up to elevation 242 at the NE corner of the proposed house.



The existing apartment building at 21 Thomas Avenue "blocks" the silhouette of the Mountain up to elevation 229 on east side of the proposed house.

The southeast corner of the proposed house would be below the silhouette of the Mountain if it did not exceed elevation 222.



CALCULATING ESTIMATED ELEVATIONS: EXAMPLE  
(VIEWING LOCATION # 6)  
G.1.13.

Table 2.

HIGHEST ELEVATIONS AT WHICH PROPOSED BUILDING WOULD NOT EXCEED MOUNTAIN SILHOUETTE WHERE NOT BLOCKED BY EXISTING BUILDINGS

Proposed House Location	Viewing Location													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Northern End							n/a		n/a	n/a	256	279	302	312
Northern Portion	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	245	256	279		
Southern Portion					n/a	n/a		n/a						
Southern End	n/a	n/a	n/a	230	n/a	230	229	229	237	265	299	308	321	326

G.1.14.



Table 3.

HIGHEST ELEVATIONS AT WHICH PROPOSED BUILDING WOULD NOT EXCEED MOUNTAIN SILHOUETTE  
(REGARDLESS OF EXISTING BUILDINGS)

Proposed House Location	Viewing Location														Average
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Northern End							227		230	238	256	279	302	312	
Northern Portion	138	179	206	226	218	232	227	225	227	245	256	279			
Southern Portion				228	223	229		227							
Southern End	168	189	223	230	215	230	229	229	237	265	299	308	321	326	
															<u>240</u>

G.1.15.

Table 4

HIGHEST ELEVATIONS AT WHICH PROPOSED BUILDING WOULD NOT EXCEED MOUNTAIN SILHOUETTE  
OR EXISTING BUILDING SILHOUETTE, IF HIGHER

Originally Proposed House	Viewing Location														Average
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Northern End							245		245	246	256	279	302	312	
Northern Portion	247	247	246	246	245	242	229	243	231	245	256	279			
Southern Portion				232	231	230		230							
Southern End	231	231	233	230	217	230	229	229	237	265	299	308	321	326	
															<u>253</u>

G.1.16.

G.1.17.

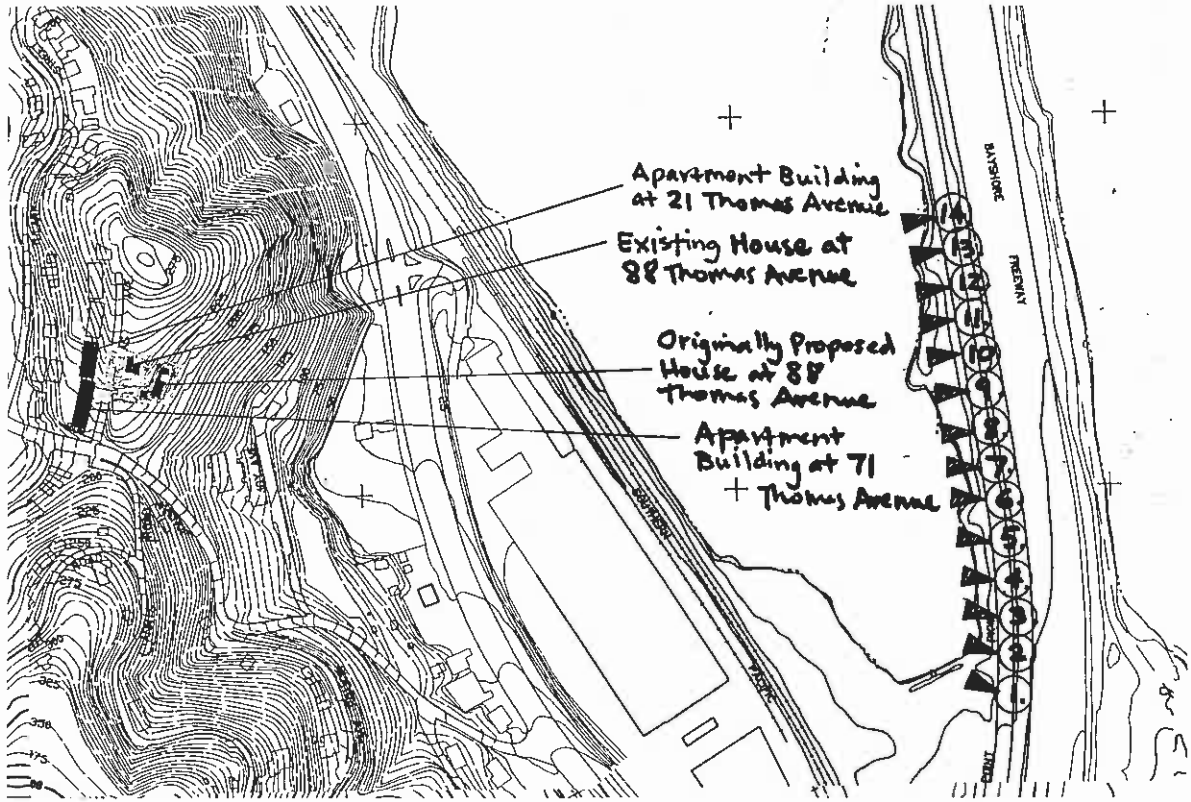


Table 5.

Viewing Location #1, Sierra Point Parkway Bay Trail 100+/- Ft. South of Brisbane Lagoon

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue and the existing apartment building at 21 Thomas Avenue, but it would not be in front of the existing apartment building at 71 Thomas Avenue. The theoretical view of San Bruno Mountain from this location would be toward the far northwest. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this theoretical view of the mountain.

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	650
B.	Distance from Viewing Location to Mountain:	11,970
C.	Distance from Viewing Location to Proposed House:	2,400
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	138
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,465
F.	Maximum Elevation of Existing House below Mountain Silhouette:	142 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	247
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	830
B.	Distance from Viewing Location to Mountain:	12,430
C.	Distance from Viewing Location to Proposed House:	2,390
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	168
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,590
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	181 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	231

G.1.18

Table 6.

Viewing Location #2, Sierra Point Parkway Bay Trail Near South End of Brisbane Lagoon

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue and the existing apartment building at 21 Thomas Avenue, but it would not be in front of the existing apartment building at 71 Thomas Avenue. The theoretical view of San Bruno Mountain from this location would be toward the far northwest. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this theoretical view of the mountain.

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	910
B.	Distance from Viewing Location to Mountain:	12,600
C.	Distance from Viewing Location to Proposed House:	2,370
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	179
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,425
F.	Maximum Elevation of Existing House below Mountain Silhouette:	183 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	247
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	950
B.	Distance from Viewing Location to Mountain:	12,360
C.	Distance from Viewing Location to Proposed House:	2,360
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	189
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,550
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	204 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	231

G.1.21.

Table 7.

Viewing Location #3, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #2

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue and the existing apartment building at 21 Thomas Avenue, but it would not be in front of the existing apartment building at 71 Thomas Avenue. The theoretical view of San Bruno Mountain from this location would be toward the northwest. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this theoretical view of the mountain.

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,150
B.	Distance from Viewing Location to Mountain:	13,550
C.	Distance from Viewing Location to Proposed House:	2,330
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	206
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,400
F.	Maximum Elevation of Existing House below Mountain Silhouette:	212 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	246
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,250
B.	Distance from Viewing Location to Mountain:	13,640
C.	Distance from Viewing Location to Proposed House:	2,340
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	223
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,510
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	238 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	233

G.1.24.

G.1.51.

Table 8.

Viewing Location #4, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #3

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the northern end of the existing apartment building at 71 Thomas Avenue. The theoretical view of San Bruno Mountain from this location would be toward the northwest. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this theoretical view of the mountain. The mountain is theoretically visible over the apartment building at 71 Thomas Avenue, but if the southeast corner of the proposed house did not exceed elevation 230, it would remain below the silhouette of the mountain.

G.1.27

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,310
B.	Distance from Viewing Location to Mountain:	13,860
C.	Distance from Viewing Location to Proposed House:	2,300
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	226
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,370
F.	Maximum Elevation of Existing House below Mountain Silhouette:	232 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	246
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,310
B.	Distance from Viewing Location to Mountain:	13,740
C.	Distance from Viewing Location to Proposed House:	2,300
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	228
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,480
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	245 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	232
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,310
B.	Distance from Viewing Location to Mountain:	13,720
C.	Distance from Viewing Location to Proposed House:	2,300
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	230
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,475
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	245 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	228

Table 9.

Viewing Location #5, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #4

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the northern end of the existing apartment building at 71 Thomas Avenue. The theoretical view of San Bruno Mountain from this location would be toward the northwest. The existing buildings at 88 Thomas Avenue, 21 Thomas Avenue and 71 Thomas Avenue already block this theoretical view of the mountain.

G.1.30

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,250
B.	Distance from Viewing Location to Mountain:	13,460
C.	Distance from Viewing Location to Proposed House:	2,260
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	218
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,340
F.	Maximum Elevation of Existing House below Mountain Silhouette:	226 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	245
A.	Highest Mountain Elevation Viewed through Southern Portion of Proposed House:	1,268
B.	Distance from Viewing Location to Mountain:	13,400
C.	Distance from Viewing Location to Proposed House:	2,270
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	223
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,450
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	232 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	231
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,230
B.	Distance from Viewing Location to Mountain:	13,490
C.	Distance from Viewing Location to Proposed House:	2,270
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	215
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,450
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	232 <233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	217

Table 10.

Viewing Location #6, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #5

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the northern end of the existing apartment building at 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the northwest. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this view of the mountain. The mountain is visible over the apartment building at 71 Thomas Avenue, but if the southeast corner of the proposed house did not exceed elevation 230, it would remain below the silhouette of the mountain.

G.133

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,210
B.	Distance from Viewing Location to Mountain:	11,900
C.	Distance from Viewing Location to Proposed House:	2,200
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	232
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,300
F.	Maximum Elevation of Existing House below Mountain Silhouette:	242 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	242
A.	Highest Mountain Elevation Viewed through Southern Portion of Proposed House:	1,175
B.	Distance from Viewing Location to Mountain:	11,780
C.	Distance from Viewing Location to Proposed House:	2,210
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	229
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,400
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	247 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	230
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,145
B.	Distance from Viewing Location to Mountain:	11,475
C.	Distance from Viewing Location to Proposed House:	2,220
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	230
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,390
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	246 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	217

Table 11.

Viewing Location #7, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #6

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the northern portion of the existing apartment building at 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the west. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this view of the mountain. The mountain is visible over the apartment building at 71 Thomas Avenue, but if the southern portion of the proposed house did not exceed elevation 229, it would remain below the silhouette of the mountain.

G.134

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,170
B.	Distance from Viewing Location to Mountain:	11,760
C.	Distance from Viewing Location to Proposed House:	2,200
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	227
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,275
F.	Maximum Elevation of Existing House below Mountain Silhouette:	234 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	245
A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,140
B.	Distance from Viewing Location to Mountain:	11,475
C.	Distance from Viewing Location to Proposed House:	2,200
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	227
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,400
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	246 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	229
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,140
B.	Distance from Viewing Location to Mountain:	11,450
C.	Distance from Viewing Location to Proposed House:	2,220
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	229
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,390
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	246 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	217

G.153

Table 12.

Viewing Location #8, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #7

From this location, the proposed house would be in front of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the northern portion of the existing apartment building at 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the west. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this view of the mountain. The mountain is visible over the apartment building at 71 Thomas Avenue, but if the southern portion of the proposed house did not exceed elevation 229, it would remain below the silhouette of the mountain.

G.1.39.

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,140
B.	Distance from Viewing Location to Mountain:	11,410
C.	Distance from Viewing Location to Proposed House:	2,170
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	225
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,260
F.	Maximum Elevation of Existing House below Mountain Silhouette:	234 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	243
A.	Highest Mountain Elevation Viewed through Southern Portion of Proposed House:	1,140
B.	Distance from Viewing Location to Mountain:	11,360
C.	Distance from Viewing Location to Proposed House:	2,180
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	227
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,370
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	246 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	230
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,120
B.	Distance from Viewing Location to Mountain:	11,090
C.	Distance from Viewing Location to Proposed House:	2,190
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	229
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,370
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	247 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	216

Table 13.

Viewing Location #9, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #8

From this location, the proposed house would be in front of portions of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the existing apartment building at 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the west. The existing buildings at 88 Thomas Avenue and 21 Thomas Avenue already block this view of the mountain. The mountain is visible over the apartment building at 71 Thomas Avenue, but if the southern portion of the proposed house did not exceed elevation 237, it would remain below the silhouette of the mountain.

G.1.42.

A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,120
B.	Distance from Viewing Location to Mountain:	10,840
C.	Distance from Viewing Location to Proposed House:	2,150
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	230
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,225
F.	Maximum Elevation of Existing House below Mountain Silhouette:	238 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	245
A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,100
B.	Distance from Viewing Location to Mountain:	10,780
C.	Distance from Viewing Location to Proposed House:	2,150
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	227
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,350
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	248 <249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	231
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	1,075
B.	Distance from Viewing Location to Mountain:	10,200
C.	Distance from Viewing Location to Proposed House:	2,170
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	237
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,350
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	255 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	216

G.1.54.

Table 14.

Viewing Location #10, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #9

From this location, the proposed house would be in front of portions of the existing house at 88 Thomas Avenue, the existing apartment building at 21 Thomas Avenue, and the existing apartment building at 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the west, along the ridge separating Central Brisbane from Buckeye Canyon (which blocks the top of the mountain from the views through the northern and southern ends of the proposed house). The existing building at 88 Thomas Avenue already blocks this view of the mountain. The mountain is visible over the apartment buildings at 21 and 71 Thomas Avenue, but if the northern portion of the proposed house did not exceed elevation 245, and if the southern end did not exceed 258, it would remain below the silhouette of the mountain.

G.1.45.

A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	660
B.	Distance from Viewing Location to Mountain:	6,090
C.	Distance from Viewing Location to Proposed House:	2,135
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	238
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,200
F.	Maximum Elevation of Existing House below Mountain Silhouette:	245 <253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	246
A.	Highest Mountain Elevation Viewed through Northern Portion of Proposed House:	1,150
B.	Distance from Viewing Location to Mountain:	10,200
C.	Distance from Viewing Location to Proposed House:	2,140
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	245
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,330
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	266 >249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	230
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	750
B.	Distance from Viewing Location to Mountain:	6,290
C.	Distance from Viewing Location to Proposed House:	2,170
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	265
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,340
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	285 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	217

Table 15.

Viewing Location #11, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #10

From this location, the proposed house would be in front of portions of the existing house at 88 Thomas Avenue and the existing apartment buildings at 21 and 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the west, along the ridge separating Central Brisbane from Buckeye Canyon (which blocks the top of the mountain from view). The mountain is visible over the existing house at 88 Thomas Avenue and the apartment building at 21 Thomas Avenue, but if the northern end of the proposed house did not exceed elevation 256, it would remain below the silhouette of the mountain. The mountain is visible over the apartment building at 71 Thomas Avenue, but if the proposed house did not exceed elevation 299, it would remain below the silhouette of the mountain.

G.1.48.

A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	740
B.	Distance from Viewing Location to Mountain:	6,280
C.	Distance from Viewing Location to Proposed House:	2,120
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	256
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,190
F.	Maximum Elevation of Existing House below Mountain Silhouette:	264 >253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	245
A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	740
B.	Distance from Viewing Location to Mountain:	6,280
C.	Distance from Viewing Location to Proposed House:	2,120
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	256
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,320
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	280 >249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	228
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	840
B.	Distance from Viewing Location to Mountain:	6,140
C.	Distance from Viewing Location to Proposed House:	2,140
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	299
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,340
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	326 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	214

G.1.55.

Table 16.

Viewing Location #12, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #11

From this location, the proposed house would be in front of portions of the existing house at 88 Thomas Avenue and the existing apartment buildings at 21 and 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the southwest, along the ridge separating Central Brisbane from Buckeye Canyon (which blocks the top of the mountain from view). The mountain is visible over the three existing buildings, but if the northern end of the proposed house did not exceed elevation 279 and the southern end did not exceed elevation 308, it would remain below the silhouette of the mountain.

G.1.51.

A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	830	
B.	Distance from Viewing Location to Mountain:	6,435	
C.	Distance from Viewing Location to Proposed House:	2,110	
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	279	
E.	Distance from Viewing Location to Existing House at 88 Thomas Avenue:	2,190	
F.	Maximum Elevation of Existing House below Mountain Silhouette:	289	>253
G.	Maximum Elevation of Proposed House below Existing House Silhouette:	245	
A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	830	
B.	Distance from Viewing Location to Mountain:	6,435	
C.	Distance from Viewing Location to Proposed House:	2,110	
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	279	
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,330	
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	303	>249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	229	
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	898	
B.	Distance from Viewing Location to Mountain:	6,370	
C.	Distance from Viewing Location to Proposed House:	2,140	
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	308	
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,330	
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	335	>233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	215	

Table 17.

Viewing Location #13, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #12

From this location, the proposed house would be in front of the existing apartment buildings at 21 Thomas Avenue and 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the southwest, along the ridge separating Central Brisbane from Buckeye Canyon (which blocks the top of the mountain from view). The mountain is visible over the existing apartment building at 21 Thomas Avenue, but if the northern end of the proposed house did not exceed elevation 302, it would remain below the silhouette of the mountain. The mountain is visible over the apartment building at 71 Thomas Avenue, but if the proposed house did not exceed elevation 321, it would remain below the silhouette of the mountain.

G.1.54.

A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	895	
B.	Distance from Viewing Location to Mountain:	6,375	
C.	Distance from Viewing Location to Proposed House:	2,100	
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	302	
E.	Distance from Viewing Location to Existing Apartments at 21 Thomas Avenue:	2,300	
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	329	>249
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	228	
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	940	
B.	Distance from Viewing Location to Mountain:	6,375	
C.	Distance from Viewing Location to Proposed House:	2,130	
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	321	
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,330	
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	350	>233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	214	

G.1.54.



Table 18.

Viewing Locallon #14, Sierra Point Parkway Bay Trail 100 Ft. North of Viewing Location #13

From this location, the proposed house would be in front of the existing apartment building at 71 Thomas Avenue. The view of San Bruno Mountain from this location is toward the southwest, along the ridge separating Central Brisbane from Buckeye Canyon (which blocks the top of the mountain from view). The mountain is visible over the existing apartment building, but if the northern end of the proposed house did not exceed elevation 312 and the southern end did not exceed elevation 326, it would remain below the silhouette of the mountain.

G.1.57.

A.	Highest Mountain Elevation Viewed through Northern End of Proposed House:	990
B.	Distance from Viewing Location to Mountain:	6,360
C.	Distance from Viewing Location to Proposed House:	2,100
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	312
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,300
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	341 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	214
A.	Highest Mountain Elevation Viewed through Southern End of Proposed House:	960
B.	Distance from Viewing Location to Mountain:	6,440
C.	Distance from Viewing Location to Proposed House:	2,140
D.	Maximum Elevation of Proposed House below Mountain Silhouette:	326
E.	Distance from Viewing Location to Existing Apartments at 71 Thomas Avenue:	2,330
F.	Maximum Elevation of Existing Apartments below Mountain Silhouette:	354 >233
G.	Maximum Elevation of Proposed House below Existing Apartment Building Silhouette:	215



G.1.58.



G.1.57.



# City of Brisbane Environmental Initial Study

## Draft Mitigated Negative Declaration

Pursuant to Section 15071 of the State CEQA Guidelines  
This Document is Considered Draft Until It is Adopted by the Decision-Making Body

**Project title:** 88 Thomas Avenue—New Primary Dwelling Unit  
**Contact person/Lead agency:** Tim Tune, Senior Planner, Brisbane Community Development Department, 50 Park Place, Brisbane, CA 94005, 415-508-2120, FAX 415-467-5547  
**Project location:** 88 Thomas Avenue, Brisbane, San Mateo County, California; APN 007-350-310 (Unrecorded Brisbane Acres Lot 5 Ptn.)

**Project applicant:** Wing Lee for Gladys Chan  
**General Plan designation:** Residential 0-2 Units per Acre

**Zoning:** Brisbane Acres Residential (R-BA) District  
**Project description:** The project consists of conversion of the existing house at 88 Thomas Avenue into a secondary dwelling unit and construction of a new primary dwelling unit downslope from the existing house on the eastern side of the property. As a result, a number of trees on the property will be removed, and 982 cubic yards of grading (12 c.y. of fill and 970 c.y. of cut) will take place. In addition, the existing street will be widened and a public sidewalk provided.

**Surrounding land uses and setting:** The subject property is a half-acre site developed with an existing single-family dwelling and landscaped with a number of mature trees and other ornamental vegetation. The property has an 18% slope dropping from its access on Thomas Avenue down to a private fire trail known as William Avenue. The property is served by existing utilities. To the west on Thomas Avenue are several apartment buildings. The adjoining properties to the north, east and south are vacant, including a site next door at 8 Thomas Avenue which was approved for development of a single-family residence which has yet to be built.

**Other public agencies whose approval is required:** Because the project is located within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan, it requires approval of an Operating Program, which is subject to 30-day review by the U.S. Fish & Wildlife Service, California Department of Fish & Game and the County of San Mateo.

**Other environmental reviews referenced herein:** Environmental Impact Report for the City of Brisbane General Plan Update (certified by the City Council on June 21, 1994), One Quarry Road Residential Project Draft Environmental Impact Report Volume 1 (certified by the City Council on February 27, 2006), Sierra Point Biotech Project Environmental Impact Report (certified by the City Council on March 3, 2008), 2007 Draft Northeast Ridge Unit II EIR Addendum (to be certified by the City Council later this year).

H.1.38.

**Date:** August 19, 2009

**Project Title:** 88 Thomas Avenue—New Primary Dwelling Unit

**Project Location - Specific:** 88 Thomas Avenue (APN 007-350-310)

**Project Location - City:** Brisbane **Project Location - County:** San Mateo Co.

**Description of Project:** Conversion of existing house into a secondary dwelling unit and construction of new primary dwelling unit, removal of trees, 982 cubic yards of grading, street widening, all within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan


**Lead Agency:** City of Brisbane Community Development Department

**Lead Agency Contact Person:** Tim Tune, Senior Planner, 415-508-2120

**Public Hearing Date:** September 24, 2009

### Proposed Finding:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project (see attached Draft Mitigation Monitoring Program).

**Signature:**  **Name:** William Prince  
**Title:** Community Development Director

**Attachments:**  
Environmental Initial Study  
Draft Mitigation Monitoring Program

H.1.37.

G158.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation which reflects the independent judgment of the Community Development Department:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project (see attached). A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Tim Tune Date: 8/19/09  
 Tim Tune, Senior Planner, Community Development Department, City of Brisbane

H.I.39

H.I.40

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the Explanation/Information Sources cited. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) The explanation of each issue should identify the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance
- 4) An answer of "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 5) An answer of "Less than Significant Impact" is appropriate *only* in the event there is no substantial evidence that an effect is significant.
- 6) An answer of "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than Significant Impact." A description of the mitigation measures is required, along with an explanation of how they reduce the effect to a less than significant level (mitigation measures from a previous analysis may be cross-referenced).
- 7) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. When an earlier analysis is used, the initial study shall:
  - a) Reference earlier analyses used. Identify earlier analyses. Unless noted otherwise, all previous environmental documents are available at the City of Brisbane Community Development Department.
  - b) Note impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Identify mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

G.159

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>and its surroundings?</b></p> <p><i>Explanation/Information Source:</i> The project includes the removal of a number of non-native trees and almost 1,000 cu. yds. of grading, but the project's design respects the topography of the site, by grading with the slope and excavating the building partially into the hillside (BMC Section 17.42.040.D).</p> <p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p><i>Explanation/Information Source:</i> The project proposes low-level exterior lighting directed away from adjacent properties and not upward into the night sky. No use of highly-reflective glass and other exterior building materials is proposed.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>II. AGRICULTURE RESOURCES: Would the project:</b></p> <p>a) Convert farmland to non-agricultural use or otherwise impact agricultural operations?</p> <p><i>Explanation/Information Source:</i> There is no prime farmland, farmland of statewide importance, unique farmland or farmland of local importance within Brisbane, according to the California Department of Conservation (2008).</p>				
<p><b>III. AIR QUALITY: Would the project:</b></p> <p>a) Conflict with the Bay Area Clean Air Plan?</p> <p><i>Explanation/Information Source:</i> The project is consistent with the Bay Area Clean Air Plan (and by extension, the Bay Area 2005 Ozone Strategy) through consistency with the City of Brisbane General Plan (Bay Area Air Quality Management District CEQA Guidelines, pages 18-24; General Plan Policy 190). Consistent with the General Plan, the project will include construction dust emissions control practices per BMC Sections 15.01.320.A &amp; 15.01.330 (GP Policy 202 and Programs 202b &amp; 202c) and pedestrian amenities (GP Policy 66). Also see III.c and X.V.f., below.</p> <p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p><i>Explanation/Information Source:</i> Short-term air pollutant emissions from the project would be associated with construction activities. Any dust (PM<sub>10</sub> emissions) generated during grading and construction will comply with BMC Sections 15.01.320 &amp; 15.01.330. Per BAAQMD CEQA Guidelines, Table 2, the project (a construction site less than 4 acres in area) would be subject to the</p>				

H.1.42.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>I. AESTHETICS: Would the project:</b></p> <p>a) Have a substantial adverse effect on a scenic vista?</p> <p><i>Explanation/Information Source:</i> According to Figure 4 of the City of Brisbane Open Space Plan, a ridge line runs along the western side of the property. The existing house sits just to the east of the upper portion of this ridge line. The peak of its roof runs parallel to the ridge line, approximately 12 3/4 to 17 1/3 ft. higher than that portion of the ridge line to the immediate west. The proposed house would be located downslope farther toward the east and southeast. The flat top of the proposed building would be almost 14 ft. below the relative elevation of the roof peak of the existing house, but because of the length of the proposed house, it would be up to 11 1/2 ft. higher than the equivalent length of ridge line to the west. Based upon the storypoles installed by the applicant to indicate the location and height of the proposed house, the proposed structure will extend above the ridge line when viewed from the Bay Trail at the northwest corner of the Sierra Point office park and from the Bay Trail toward the southern end of the Brisbane Lagoon. Theoretically, the building would block approximately 3 to 5% of the horizontal view of San Bruno Mountain as seen from Sierra Point and the Lagoon, but these views are currently blocked by existing trees on the site and beyond. The proposed removal of most of the trees on the property and the replacement of the existing house's pitched roof with a flat one to match the proposed house may actually help open up views of the Mountain. Accordingly, the project will not result in a substantial adverse effect on public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park from City parklands or from extended lengths of City arterial or collector streets (General Plan Policies 17 &amp; 19 and Programs 17 a &amp; 238c; Brisbane Municipal Code Section 17.42.040.D). Note that the ridge line upon which the site sits naturally blocks views of the Bay from southbound San Bruno Avenue until one reaches the "William Avenue" fireroad at the rear of the site.</p> <p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p><i>Explanation/Information Source:</i> No specific scenic resources have been designated per General Plan Program 19a [although the Open Space Plan considered scenic values in its analysis, it did not include them among the most significant criteria in evaluating open space resources (page vi)]. One large pine tree, along with a number of smaller trees, will be removed, while the largest pine will remain. The nearest State Scenic Highway is Interstate 280, which is on the opposite side of San Bruno Mountain from the site.</p> <p>c) Substantially degrade the existing visual character or quality of the site</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.41.

G.1.60.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>following dust control measures: Watering active construction areas at least twice daily, covering all trucks hauling loose materials or requiring them to maintain at least 2 ft. of freeboard, and sweeping access roads daily. In addition to emissions from some paints, solvents, asphalt and other materials used during construction, diesel-powered construction equipment will generate toxic air contaminants. Because such construction emissions are temporary, health risks from construction emissions are considered a less-than-significant impact.</p> <p><i>Explanation/Information Source:</i> Long-term air pollutant emissions from the project would result from residential vehicle trips, but the project will not generate "criteria pollutant" emissions exceeding 9 ppm averaged over 8 hours and 20 ppm for 1 hour (550 lbs. per day) for carbon monoxide (CO) or 80 lbs. per day (15 tons per year) for nitrogen oxides matter (NO<sub>x</sub>), fine particulate matter (PM<sub>10</sub>) or reactive organic gases (ROG) (BAAQMD CEQA Guidelines, pages 5-6; General Plan Policy 190). Per the Bay Area Air Quality Management District CEQA Guidelines (page 15), the CO threshold could potentially be exceeded when project traffic would impact intersections or roadway links operating at Levels of Service D, E or F or would cause LOS to decline to D, E or F, or would increase traffic volumes by at least 10%, unless the increase in traffic volume is less than 100 vehicles per hour. Because CO does not readily disperse, it can collect in "hot spot" areas of traffic congestion and extremely high traffic volumes. Per the BAAQMD CEQA Guidelines Table 6 (page 25), it would take a residential development of at least 320 single-family units or 510 apartment units to generate significant amounts of NO<sub>x</sub>.</p> <p><i>Explanation/Information Source:</i> Greenhouse gases (GHG)--carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride--impact the world's climate. To address this issue, the Governor's Executive Order S-3-05 called for reducing GHG emissions by 2010 to 2000 levels, by 2020 to 1990 levels and by 2050 to 80% of 1990 levels. The California Global Warming Solutions Act of 2006 (AB32) established a cap on 2020 statewide GHG emissions based on 1990 emissions. California Senate Bill SB97, signed into law in 2007, calls for preparation of feasible GHG mitigation guidelines by June 1, 2009, to be certified and adopted by the State Resources Agency by January 1, 2010. In the meantime, the Governor's Office of Planning and Research has issued a Technical Advisory on "CEQA and Climate Change" (June 19, 2008), recommending that the GHG emissions for projects be identified and quantified, that a threshold of significance be established to determine whether the project's impact is significant, and that any significant impacts be mitigated or avoided.</p> <p>The construction and occupancy of the project would have the potential to generate GHG. This project would not generate a substantial amount of GHG, given that only 1 new dwelling unit is proposed as infill on an existing developed site, with the potential carbon offset from the proposed rooftop photovoltaic panels. Until such time as the incremental impacts of individual projects upon climate change can be scientifically determined, it is too speculative to locally attempt to identify a quantitative threshold for such a global problem. Rather, it is appropriate to evaluate potential GHG impacts based upon whether practicable available control measures are implemented which would minimize GHG emissions, thereby reducing the project's cumulative contribution to this global issue. According to the OPR Technical Advisory, "[while] climate change is ultimately a cumulative impact, not every individual project that emits GHGs must necessarily be found to contribute to a</p>				

H.1.43.

G 1.61.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>significant cumulative impact on the environment."</p> <p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?</p> <p><i>Explanation/Information Source:</i> The project will not generate emissions exceeding thresholds for project operations (see III.b, above). For projects that do not individually have significant operation air quality impacts, a cumulative impact would result if the project would exceed the CAP population and vehicle miles traveled assumptions for growth. Growth resulting from the project will be consistent with the Bay Area 2000 Clean Air Plan population and vehicle-miles-traveled assumptions, based upon the Association of Bay Area Governments' Projections '98 (Bay Area Air Quality Management District CEQA Guidelines, pages 18-22; General Plan Policy 190). ABAG's Projections '98, expected Brisbane to have a population of 4,130 in 2005. The California Department of Finance estimated Brisbane's population on January 1, 2009, to be 3,938, with an average of 2,236 persons per household. Between January and August, 2009, the City issued Certificates of Occupancy for a net increase of 3 units. With approximately 50 more units optimistically in the building permit pipeline for 2010, the project's additional unit could increase the population to 4,059, which is less than ABAG's projection for 2005. This is also generally consistent with the Bay Area 2005 Ozone Attainment Plan, which utilized ABAG's Projections 2003, forecasting a 2005 population of 3,770 and a 2010 population of 4,050.</p> <p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p><i>Explanation/Information Source:</i> The Bay Area Air Quality Management District CEQA Guidelines (pages 9-10) advise against locating sensitive receptors within close proximity of a congested intersection or roadway with high levels of motor vehicle emissions, or to a source of toxic air contaminants or a potential source of accidental releases of hazardous materials, or to high levels of nuisance dust emissions. The California Air Resources Board's Air Quality and Land Use Handbook (page 4) recommends against siting sensitive uses within 500 feet of a freeway. According to staff estimates, the proposed residence will be located 0.4 mile from the Bayshore Freeway, 0.75 mile from the Santa Fe Pacific Pipelines Tank Farm, and 1.25 miles from the Guadalupe Valley Quarry.</p> <p>e) Create objectionable odors affecting a substantial number of people?</p> <p><i>Explanation/Information Source:</i> The project will not expose sensitive receptors (residential uses) to a transfer station, asphalt batch plant, auto body shop or other source of odorous emissions located</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.44

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>within 1 mile (Bay Area Air Quality Management District CEQA Guidelines, pages 15-17, General Plan Policy 190). According to staff estimates, the proposed use will be located approximately 1.9 miles from the Sanitary Fill Transfer Station, 1.25 miles from the Guadalupe Valley Quarry, and 1.2 miles from the Industrial Way auto repair shops.</p> <p><b>IV. BIOLOGICAL RESOURCES: Would the project:</b></p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p><i>Explanation/Information Source:</i> The project will comply with the San Bruno Mountain Area Habitat Conservation Plan--see IV.f, below. "[C]ompliance with the Agreement with Respect to the San Bruno Mountain Area Habitat Conservation Plan and Section 10(a) Permit fulfills the agency's obligation under CEQA to assess the impact, including cumulative impact, of the project on the species of concern" [HCP, Vol. 1, Page V-2; General Plan Policy 119 and Program 83b; also see Section 15065(b)(2) of the State CEQA Guidelines].</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p><i>Explanation/Information Source:</i> The site contains no riverine intermittent streams (General Plan, page 152; Open Space Plan, Figure 3). The project will not encroach within sensitive canyons and watercourses in violation of General Plan Policies 262 &amp; 319 and Programs 30a, 84e, 245d &amp; 245e and Brisbane Municipal Code Sections 13.06.180 &amp; 17.12.040.M. According to the submitted Preliminary Grading Plan, the project will result in removal of one small coast live oak tree (General Plan Policy 82). Above and beyond the Department of Fish &amp; Game's Oak Mitigation Guidelines recommendation that a replacement ratio of 3:1 be used, the applicant proposes to plant 11 coast live oak and California buckeye trees, according to the submitted Landscape Plan (see General Note 4).</p> <p><i>Explanation/Information Source:</i> The site contains approximately 15 trees which may be inhabited by nesting raptors or other birds protected under the Migratory Bird Treaty Act. The project will result in the removal of many trees that might be inhabited by nesting raptors or other protected birds</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

fl-1.4.5.

G.162

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(General Plan Policy 82).</p> <p><i>Mitigation Measure:</i> No removal of trees between February 15 and August 31 unless determined by a biological survey that the trees are not inhabited by nesting raptors or other protected birds. Around any nest found, a no-work buffer of 50 ft. for passerine birds and 250 ft. for raptors shall be provided.</p> <p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?</p> <p><i>Explanation/Information Source:</i> The site contains no wetlands or other water-related features (General Plan, pages 142 &amp; 152; Open Space Plan, Figure 3). The project will not result in the loss of wetlands (General Plan Policies/Programs 81, 82, 130c, 130.1, 134c, 134.d, 237, 349, 354, 359).</p> <p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p><i>Explanation/Information Source:</i> The project will not result in substantial interference with the movement of any native resident or migratory animal species or established wildlife corridors, in that a butterfly flight corridor is proposed as a habitat easement along the eastern side of the site (San Bruno Mountain Area Habitat Conservation Plan, Vol. 1, pages G-2, III-1 &amp; III-2, and Vol. 2, page VII-157; General Plan Policies 119 &amp; 310.1 and Program 83b). Also see IV.b regarding nesting habitat, above.</p> <p>e) Conflict with the City of Brisbane Tree Regulations protecting biological resources?</p> <p><i>Explanation/Information Source:</i> The site contains 6 trees protected by the City's tree ordinance (BMC Chapter 12.12) that are proposed to be removed. In compliance with the City's tree regulations (General Plan Policy 125; Brisbane Municipal Code Chapter 12.12), 11 replacement trees are proposed. Also see IV.b regarding oak tree removal/replacement.</p> <p>f) Conflict with the provisions of the San Bruno Mountain Area Habitat Conservation Plan?</p> <p><i>Explanation/Information Source:</i> The site is located within the jurisdiction of the HCP (General Plan, page 147). The Operating Program for the Management Units in the Brisbane Acres</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.4.6.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Administrative Parcel (HCP, Vol. 2, page VII-157) requires that "the Landowner must demonstrate that approval of the grading and/or development proposal is consistent with protecting 40% of the Brisbane Acres as Conserved Habitat. The Landowners may demonstrate consistency through the use of one or more of the following mitigation measures:</p> <p>(i) dedication of habitat easements, open space in fee and/or transfer of allowed density to other parcels in the Brisbane Acres</p> <p>(ii) acquisition of off-site parcels for dedication as permanent Conserved Habitat</p> <p>(iii) clustering of development</p> <p>(iv) imposition of landscaping restrictions on undeveloped portions of sites to retain natural vegetation</p> <p>(v) voluntary merging of parcels to permit clustered development and habitat protection</p> <p>(vi) grading plans which are designed to minimize habitat destruction</p> <p>(vii) development siting standards to preserve broad corridors of natural habitat</p> <p>(viii) reclamation plans for temporarily disturbed areas."</p> <p>Consistent with items (i), (iv) and (vii), a 20 ft. wide butterfly flight corridor is proposed as a habitat easement along the east side of the property. Plantings proposed within the easement would provide nectar sources for native butterflies. The easement adjoins the existing 30 ft. wide "William Avenue" fireroad which serves as a potential connection between native grasslands above Bayshore Boulevard to the north and the native grasslands on the upper Brisbane Acres to the south. Also see Section 15065(b)(2) of the State CEQA Guidelines and General Plan Policy 119 and Program 83b.</p> <p><b>V. CULTURAL RESOURCES: Would the project:</b></p> <p>a) Cause a substantial adverse change in the significance of a historical resource?</p> <p><i>Explanation/Information Source:</i> The existing residence on the property is proposed to be extensively remodeled. Although it is almost 75 years old, the building has no documented historical significance. Thus, the project will not result in any material impairment to designated historical structures/sites or any historical resource as defined in Public Resources Code Sections 5020.1.(j) or 21084.1 meeting the criteria listed in PRC Section 5024.1.(c) (General Plan Policy 23 and Program 23c, State CEQA Guidelines Section 15064.5) (General Plan page 158; General Plan Background Report on Existing and Planned Parks, Recreation, Historic and Cultural Resources).</p> <p>b.) Cause a substantial adverse change in the significance of an archaeological resource?</p> <p><i>Explanation/Information Source:</i> The general area has been previously surveyed for cultural resources, and there is generally high potential for resources to be found (General Plan, page 158). The project might result in a substantial adverse change in the significance of a unique archaeological resource as defined in Public Resources Code Section 21083.2.(g) [State CEQA Guidelines Section 15064.5.(c) and General Plan Policy 137].</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

G. 1.63

H. 1.47.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Mitigation Measure:</i> Conservation of prehistoric resources per PRC Section 21083.2.(b)-(f) &amp; (i) and State CEQA Guidelines Sections 15064.5.(d), (e) &amp; (f) and 15126.4(b).</p> <p>c) Impact a unique paleontological resource or site?</p> <p><i>Explanation/Information Source:</i> No unique paleontological resources or sites are known to exist at the site (General Plan, page 156).</p> <p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p><i>Explanation/Information Source:</i> The area has been previously surveyed for cultural resources, and there is generally high potential for human remains to be found (General Plan, page 158).</p> <p><i>Mitigation Measure:</i> Compliance with the protocol established in Public Resources Code Section 21083.2.(i) and State CEQA Guidelines Sections 15064.5.(d), (e) &amp; (f) (per General Plan Policy 137).</p> <p><b>VI. GEOLOGY AND SOILS: Would the project:</b></p> <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map for the area or based on other substantial evidence of a known fault?</p> <p><i>Explanation/Information Source:</i> The area is located outside of the Alquist-Priolo Seismic Special Studies Zone boundaries (Brisbane General Plan Technical Studies, page 11-15).</p> <p>ii) Strong seismic ground shaking?</p> <p><i>Explanation/Information Source:</i> The site is within an area projected to experience strong shock during a severe seismic event (General Plan, page 170; also see ABAG's 1995 "On Shaky Ground" map). California Building Code Chapter 16 establishes minimum standards for construction with the intent of significantly reducing the likelihood of collapse of structures and limiting destruction to nonstructural damage, such as broken windows, doors, piping, ducts and light fixtures, and damage to building contents (appliances, furniture, etc.). Brisbane Municipal Code Sections 15.01.095-096, 15.01.240.C.2-3, and 15.01.250.B and California Building Code Section 1802 require that the recommendations of the soils engineering report and engineering geology report shall be incorporated into the project. BMC Section 15.01.250.B requires that grading shall be overseen by a licensed civil</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. 1.48

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
engineer, soils engineer, engineering geologist or testing agency to assure that the recommendations have been properly implemented (General Plan Programs 149a & 149e). Compliance is mandatory, so there will be no significant impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? <i>Explanation/Information Source:</i> The site is not in an area of susceptibility to liquefaction (General Plan, page 174; also see ABAG's 2001 Liquefaction Hazard Map) (General Plan Programs 149a & 149e).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Seismic-related landslides? <i>Explanation/Information Source:</i> The site is in an area of very low to moderate susceptibility to seismically-induced landsliding (General Plan, page 173). It is outside the area having landslide deposits identified on the USGS Preliminary Geologic Map by Wentworth et al. (1998). According to the geotechnical investigation prepared in 2004 by Earth Science Consultants for the adjoining property to the south (page 6), there are no plotted landslide deposits at or adjacent to the site. That investigation generally confirmed the findings of a 1987 geotechnical investigation by Baldwin-Wright, Inc., for the same property. The applicant has agreed to incorporate into his project the recommendations of a geotechnical study to be prepared for the subject property and (see California Building Code Chapter 16 and Section 1802, Brisbane Municipal Code Sections 15.01.095-096, 15.01.240.C.2-3, and 15.01.250.B, and General Plan Programs 149a & 149e). Also see V.I.c, below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <i>Explanation/Information Source:</i> The site is located on Candleslick-Kron-Burburi complex and Orthents soils which have a moderate to very high erosion rating according to the USDA Soil Conservation Service (General Plan Technical Studies, pages II-8 & 9). Brisbane Municipal Code Sections 15.01.093-094 require that erosion and sediment control plans be prepared, approved and implemented for grading projects. BMC Section 15.01.260 restricts the removal of natural vegetative ground cover as part of grading operations. BMC Section 13.06.170.C requires that best management practices for storm water discharge be employed during grading and construction. BMC Sections 15.01.095-096 & 15.01.250.B and 2007 California Building Code Section 1802 require that the recommendations of the soils report be incorporated into the project. BMC Section 15.01.250.B requires that grading be overseen by a licensed civil engineer, soils engineer, engineering geologist or testing agency to assure that the recommendations have been properly implemented (also see General Plan Programs 152e, 152f & 152g). Also see VIII.c, below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.4g

G.1.64

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
spreading, subsidence, liquefaction or collapse? <i>Explanation/Information Source:</i> According to page 171 of the General Plan, the site is in an area of least susceptibility to landsliding. Brisbane Municipal Code Sections 15.01.095-096 & 15.01.250.B and 2007 California Building Code Section 1802 require that the recommendations of the soils engineering report and engineering geology report be incorporated into the project. Also see V.I.a.iii & iv, above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil as defined in the Uniform Building Code? <i>Explanation/Information Source:</i> The site is not located on expansive soils, according to the San Mateo County General Plan "General Soil Types" Map. This appears to be confirmed by Earth Science Consultants who found that the site to the south to be covered with nonexpansive sandy silt soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? <i>Explanation/Information Source:</i> No significant amount of hazardous materials will be associated with the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>Explanation/Information Source:</i> No significant amount of hazardous materials will be associated with the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>Explanation/Information Source:</i> Although the site is located only 500 ft. from Brisbane Elementary School, no significant amount of hazardous materials will be associated with the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is				

H.1.5o



ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5? <i>Explanation/Information Source:</i> The project location is not a hazardous materials site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>Explanation/Information Source:</i> No portion of the City of Brisbane is located within an airport land use plan area or within the vicinity of a private airstrip.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>Explanation/Information Source:</i> The project is located off of San Bruno Avenue, a feeder emergency evacuation route according to the City's Emergency Management Plan (Safety Element—Plan (General Plan Policies 44 & 69 and Program 148b).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires? <i>Explanation/Information Source:</i> The California Department of Forestry and Fire Protection's "Very High Fire Hazard Severity Zones in Local Responsibility Areas" map for San Mateo County (November 2008) shows the subject property to be within the Non-Very High Fire Hazard Severity Zone. Based upon this, the proposed building would not be subject to 2007 California Building Code Section 701A.3.2's requirements for Local Agency Very-High Fire Hazard Severity Zones. Brisbane Municipal Code Section 15.44.080 requires automatic fire sprinklers in new buildings, and BMC Sections 17.12.040.H & K.(5) require fire-resistant landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Substantially degrade water quality and/or violate any water quality standards or waste discharge requirements? <i>Explanation/Information Source:</i> The National Pollutant Discharge Elimination System (NPDES), Federal Clean Water Act, Brisbane Municipal Code Sections 13.06.130 and 13.06.230, ABAG's	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.51.

G.1.65.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
"Manual of Standards for Erosion & Sediment Control Measures" and the California Stormwater Quality Association's "Construction Storm Water Best Management Practice Handbook" protect water quality (General Plan Programs 134a and 228d). The CRWQCB's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Because the subject project will result in 6,500 sq. ft. of existing/proposed impervious surface (below the 10,000 sq. ft. threshold), it is not specifically subject to NPDES permit reporting requirements. 2007 California Plumbing Code Chapter 11 and 2007 California Building Code Sections 1807.4.2 & 1807.4.3 specify storm drainage requirements for construction projects. Compliance is mandatory, so there will be no significant impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies, adversely impact groundwater quality, or interfere substantially with groundwater recharge? <i>Explanation/Information Source:</i> Groundwater is not used as a source within the City of Brisbane; thus, the project will not deplete any groundwater supplies or interfere substantially with any groundwater recharge.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter the existing drainage pattern of the site or area in a manner which would result in substantial on- or off-site erosion or siltation? <i>Explanation/Information Source:</i> There are no watercourses on the site (General Plan, page 152; Open Space Plan, Figure 3). Storm water runoff from the site eventually drains to the Brisbane Lagoon. Compliance with the National Pollutant Discharge Elimination System Program and Brisbane Municipal Code Sections 13.06.170 & 13.06.180 (General Plan Policies 133, 262 & 319 and Programs 134a, 228d & 245d) is mandatory, so there will be no significant impacts. Also see VI.b. above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff, in a manner which would result in on- or off-site flooding? <i>Explanation/Information Source:</i> The California Regional Water Quality Control Board's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will result in significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.52

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Of particular concern would be increased runoff associated with increased impervious surfaces. Because the projects will not create, add and/or replace 10,000 sq. ft. or more of impervious surface on the project site, it is not specifically subject to NPDES permit reporting requirements. It should be noted that decomposed granite and Graspave are proposed as paving materials for the project's two driveways. Compliance with the National Pollutant Discharge Elimination System Program, 2007 California Building Code Sections 1807.4.2 & 1807.4.3, 2007 California Plumbing Code Chapter 11, and Brisbane Municipal Code Sections 13.06.170 & 13.06.180 (General Plan Policies 153, 262 & 319 and Programs 134a, 228d & 245d) is mandatory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Explanation/Information Source:</i> The California Regional Water Quality Control Board's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will result in significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes. Of particular concern would be increased runoff associated with increased impervious surfaces. Because this project would not create, add and/or replace 10,000 sq. ft. or more of impervious surface on the project site, it is not specifically subject to NPDES permit reporting requirements. No significant increase in the amount of existing impermeable surfaces on the site is proposed which would generate substantial addition stormwater runoff so as to exacerbate the existing deficient capacity of the existing 18-inch line along Bayshore Boulevard to the Brisbane Lagoon (RBF Consulting's 2003 Storm Drainage Master Plan, page 9 of Enclosure 2 and Sheet 3 of "City of Brisbane Storm Drain Existing Deficiencies and Potential Capital Improvement Projects"). Compliance with the National Pollutant Discharge Elimination System Program, 2007 California Building Code Sections 1807.4.2 & 1807.4.3, 2007 California Plumbing Code Chapter 11 and Brisbane Municipal Code Sections 13.06.170 & 13.06.180 (General Plan Policy 153 and Programs 134a & 228d) is mandatory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Explanation/Information Source:</i> The California Regional Water Quality Control Board's amended Order No. 99-59 requires that all municipalities under the San Mateo Countywide Stormwater Pollution Prevention Program specifically analyze whether the project will result in an increase in pollutant discharges to receiving waters, in terms of such parameters as temperature, dissolved oxygen, turbidity, heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment nutrients, oxygen-demanding substances and trash. It must also be determined whether a project will result in significant alteration of receiving water quality during or following construction. Of particular concern would be pollutant impacts to an already impaired water body [see Clean Water Act Section 303(d) list]. The San Mateo Countywide Stormwater Pollution Prevention Program's	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.53.

G.1.66

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Pesticide Management Program seeks to minimize the effects of pesticide use on municipal stormwater quality through pest-resistant landscaping techniques and design features. Per City Council Resolution No. 2003-47, the City of Brisbane encourages projects that demonstrate landscape and structural pest control alternatives that use the least toxic methods for pest control. The applicant has agreed to incorporate pest-resistant landscaping and exclude pest-susceptible landscaping in the project to minimize pesticide use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> No portion of the site is within the 100-year flood zone as identified on the Flood Insurance Rate Maps (Community Panel No. 060314 001 B).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> No portion of the site is within the 100-year flood zone as identified on the Flood Insurance Rate Maps (Community Panel No. 060314 001 B).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> No portion of the site is within the 100-year flood zone as identified on the Flood Insurance Rate Maps (Community Panel No. 060314 001 B).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Explanation/Information Source:</i> The site is not in an area of susceptibility to seiche/tsunami (General Plan, page 174; ABAG's 2004 Tsunami Evacuation Planning Map for San Francisco and San Mateo Counties). The site is in an area of least susceptibility to landsliding (General Plan, page 171) with no mapped debris flows in the vicinity (General Plan, page 172).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> No physical division of an established community is proposed that would result in adverse impacts on existing and proposed land uses nearby (General Plan Program 12a).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the General Plan or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.1.54

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>other applicable City land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</p> <p><i>Explanation/Information Source:</i> The proposed use is consistent with the General Plan's Residential 0-2 Dwelling Units per Acre land use designation and the Zoning Ordinance's R-BA Brisbane Acres Residential District. Per California Government Code Section 65852.2(b)(5), a second unit "...shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot." The project is consistent with General Plan Policies 41, 74, 76 and 247, General Plan Program 75a, and Brisbane Municipal Code Section 17.01.060.B, requiring that new building sites have adequate and legal access which complies with City standards.</p> <p>c) Conflict with any applicable regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?</p> <p><i>Explanation/Information Source:</i> The project is consistent with the Congestion Management Program adopted by the City/County Association of Governments of San Mateo County, in that it will not generate 100 or more trips at peak hour. See XV.a &amp; b, below.</p> <p>d) Conflict with the San Bruno Mountain Area Habitat Conservation Plan? See IV.f.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>X. MINERAL RESOURCES:</b> Would the project:</p> <p>a) Result in the loss of availability of a known mineral resource that would be either locally important or of value to residents of the state and region?</p> <p><i>Explanation/Information Source:</i> The site is not located within a State Designated Mineral Resources Area (General Plan, pages 31, 155-157). The project will not result in a loss of availability of a regionally significant construction aggregate resource (General Plan Policy 135 and Program 135d).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>XI. NOISE:</b> Would the project result in:</p> <p>a) Exposure of persons to or generation of noise levels in excess of</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

H.I.S.S.

G.1.67.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>standards established in the General Plan and/or noise ordinance?</p> <p><i>Explanation/Information Source:</i> According to page 193 of the General Plan, this site is located within traffic noise corridors (60-65-75 dB). Figure 2 in Appendix C of the State of California General Plan Guidelines 2003 deems single-family residential uses in areas with Community Noise Exposure levels of 60-70 dB to be conditionally acceptable, subject to "a detailed analysis of the noise reduction requirements" and inclusion of noise insulation features, such as "conventional construction, but with closed windows and fresh air supply systems or air conditioning." (General Plan Policy 184 and Programs 184b &amp; 184d).</p> <p><i>Mitigation Measure:</i> The applicant has agreed to provide a detailed analysis of the project's proposed construction to show that traffic noise audible within the building will not exceed 45 dB [cf. California Building Code Section 1207, also see California Code of Regulations, Title 24, Appendix Chapter 35 (California Noise Insulation Standards)]. It is expected that this will be achieved via thicker studs and more air space and batt insulation sandwiched between gypsum boards, providing a Sound Transmission Class (STC) rating higher than 45-52 STC. In addition, windows exposed to traffic noise will be subject to Title 24 regulations.</p> <p>b) Exposure of persons to or generation of excessive groundborne vibration?</p> <p><i>Explanation/Information Source:</i> The project will not generate excessive groundborne vibration (General Plan Policies 176 &amp; 184 and Programs 176a).</p> <p>c) A substantial temporary or periodic increase in ambient noise levels in the project vicinity?</p> <p><i>Explanation/Information Source:</i> Brisbane Municipal Code Section 8.28.060 establishes a noise level standard for construction activities (which are allowed only between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 7:00 p.m. on weekends and holidays) of no more than 83 dBA at a distance of 25 feet from the source thereof, or no more than 86 dBA at any point outside of the property plane of the project (General Plan Program 184a). Compliance is mandatory, so there will be no significant impacts.</p> <p>d) For a project located within an airport land use plan or in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p><i>Explanation/Information Source:</i> No portion of the City of Brisbane is located within an airport land use plan or within the vicinity of a private airstrip.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) A substantial temporary or periodic increase in ambient noise levels in the project vicinity?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H.I.S.S.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING: Would the project:</b>				
a) Induce substantial population in an area, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Explanation/Information Source:</i> As an indicator of significant population growth, Condition of Approval A.1.j adopted for the Northeast Ridge Project in 1989 limited the issuance of building permits for the project to no more than 115 dwelling units (20% of the total for the project) per year, with any unused allotment being allowed to be carried over to a subsequent year, in which case the combined limit would be 144 units (25% of the total). The California Department of Finance estimated that there were 1,959 dwelling units in Brisbane on January 1, 2009. Between January and August, 2009, the City issued Certificates of Occupancy for a net increase of 3 units. With approximately 50 more units optimistically in the building permit pipeline, the project's 1 additional unit would not increase growth above previously accepted limits, recognizing, of course, that not all of the units in the pipeline would be added in a single year, nor might these be the only units added in any year.				
b) Displace substantial numbers of existing housing units or persons, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> The remodeling required to convert the existing residence into a 1,000 maximum sq. ft. secondary dwelling unit may require that the current occupants vacate the building during construction. This would not displace a substantial number of persons.				
<b>XIII. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the following:</b>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> Compliance with the fire access, hydrant, sprinkler and other requirements of the Fire Prevention Code (Brisbane Municipal Code Chapter 15.44) is mandatory (also see General Plan Policies 146, 158, 208 & 210 and Programs 158a & 208a regarding adequate fire protection infrastructure).				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> The project can be adequately served by existing police resources without substantially impacting average response time. Satisfactory response time will be maintained per General Plan Policies 160 & 163.				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> According to the State Legislature, payment of school impact fees completely mitigates a project's impacts regarding school facilities. The Brisbane Elementary School				

H.1.57

G.1.68

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
District collects fees of \$2.97 per square foot for residential projects to mitigate school impacts.				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> The addition of 1 dwelling unit will not significantly increase the demand upon existing parks or trigger the need for new parks.				
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> Adequate infrastructure, including water, sewer, and storm drains, exist per City standards (General Plan Policies 146, 208 & 210 and Program 208a). Street and sidewalk improvements will be provided as part of the project. Also see IX.b., above.				
<b>XIV. RECREATION: Does the project:</b>				
a) Increase the demand for existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> The addition of 1 dwelling unit will not significantly increase the demand upon existing parks or other recreational facilities or trigger the need for new parks/facilities.				
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> The addition of 1 dwelling unit will not require the construction of expansion of recreational facilities.				
<b>XV. TRANSPORTATION/TRAFFIC: Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
According to the International Traffic Engineer's Trip Generation Manual (7 <sup>th</sup> Edition), a single-family residence would generate 9.55 average daily trips. Based upon previous traffic counts, the Public Works Department estimates that the average daily trips on San Bruno Avenue are approximately 2,000 at Visitation Avenue, 2,300 at Glen Parkway and approximately 1,200 at McLain Road. The additional trips would not result in the 10% increase considered substantial per Bay Area Air Quality Management District CEQA Guidelines (page 15) (General Plan Policy 40).				
b) Exceed, either individually or cumulatively, a level of service standard established by the City or county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Explanation/Information Source:</i> The adopted minimum levels of service for traffic in Brisbane				

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ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>are Level of Service "D" for all arterials, except LOS "C" for the intersections of Bayshore Boulevard at Old County Road and San Bruno Avenue (General Plan Policy 38.1) and LOS "E" for Bayshore Boulevard at Geneva Avenue and for U.S. 101 within Brisbane (City/County Association of Governments of San Mateo County Congestion Management Program and General Plan Program 55a).</p> <p>•At the time of the most recent studies, all of the major intersections in Brisbane were operating at Level of Service C or better during AM and PM peak hours, and freeway mainline segments were operating at LOS E or better (Northeast Ridge Unit II EIR Addendum, page 35; Sierra Point Biotech Project EIR, pages 88-91; One Quarry Road Residential Project Draft Environmental Impact Report Volume 1, page 245, as updated by LSA per its 5/6/04 letter and Hexagon Transportation Consultants, Inc., per its 5/5/04 memorandum). These acceptable levels of service are expected to be maintained with completion of development that has already been approved (Sierra Point Biotech Project EIR, pages 88, 92, 100 &amp; 103).</p> <p>•It was found that, under cumulative conditions for the year 2030, the approved Sierra Point Biotech Project would unacceptably reduce the level of service during the PM peak hour from C to D at the intersection of Bayshore Boulevard and Old County Road, as well as degrading significantly further the unacceptable LOS D during the AM peak hour (Sierra Point Biotech Project EIR, pages 102-106). Three potential mitigation measures were identified for this intersection, only two of which would be necessary to reduce the impact to a less-than-significant level. Furthermore, the Sierra Point Biotech Project would significantly contribute to the unacceptable LOS F on 3 segments of US 101 (Sierra Point Biotech Project EIR, pages 107-108; C/CAG's Policy on Traffic Impact Analysis). A Traffic Reduction Plan identifying specific Travel Demand Management measures was required to help mitigate these impacts, which would remain significant and unavoidable. The City Council adopted a Statement of Overriding Considerations in approving the Sierra Point Biotech Project. State CEQA Guidelines Section 15152(f)(1) states, "Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later...negative declaration..."</p> <p>•The cumulative traffic impacts of a single-family residence (for which peak hour traffic generation is typically 1 trip per unit) could be significant, if they were to contribute to traffic turning left from San Bruno Avenue onto Bayshore Boulevard. This turning movement is identified in the Environmental Impact Report for the City of Brisbane General Plan Update as having the greatest potential to decrease the level of service at this intersection below the adopted LOS C standard (Volume II, pages 74 &amp; 76; Volume III—Appendix 3, page 39). The required mitigation would be signalization of the intersection (General Plan EIR, Volume II, pages 75-77; Volume III—Appendix 3, page 42). The General Plan EIR estimated that development in Central Brisbane/Brisbane Acres (projected as 43 single-family and 16 multi-family dwelling units in the 10-year development scenario) would be responsible for 1% of the traffic which would necessitate installation of signals at the then-projected cost of \$150,000 (Volume II, page 77-79; Volume III—Appendix 3, page 44-46). In comparison, development of the Baylands, which has yet to materialize, would be responsible for 68% of the traffic which would warrant signalization. The subject project would be expected to contribute its fair share when signalization of the intersection is warranted.</p>				

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ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>•<b>Mitigation Measure:</b> Agreement by the property owner to provide a fair share contribution toward signalization of the Bayshore Boulevard/San Bruno Avenue intersection.</p> <p>•<b>Explanation/Information Source:</b> According to the C/CAG Congestion Management Program, cumulative traffic impacts from projects generating a net increase of 100 or more peak hour trips may be significant. According to C/CAG peak hour trip generation estimates, 1 single-family dwelling units would generate only 1 peak hour trip.</p> <p>c) <b>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Explanation/Information Source:</b> The project includes widening of Thomas Avenue to eliminate its existing substandard width at the property's frontage. Compliance with adopted street design standards (Brisbane Municipal Code Section 12.24.010) and construction traffic regulations (2007 California Building Code Chapter 33 and Brisbane Municipal Code Sections 8.28.060) to avoid substantial traffic hazards is mandatory.</p> <p>d) <b>Result in inadequate emergency access?</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Explanation/Information Source:</b> The project includes widening of Thomas Avenue. Compliance with fire apparatus access road standards (2007 California Fire Code Section 503, as amended by Brisbane Municipal Code Sections 12.24.010 and 15.44.050) to provide adequate emergency access is mandatory.</p> <p>e) <b>Result in inadequate parking capacity?</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Explanation/Information Source:</b> Substantial noncompliance with parking standards (Brisbane Municipal Code Sections 17.34.010-17.34.130) is considered a significant impact. Six on-site parking spaces are proposed per the adopted standard of 4 spaces for the primary dwelling unit and 2 spaces for the secondary dwelling unit.</p> <p>f) <b>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Explanation/Information Source:</b> General Plan Policies 66 &amp; 198 and Programs 55c, 60b, 62b, 100c, 194c, 198a, 198b &amp; 198c and Brisbane Municipal Code Chapter 10.52 and Section 17.42.040.F encourage alternatives to travel by automobile where appropriate. The project will include sidewalk improvement for pedestrians. Also see III.a, above.</p> <p><b>XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:</b></p> <p>a) <b>Exceed wastewater treatment requirements of the Regional Water Quality Control Board?</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><b>Explanation/Information Source:</b> See XVI.e, below.</p> <p>b) <b>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction</b> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>				

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ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>of which could cause significant environmental effects?</p> <p><i>Explanation/Information Source:</i> The project will not include new/expanded wastewater treatment facilities (General Plan Policies 146 &amp; 215).</p> <p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p><i>Explanation/Information Source:</i> The project will not include storm water drainage facilities other than those provided on site for the proposed residence (General Plan Policies 146 &amp; 221). See VIII.d. above.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d) Have insufficient water supplies available to serve the project from existing entitlements and resources?</p> <p><i>Explanation/Information Source:</i> The City of Brisbane receives its water supply from the City and County of San Francisco's Hetch Hetchy reservoir and water delivery system as a member of the Bay Area Water Users Association through the 1984 Water Settlement Agreement, expiring in 2009. The City of Brisbane is entitled to additional water allotments from San Francisco through earlier agreements from 1884 and 1908. The City's total entitlement is 1,053 million gallons of water per day. The City's Water Master Plan projects water consumption rates of 140 gallons per day per single-family dwelling unit and 125 gpd per high-density dwelling unit. This property was included in previous water demand projections. The San Francisco Public Utilities Commission has not indicated any insufficient supplies or significant environmental effects associated with the project. The City of Brisbane's water connection and installation fees for the project will mitigate impacts to existing water reserve capacity (per General Plan Policy 206; also see Policies 140 &amp; 208).</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) Result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to its existing commitments?</p> <p><i>Explanation/Information Source:</i> The City and County of San Francisco is committed to provide the City of Brisbane with wastewater treatment at the Southeast Wastewater Treatment Plant for 6.0 million gallons per day total daily dry weather flow. The City's Sewer Master Plan projects that dwelling units in medium density apartment complexes, multiple use residential projects, and planned developments generate 90 gallons per day, while single family homes generate 105 gpd/du. The San Francisco Public Utilities Commission has not indicated any insufficient treatment capacity or significant environmental effects associated with the project. The City of Brisbane's sewer connection and installation fees for the project will mitigate impact to existing sewer pump capacity.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Explanation/Information Source:</i> The South San Francisco Scavenger Company provides collection and disposal services for the City of Brisbane. Three landfill sites are used at Altamont Landfill, Ox Mountain Sanitary Landfill and the Hillside Class III Disposal Site, which have capacity, respectively, through 2025, 2018 and 2010 (Sierra Point Biotech Project EIR, pages 222-223). The South San Francisco Scavenger Company (providing solid waste collection services) has not indicated any insufficient capacities to serve the project (General Plan Policies 146 &amp; 208 and Programs 143a &amp; 166a). Impacts on landfills are reduced through the Source Reduction and Recycling Element adopted by the City per General Plan Policy 143 and Programs 143a, 143b, 143c &amp; 143f and, more specifically, the Recycling &amp; Diversion of Debris from Construction &amp; Demolition Ordinance (Brisbane Municipal Code Chapter 15.75).</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>g) Create a demand for energy that exceeds regional or local capacity, either on a peak or cumulative basis?</p> <p><i>Explanation/Information Source:</i> The proposed project includes rooftop photovoltaic panels. Pacific Gas &amp; Electric Co. has not indicated any insufficient capacities to serve the project (General Plan Policies 139, 140, 141, H12 &amp; H14 and Programs 10a, 140b &amp; 141a).</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>h) Comply with adopted resource efficiency standards?</p> <p><i>Explanation/Information Source:</i> The project is subject to compliance with California Code of Regulations, Title 24 energy conservation standards (General Plan Programs 140a &amp; H14a). The project is not subject to compliance with the City of Brisbane's Green Building Requirements (Brisbane Municipal Code Chapter 15.80).</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Explanation/Information Source:</i> See IV, above.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable?</p> <p><i>Explanation/Information Source:</i> See IV, V, XI, XII and XV, above.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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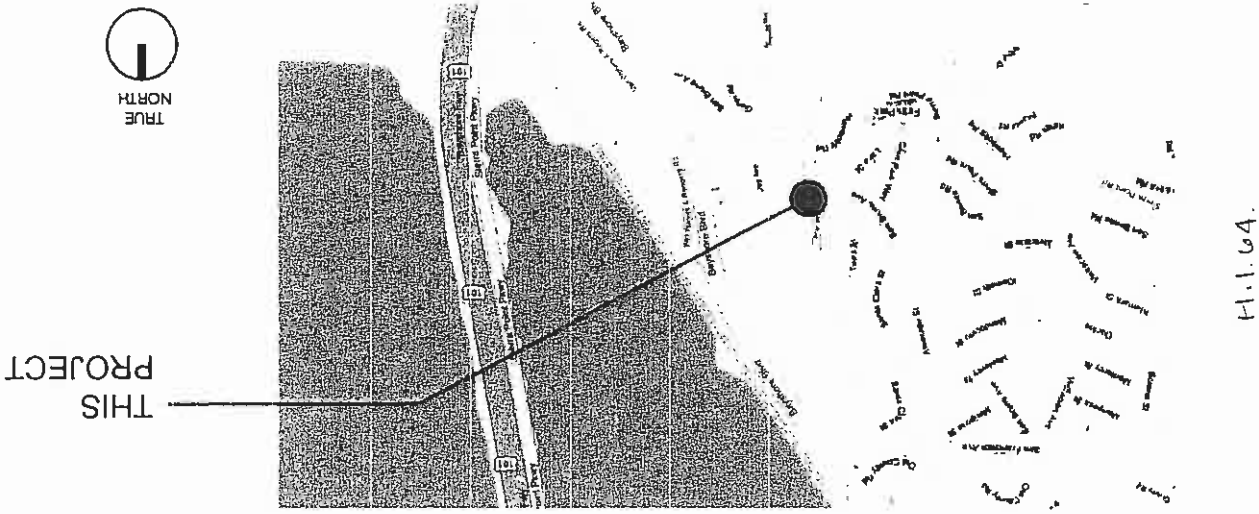
ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Explanation/Information Source:* See XI and XV, above.

- Attachments:
- Location Map
  - Key Plan
  - Mitigation Monitoring Program

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# LOCATION MAP



MITIGATION MONITORING PROGRAM

Mitigation Measure:

No removal of any trees between February 15 and August 31 unless delineated by a biological survey that the trees are not inhabited by nesting raptors or other birds protected under the Migratory Bird Treaty Act. A no-work buffer of 50 ft. for passerine birds and 250 ft. for raptors to be provided around any nest found.

Applicant's Responsibility:

Time tree removal for September 1 through February 14 or hire qualified biologist to perform nesting survey of trees to be removed between February 15 and August 31. Provide buffer as necessary prior to issuance of Building/Grading Permit.

Means of Enforcement:

Variance conditions imposed on Building/Grading Permit

Responsible Department:

Community Development Department, Public Works Department, City Manager's Office

Means/Timing of Reporting:

Depending upon when Building/Grading Permit issued, confirm submittal of nesting survey

Standard for Determining Compliance: Enforcement Procedures and Appeal:

Brisbane Municipal Code Section 12.12.040.B.4 Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 108.8); also see BMC Section 12.12.080

Mitigation Measure:

Agreement to comply with Public Resources Code Section 21083.2.(b)-(f) & (i) and State CEQA Guidelines Sections 15064.5.(d), (e) & (f) in the event of an accidental discovery of historical or unique archaeological resources or human remains. Provide contractors with copies of protocol. Variance conditions imposed on Building Permit and Grading Permit. Building Inspector, Public Works Department. Regular inspections during grading and construction.

Applicant's Responsibility:

Provide contractors with copies of protocol

Means of Enforcement:

Variance conditions imposed on Building Permit and Grading Permit

Responsible Department:

Building Inspector, Public Works Department

Means/Timing of Reporting:

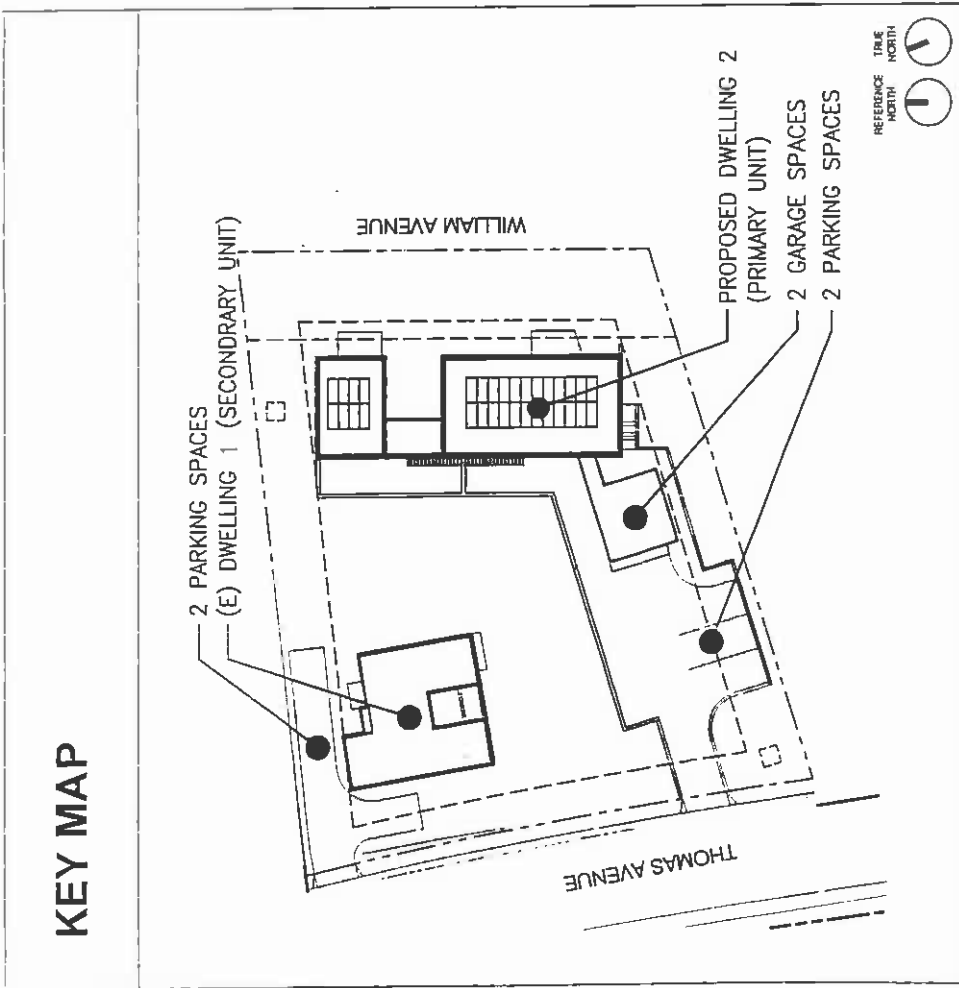
Regular inspections during grading and construction

Standard for Determining Compliance: Enforcement Procedures and Appeal:

State CEQA Guidelines Sections 15064.5(e) & (f) Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 108.8), revocation or suspension of Grading Permit following hearing by City Engineer (BMC Section 15.01.370)

Mitigation Measure:

Submission of construction details demonstrating a Sound Transmission Class (STC) rating higher than 45-52 STC for exterior walls, along with window and cooling system details, so that the building design will limit exterior noise to 45 dB in any



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Providing Quality Services

H.1.66.

G.1.72



**DRAFT HCP OPERATING PROGRAM**

**Management Unit 2-03-21**

This Management Unit is located at 88 Thomas Avenue (APN 007-350-310). The property is a half-acre site under the ownership of Thomas T. & Gladys G. Chan. The property is currently developed with a single-family house which is proposed to be converted into a secondary dwelling unit with the construction of a new single-family dwelling. This Management Unit was originally included in Management Unit 2-03-01 of the Final San Bruno Mountain Habitat Conservation Plan, Volume Two (TRA 1986; on file with the City of Brisbane). As such, the below-listed obligations apply. Additionally, obligations specific to Management Unit 2-03-21 are detailed.

1. Compliance with mitigation measures set forth in the Operating Program for Management Units 2-03-01.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Units 2-03-01.
3. Participating in the regulatory provisions and Funding Program of this HCP. Upon occupancy, the Landowner shall pay a per-unit annual assessment of \$20.00 per year (1982 dollars) adjusted for inflation each year. The funds will be paid to the San Bruno Mountain Conservation Fund. See Chapter V-B of the Final San Bruno Mountain Habitat Conservation Plan for details of funding and timing.
4. Prior to any grading and/or development project and/or the removal or damage of or use of pesticides on vegetation in excess of 500 square feet in any calendar year in the Brisbane Acres:

(a) an environmental assessment must be prepared. Any such environmental assessment must describe the potential impacts on habitat of the Mission Blue and Callippe Silverspot and must discuss avoidance measures, if relevant. If Mission Blue or Callippe Silverspot habitat is on site, notice of development and/or grading proposals and copies of all environmental documents must be sent to the California State Department of Fish and Game, the U.S. Fish and Wildlife Service and the Plan Operator, (see 7, below);

(b) the Landowner must demonstrate that approval of the grading and/or development proposal is consistent with protecting 40% of the Brisbane Acres as Conserved Habitat, as Open Space acquired in-fee by the City of Brisbane through density transfers, or under Habitat Easements held by the County of San Mateo or the City of Brisbane. The Landowners may demonstrate consistency through the use of one or more of the following mitigation measures:

- (i) dedication of habitat easements, open space in fee and/or transfer of allowed density to other parcels in the Brisbane Acres (see 8, below)
- (ii) acquisition of off-site parcels for dedication as permanent Conserved Habitat
- (iii) clustering of development
- (iv) imposition of landscaping restrictions on undeveloped portions of sites to retain natural vegetation [see 7.(d) & 8, below]
- (v) voluntary merging of parcels to permit clustered development and habitat protection
- (vi) grading plans which are designed to minimize habitat destruction [see 7.(a), (b) & (c), below]

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habitable room, prior to issuance of a building permit.  
 Submittal of required construction details to City as part of Building Permit plans  
 Variance conditions imposed on Building Permit Building Inspector  
 Regular inspections during construction  
 California Building Code Section 1207; Code of Regulations, Title 24, Appendix Chapter 35  
 (California Noise Insulation Standards)  
 Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 108.8)

Agreement by the property owner to provide a fair share contribution toward signalization of the Bayshore Boulevard/San Bruno Avenue intersection  
 Sign agreement to be drafted by the City  
 Variance conditions imposed on Building Permit City Attorney, Community Development and Public Works Department  
 Prior to issuance of Building Permit  
 As determined by City  
 Stop Work Order (Brisbane Municipal Code Section 15.08.050)/Board of Appeals (California Building Code Section 108.8)

Prior to final inspection, a report on the relative success of the mitigation measures shall be prepared, to be forwarded to the Planning Commission for its information.

Applicant's Responsibility:

Means of Enforcement:

Responsible Department:

Means/Timing of Reporting:

Standard for Determining Compliance:

Enforcement Procedures and Appeal:

Mitigation Measure:

Applicant's Responsibility:

Means of Enforcement:

Responsible Department:

Means/Timing of Reporting:

Standard for Determining Compliance:

Enforcement Procedures and Appeal:

Providing Quality Services

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- (vii) development siting standards to preserve broad corridors of natural habitat
  - (viii) reclamation plans for temporarily disturbed areas.
5. Require through CC&Rs that future owners observe general provisions regarding protection of Conserved Habitat
  6. Submit the final grading plan used to obtain a grading permit and a revegetation plan to the Plan Operator for review. The plan shall provide for temporary fencing to protect all adjacent Conserved Habitat.
- Additional obligations specific to Management Unit 2-03-21:
7. Compliance with recommended measures provided in the Biotic Assessment prepared for the property (TRA, May 21, 2009; on file with the City of Brisbane), including:

(a) Protection of Nesting Birds. To avoid or minimize impacts to nesting birds, all tree trimming and brush removal as well as ground disturbing activities should be scheduled to take place outside of the breeding season (February 15 to August 31). However, if construction is unavoidable during the breeding season, a qualified biologist should conduct a survey for nesting birds no more than three days prior to the removal or trimming of any tree or brush and prior to the start of ground disturbing activities. If active nests are not present, project activities can take place as scheduled. However, if active nests are detected, CDFG should be contacted on how to proceed. Typically, a buffer will be established around the nest. CDFG usually accepts a 50-foot radius buffer around passerine and non-passerine nests, and up to a 250-foot radius for raptors [see 4.(b)(vi), above].

(b) Erosion Control and Stormwater Pollution Measures. Earth disturbances associated with construction activities could increase sedimentation and turbidity in storm water runoff and impact water quality of Brisbane lagoon and San Francisco Bay. Erosion control methods and measures for the avoidance of stormwater pollution should be used where appropriate for all earth disturbances to control sediment and minimize potential water quality impacts. Section 13.06.170 of the Brisbane Municipal Code provides best management practices (BMPs) for new developments. The City of Brisbane should be consulted for recommendations on current stormwater pollution guidelines [see 4.(b)(vi), above].

(c) Control of Invasive, Non-native Plants. The site shall be maintained free of invasive non-native plant species, including French broom (refer to the California Invasive Plant Council's list for other invasive non-native species). A landscape maintenance agreement containing these requirements shall be recorded against the property [see 4.(b)(iv) & 5, above].

(d) Compliance with Provisions of the HCP. The project shall comply with the San Bruno Mountain Habitat Conservation Plan Operating Program for Planning Area 2-03.

8. Creation of Conserved Habitat Easement. Prior to issuance of a Building/Grading Permit for the project, the property owner shall grant a Conserved

H.1.1.69.

S.1.74.

Habitat easement to the City of Brisbane over the eastern 20 ft. of the property, prohibiting the property owner from planting any trees or shrubs within the easement, and requiring the property owner to remove French broom and other invasive, dicot vegetation from the easement on an annual basis and to plant native perennial species including *Mondadella villosa* (Coyote Mint), *Salvia spathacea* (Red-Filcher Sage), *Dichelostemma* (Blue-Dicks), *Iris douglasiana* (Douglas Iris), *Lomatium carvifolium* (Alkali Parsnip), *Lomatium utriculatum* (Bladder Parsnip), *Horkelia californica* (California Horkelia), *Eriogonum latifolium* (Chalk Buckwheat), *Eriogonum nudum* (Buckwheat), *Phacelia californica* (California Phacelia) and/or *Heterotheca bolanderi* (Golden Aster) in their place. The easement shall not limit the Fire Department's authority to require appropriate fire hazard reduction measures within the easement. The easement shall be recorded and run with the property, so as to require that future owners observe these provisions regarding protection of the Conserved Habitat. [see 4.(b)(i) & (iv), above].

H.1.1.70



545 Middlefield Road, Suite 200  
Menlo Park, CA 94025-3472  
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www.TRAenviro.com

May 21, 2009

TRA Case Code: BBPD\*11

Tim Tune  
Senior Planner, City of Brisbane  
50 Park Place  
Brisbane, CA 94005

Re: Biotic Assessment, 88 Thomas Avenue, Brisbane

Dear Mr. Tune:

I conducted a survey for biological resources at 88 Thomas Avenue in Brisbane on May 12, 2009. The purpose of the survey was to assess the environmental condition of the site and determine the potential for presence of special-status species. An existing home with associated areas including a yard and chicken coop is located on the approximately 22,000-square foot property. The property owner has proposed the construction of a second unit and alterations to the existing unit. A site plan dated 2/1/09 by Wing Lee Architects was provided to TRA for the preparation of this report.

The following document investigates biological resources on the subject property, special-status plant and animal species' potential for occurrence, and the property's habitat functions, including as a wildlife corridor. The property falls under the jurisdiction of the City of Brisbane and is subject to several environmental regulations, including the San Bruno Mountain Habitat Conservation Plan.

Environmental Conditions

The property is located on the east side of Thomas Avenue at San Bruno Avenue (Figure 1). The property on either side of 88 Thomas is not developed. A dirt road (William Avenue) is located to the east of the property. Elevations range from approximately 250 feet in the northwest corner of the site, to 200 feet in the southwest corner.

An existing home and parking area are present on the property, and the area not already developed supports a variety of non-native plants including horticultural species. The site has been disturbed in the past, and remaining habitat is degraded and lacks native vegetative cover. Some of the dominant plant species seen include non-native wild oat (*Avena fatua*), wild radish (*Raphanus raphanistrum*), broadleaf flairee (*Erodium botrys*), Italian thistle (*Carduus pycnocephalus*), iceplant (*Carpobrotus chilensis*), French broom (*Genista monspessulana*), and fennel (*Foeniculum vulgare*). Several trees are found on site, including acacia (*Acacia* sp.), Monterey pine (*Pinus radiata*), ngato tree (*Mycoporum laetum*), and coast live oak (*Quercus agrifolia*). There are no drainages or wetland features on site. Photos of the property are provided in Appendix A.

The property is limited in its habitat value due to the degraded nature of the site and the occurrence of an existing home and yard, chicken coop, and parked vehicles. The property lacks significant natural features such as wetlands, mature native trees, intact native grassland, or rocky outcrops. Common animal species including resident birds, mammals such as house mouse (*Mus musculus*) and raccoon (*Procyon lotor*) and reptiles such as alligator lizard (*Elgaria multicarinata*) and western fence lizard (*Sceloporus occidentalis*) may be found on site. The property does not serve as a significant movement corridor for wildlife due to its size and location near the intersection of San Bruno Avenue and Thomas Avenue. Wildlife may move through the eastern, undeveloped, end of the property while accessing undeveloped land to the north. The land to the north, although hemmed in by surrounding residential development and Bayshore Boulevard, offers some foraging and nesting habitat for a variety of animal species.

The project site lies within the jurisdiction of the San Bruno Mountain Area Habitat Conservation Plan (HCP). The HCP, implemented in 1982, functions to protect endangered butterflies and their habitats on San Bruno Mountain, while allowing public and private projects on the mountain to be planned so as to minimize the effect on endangered species and other unique resources. The HCP was developed as a long-term program for conserving the ecology of the mountain.

Special-status Species

No special-status plant species were seen on site or are expected to occur as the site is disturbed and lacks intact, native habitat. Special-status animals known from San Bruno Mountain include the mission blue (*Gaeasteria icarioides missionensis*), San Bruno elfin (*Calliphrys mossii boyensis*), and callippe silverspot (*Speyeria callippe callippe*) butterflies. No host plants for these species occur on site. No special-status butterflies or other protected animal species were detected on the property during the site visit or are expected to occur. Where mission blue and callippe silverspot are present, they will nectar on some non-native plants that are found on site, including Italian thistle and wild radish.

Regulatory Considerations

As no special-status species were found on site or are expected to occur, site development would not be subject to regulation under the Endangered Species Act or other regulations under CEQA that protect rare species. Project development may be subject to the following regulations:

Nesting Birds

Nesting birds, including raptors, are protected by the California Department of Fish and Game Code 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." Passerines and non-passerine landbirds are further protected under the Federal Migratory Bird Treaty Act. As such, the CDFG typically recommends pre-construction surveys for nesting birds that could potentially be directly (actual removal of trees/vegetation) or indirectly (noise disturbance) impacted by construction-related activities. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "taking" by the CDFG.

The subject property supports several trees that can provide nesting habitat for raptors and passerine birds. The removal or trimming of trees can result in impacts to nesting birds. A avoidance of nesting birds is described under Mitigation Measure BIO1, Appendix B.

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H.1.72.

#### City of Brisbane Tree Ordinance

Section 12.12.040 of the Brisbane Municipal Code states that it "is unlawful for any person to destroy, remove, or cause to be destroyed or removed, any large or protected tree in the city without first having obtained a permit". A permit is required to remove or severely trim any tree greater than 30" in circumference (approximately 10" in diameter) at 24" above grade level. Anyone wishing to remove or severely trim a tree meeting this threshold is required to submit an application to the City Manager's office. For Protected Trees only, a permit may be denied or granted with conditions, such as planting one or more replacement trees. A Protected Tree is defined by any of eight categories, one of which includes "a California Bay, Coast Live Oak or California Buckeye tree". The plans for property development dated 2/1/09 show two trees to be removed that would require a permit from the City: one 8-inch coast live oak and one 40-inch Monterey pine. Adherence to the City's tree ordinance is described under Mitigation Measure BIO2, Appendix B.

#### San Bruno Mountain Habitat Conservation Plan

The San Bruno Mountain Habitat Conservation Plan (HCP) was implemented in 1982 to provide for the indefinite perpetuation of the mission blue and callippe silverspot butterflies on San Bruno Mountain, as well as to conserve and enhance the biological diversity on the Mountain. One function of the HCP is to allow both private and public projects on San Bruno Mountain to be planned so as to minimize the effect on endangered species and the other biological resources of the mountain. The project property is within Planning Area 2-03 of the HCP. Each Planning Area covered by the HCP has individual Operating Programs (TRA 1986, on file with the City of Brisbane). The Operating Program for Planning Area 2-03 (Brisbane Acres) obligates the landowners to the following:

1. Compliance with mitigation measures set forth in the Operating Program for Management Unit 2-03-01 (TRA 1986, on file with the City of Brisbane).
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Unit 2-03-01 (TRA 1986, on file with the City of Brisbane).
3. Participating in the regulatory provisions and Funding Program of the HCP.
4. Prior to any grading and/or development project and/or the removal or damage of or use of pesticides on vegetation in excess of 500 square feet in any calendar year in the Brisbane Acres:

- (a) an environmental assessment must be prepared (this biological assessment fulfills that requirement). Any such environmental assessment must describe the impacts on habitat of the mission blue and callippe silverspot and must discuss mitigation measures. Notice of development and/or grading proposals and copies of all environmental documents must be sent to the California State Department of Fish and Game, the U.S. Fish and Wildlife Service and the Plan Operator, and
- (b) the landowner must demonstrate that approval of the grading and/or development proposal is consistent with protecting 40 percent of the Brisbane Acres as Conserved Habitat (defined as those portions of the San Bruno Mountain Park area that are presently or hereafter are to be held in fee ownership by the County and/or State pursuant to the Agreement with respect to the San Bruno Mountain Habitat Conservation Plan). The landowners must demonstrate consistency through the use of one or more of the following mitigation measures:

- i. dedication of habitat easements, open space in fee and/or transfer of allowed density to other parcels in the Brisbane Acres

H.1.73.

- ii. acquisition of off-site parcels for dedication as permanent Conserved Habitat
  - iii. clustering of development
  - iv. imposition of landscaping restrictions on undeveloped portions of sites to retain natural vegetation
  - v. voluntary merging of parcels to permit clustered development and habitat protection
  - vi. grading plans which are designed to minimize habitat destruction
  - vii. development siting standards to preserve broad corridors of natural habitat
  - viii. reclamation plans for temporarily disturbed areas.
5. Require, through covenants, conditions, and restrictions (CC&Rs), that future owners observe general provisions regarding protection of Conserved Habitat.

6. Submit the final grading plan used to obtain a grading permit and a revegetation plan to the Plan Operator for review. The plan shall provide for temporary fencing to protect all adjacent Conserved Habitat.

Site development would not allow for contribution to the goal of 40 percent conserved habitat within the property, as too little undeveloped land would remain following development as shown on the site plans. It is recommended that the eastern edge of the property that is outside of the development footprint be preserved for contribution to a butterfly corridor that runs along the open space area to the north. Some of the existing, non-native vegetation present at the east edge of the property provides nectaring resources for butterflies. Land that remains following development should be managed to remove non-native plants that degrade habitat for butterflies. Species including French broom and fennel now present at the eastern edge of the property should be controlled as both of these species are highly invasive and can displace other grassland species (both native and non-native). On-going control of these species in the butterfly corridor will allow for increased cover of non-native herbaceous plants such as thistles and redish that can be used as a nectar source by listed butterflies in the chance that butterflies do move through the area.

Although the site is already dominated by non-native plants, it is recommended that only native and/or non-invasive species be used in landscaping in order to prevent further invasion of these species onto nearby open-space areas. The California Invasive Plant Council (Cal-IPC, 2006) has compiled a list of those species that are most invasive and pose the greatest threat to native vegetation. Non-native species that are popular ornamentals and of particular concern on San Bruno Mountain include French broom, Portuguese broom (*Cytisus striatus*), Monterey pine, and coloneaster (*Contoneaster* sp.).

Compliance with the San Bruno Mountain Habitat Conservation Plan is described under Mitigation Measure BIO3 in Appendix 2.

Appendix 2 addresses the CEQA checklist for biological resources and includes the mitigation measures referenced above.

Thank you for the opportunity to prepare this letter report. If you have any questions, please do not hesitate to contact me.

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G.1.76.

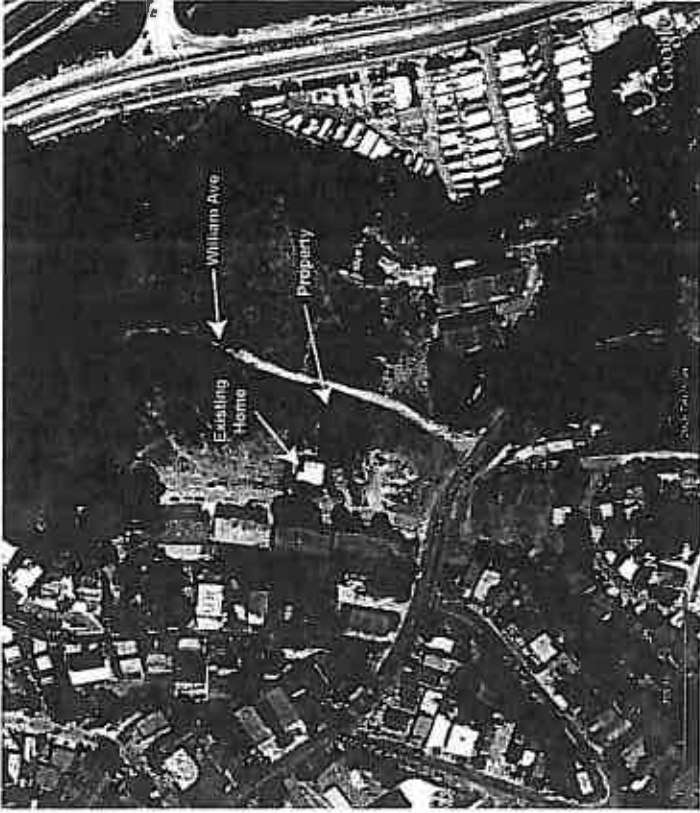
Sincerely,



Autumn Meisel  
Senior Biologist

G.I.72

Figure 1. Property Location



H.I.75.

H.I.76.

Appendix A. Property Photos, taken May 12, 2009

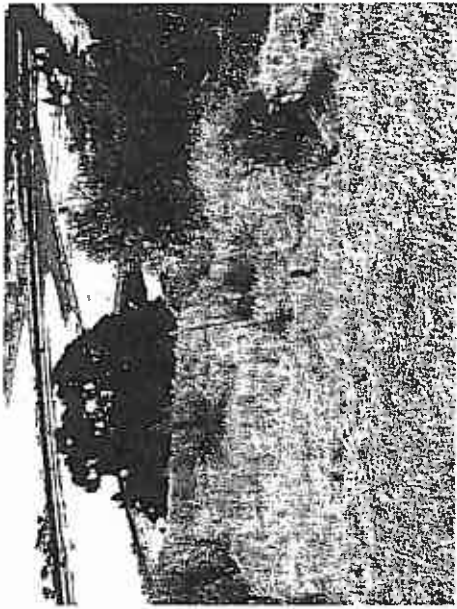


Photo 1. Taken southeast, non-native annual grasses, French broom, and fennel are found on the property below the existing home and above William Ave.



Photo 2. Taken facing east, non-native ice plant in the foreground.

G.1.78.

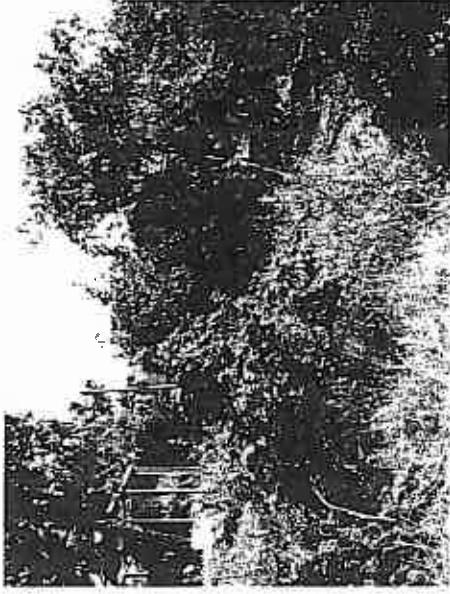


Photo 3. Below the house is a chicken coop, child's play structure, and numerous horticultural plants.

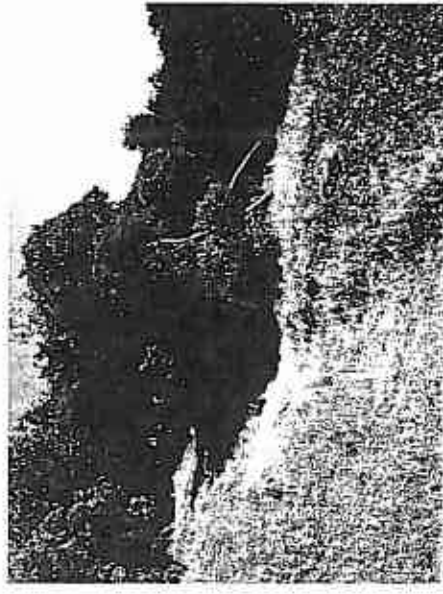


Photo 4. Numerous acacia trees and other non-native trees and shrubs are found below the existing home.

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H.1.78.

Appendix B. Answers to CEQA Initial Study Checklist – Biological Resources Section

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. No sensitive plant or wildlife species were determined to have potential to occur on site. Raptors, passerine and non-passerine birds, protected under the Migratory Bird Treaty Act have some potential of nesting on site. Impacts to nesting birds within the project area will be reduced to less than significant with the incorporation of Mitigation Measure BIO1:

Mitigation Measure BIO1: Protection of Nesting Birds

To avoid or minimize impacts to nesting birds, all tree trimming and brush removal as well as ground disturbing activities should be scheduled to take place outside of the breeding season (February 15 to August 31). However, if construction is unavoidable during the breeding season, a qualified biologist should conduct a survey for nesting birds no more than three days prior to the removal or trimming of any tree or brush and prior to the start of ground disturbing activities. If active nests are not present, project activities can take place as scheduled. However, if active nests are detected, CDFG should be contacted on how to proceed. Typically, a buffer will be established around the nest. CDFG usually accepts a 50-foot radius buffer around passerine and non-passerine nests, and up to a 250-foot radius for raptors.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or the US Fish and Wildlife Service?

No Impact. There are no riparian or other sensitive natural communities found on the property.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no federally protected wetlands on the property.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The property does not serve as a significant movement corridor for wildlife. Due to the presence of William Avenue and open space to the east of the property, wildlife could continue to use the surrounding area for movement.

H.1.79.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact with Mitigation Incorporated. A permit is required to remove or severely trim any Protected Tree or any tree greater than 30" in circumference (approximately 10" in diameter) at 24" above grade level. Removal of the coast live oak and 40-inch pine shown on the project plans will require a permit from the City of Brisbane. Impacts to trees within the project area will be reduced to less than significant with the incorporation of Mitigation Measure BIO2:

Mitigation Measure BIO2: Permit for Tree Removal

A permit from the City for tree removal will be obtained prior to the removal or severe trimming of any trees protected under Brisbane Municipal Code.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact with Mitigation Incorporated. The project site is located within the San Bruno Mountain Habitat Conservation Plan, and falls under the Operating Program for Planning Area 2-03 (Brisbane Acres). Mitigation Measure BIO3 includes all measures defined under the San Bruno Mountain HCP Operating Program for the Brisbane Acres.

Mitigation Measure BIO3: Adherence to San Bruno Mountain HCP Operating Program for Planning Area 2-03

1. Compliance with mitigation measures set forth in the Operating Program for Management Unit 2-03-01.
2. Compliance with the Planning Assistance requirements set forth in the Operating Program for Management Unit 2-03-01.
3. Participating in the regulatory provisions and Funding Program of the HCP.
4. Prior to any grading and/or development project and/or the removal or damage of or use of pesticides on vegetation in excess of 500 square feet in any calendar year in the Brisbane Acres:

(c) an environmental assessment must be prepared (this biotic assessment fulfills that requirement). Any such environmental assessment must describe the impacts on habitat of the mission blue and callippe silverspot and must discuss mitigation measures. Notice of development and/or grading proposals and copies of all environmental documents must be sent to the California State Department of Fish and Game, the U.S. Fish and Wildlife Service and the Plan Operator, and

(d) the landowner must demonstrate that approval of the grading and/or development proposal is consistent with protecting 40 percent of the Brisbane Acres as Conserved Habitat. The landowners must demonstrate consistency through the use of one or more of the following mitigation measures:

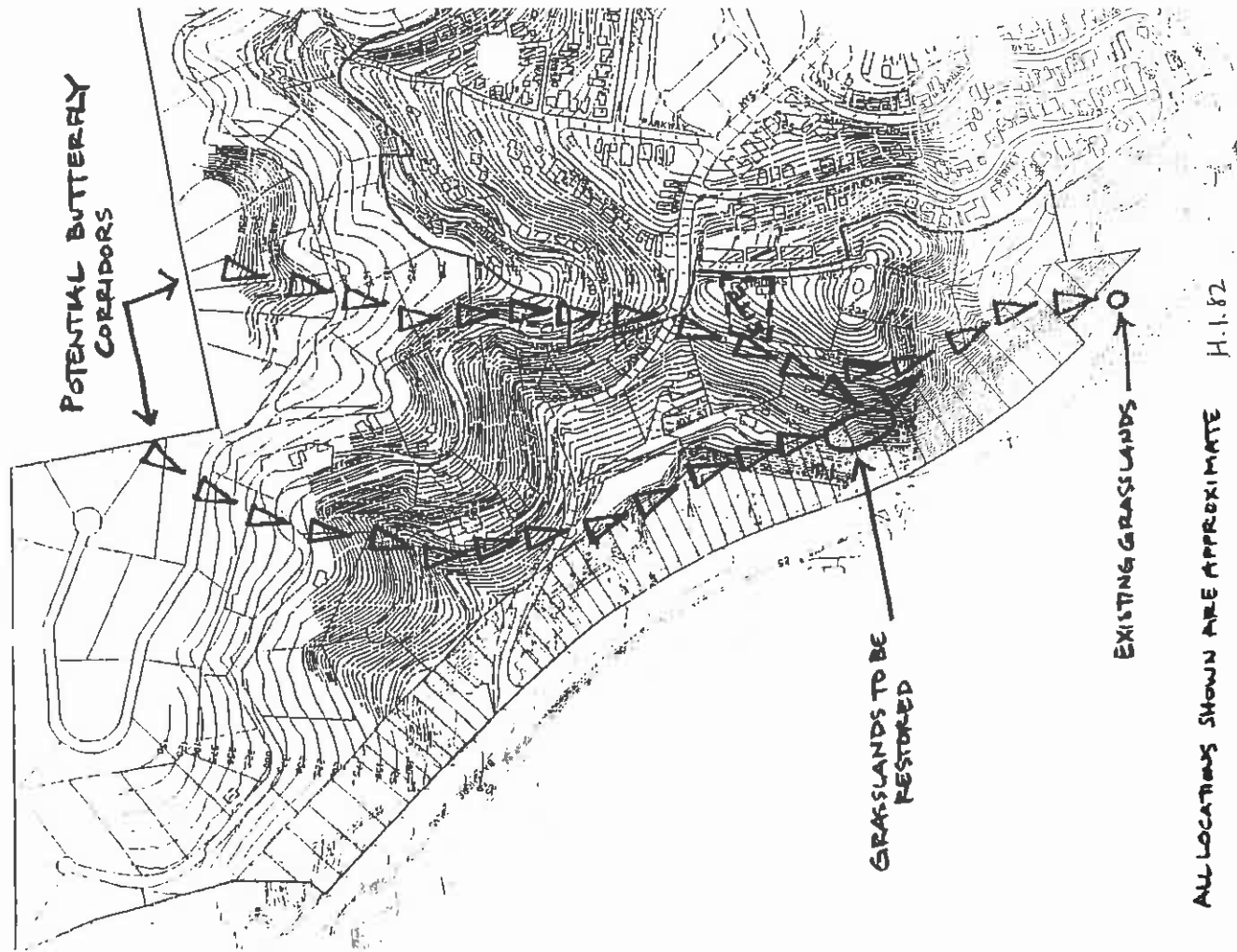
1. dedication of habitat easements, open space in fee and/or transfer of allowed density to other parcels in the Brisbane Acres

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6.1.79.

- ii. acquisition of off-site parcels for dedication as permanent Conserved Habitat
  - iii. clustering of development
  - iv. imposition of landscaping restrictions on undeveloped portions of sites to retain natural vegetation
  - v. voluntary merging of parcels to permit clustered development and habitat protection
  - vi. grading plans which are designed to minimize habitat destruction
  - vii. development siting standards to preserve broad corridors of natural habitat
  - viii. reclamation plans for temporarily disturbed areas.
5. Require, through covenants, conditions and restrictions (CC&Rs), that future owners observe general provisions regarding protection of Conserved Habitat.
6. Submit the final grading plan used to obtain a grading permit and a revegetation plan to the Plan Operator for review. The plan shall provide for temporary fencing, if needed, to protect all adjacent Conserved Habitat.

6.1.80



H.1.81

ALL LOCATIONS SHOWN ARE APPROXIMATE

H.1.82