COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: September 25, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and a Design Review Permit and Coastal Development Permit, pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations, and a Merger, pursuant to Section 7123 of the Subdivision Regulations, to allow construction of a new two-story, 1,971 sq. ft. residence with a 1,015 sq. ft. attached garage on a 5,643 sq. ft. legal parcel on Cypress Avenue, in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN2020-00070 (Love/Mukaeda)

PROPOSAL

The applicant proposes to construct a new two-story, 1,971 sq. ft. residence with a 1,015 sq. ft. attached garage on a 5,643 sq. ft. legal parcel (Certificate of Compliance No. PLN2017-00532). The project site is accessed from Cypress Avenue, a public roadway which is improved at the project location. The project involves no tree removal and minor grading. The subject property is located within Zone 2 (Questionable Stability) of the County's Local Coastal Program's Seal Cove Study Area.

RECOMMENDATION

That the Planning Commission adopt the Initial Study/Mitigated Negative Declaration and approve the Design Review Permit, Coastal Development Permit, and Merger, County File Number PLN2020-00070, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, 650/363-1826

Applicant: Edward Love, Architect

Owner: Randolph Mukaeda

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo County Times, a newspaper of general public circulation.

Location: Undeveloped property located on Cypress Avenue, in unincorporated Moss Beach/Seal Cove area of San Mateo County. The project site can be accessed from Cypress Avenue, which is a public roadway.

APNs: 037-221-020 and 037-221-030

Size: 5,643 sq. ft.

Existing Zoning: One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review District/ /Geological Hazard District/Coastal Development District (R-1/S17/DR/GH/CD)

General Plan Designation: Medium Density Residential; Urban

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Supply/Sewage Disposal: The project would connect to the Montara Water and Sanitary District (MWSD), which provides water and sewer service to this area. The project involves the construction of water and sewer laterals from existing water and sewer mains located within the Cypress Avenue right-of-way.

Flood Zone: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0119F, effective August 2, 2017.

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration was released on May 14, 2024, with a 20-day comment period ending on June 3, 2024.

Setting: The property is located within an existing residential neighborhood and adjoins developed parcels on the north, south, and east sides. Access is proposed from Cypress Avenue, a public roadway. The property is relatively flat. A significant size (42-inch) Cypress tree is located on the rear property line.

Chronology:

Date		Action
February 21, 2020	-	Application submitted
2020–2023	-	Project materials and reports are reviewed by required review agencies, including the County's Geotechnical Section and

		the County's Geotechnical Consultant, Cotton, Shires and Associates. Over this time, the Project Geotechnical Engineer provided several response letters to comment letters from the County's Geotechnical Section regarding the project setback from a secondary fault trace, as described in Section A.3.c of this report.
Sept 12, 2023	-	County reviews the EcoGeoBuild letter, dated July 27, 2023, and determines that, in light of the geotechnical reports and letters submitted, a 10-foot setback from the secondary fault trace is appropriate in this case.
May 9, 2024	-	Coastside Design Review Committee reviews the project and recommends approval. Neighbors note concerns related to drainage and flooding, garage size, and impacts to views from existing homes.
May 14, 2024	-	Release of Initial Study/Mitigated Negative Declaration (IS/MND); start of 20-day comment period. Additional drainage comments received from neighbors.
June 3, 2024	-	End of 20-day comment period for IS/MND.
June 20, 2024	-	Applicant submits revised drainage plan and Project Civil Engineer responds to drainage comments on the IS/MND (Attachment G).
September 25, 2024	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

The subject parcel is designated by the General Plan for Medium Density Residential use, with an allowed density of 6.1-8.7 du/net ac dwelling units per acre. The project would result in a density of approximately 7.7 dwelling units per acre, which complies with the density limit.

2. Conformance with Design Review District Guidelines

On May 9, 2024, the Coastside Design Review Committee reviewed and recommended approval of the project.

The project, as proposed and conditioned, was found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically finding that the project compiles with the following:

a. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: The proposed house is similar in scale, form, and proportion to the neighboring properties on Cypress Avenue on similarly sized lots.

b. Section 6565.20(D)1c ELEMENTS OF DESIGN Second Stories, Facade Articulation: Building's facades are well articulated and proportioned, convey architectural interest, and break up walls to avoid appearing looming or massive.

c. Section 6565.20(D)3a ELEMENTS OF DESIGN Roof Design, Massing and Design of Roof Forms: The two predominant sloping shed roofs breaks up the massing of the two-story project and add architectural interest to the design.

For better compliance with design review standards, the CDRC required changes to incorporate a double door front entrance facing the street, frosted/obscured windows to reduce privacy impacts, and reduced exterior lighting, which has been added as Condition 5 of Attachment A.

3. Compliance with Local Coastal Program (LCP)

A Coastal Development Permit (CDP) is required for new development as the project site is located outside of the Single-Family Residence Categorical Exclusion Area. The site is located within the Coastal Commission Appeals Jurisdiction. If granted by the County, the CDP is appealable to the Coastal Commission. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, including the relevant components discussed below.

a. Locating and Planning New Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas in order to discourage urban sprawl and maximize the efficiency of public facilities, services and utilities. Also, the policy requires the "infilling" of existing residential subdivisions. Policy 1.20 (*Definition of Infill*) defines infill as the development of vacant land in urban areas that is subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or served by sewer and water. The subject parcel is designated

by the General Plan for Medium Density Residential use, at a density of 6.1-8.7 dwelling units per acre. The resulting density would be 7.7 dwelling units/acre. The site is served by Montara Water and Sanitary for water and sewer service. Therefore, the project is considered an infill project.

Policy 1.21 (*Lot Consolidation*) calls for the County to consolidate contiguous lots, held in the same ownership, according to the densities shown on the LCP Land Use Plan Map, in residential subdivisions in Seal Cove to minimize risks to life and property and in Miramar to protect coastal views and scenic coastal areas. The applicant proposes to construct a single-family residence on the two subject parcels. Condition 6 requires merger of the parcels and the recordation of a Notice of Merger for the subject parcels, prior to issuance of a building permit for the project.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*) limits the maximum number of new dwelling units built in the urban Midcoast to 40 units per calendar year so that roads, public services and facilities and community infrastructure are not overburdened from new residential development. As of the print date of this report, 20 building permits have been issued this year for new dwelling units, which is well under the maximum.

b. Sensitive Habitats Component

Policy 7.3 *(Protection of Sensitive Habitats)* prohibits any land use or development which would have significant adverse impact on sensitive habitat areas. Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats. As discussed in Section 4 of the IS/MND, the project site is located in an established residential neighborhood between three developed properties and the Cypress Avenue public right-of-way. The proposed construction would not result in any tree removal. The existing 42-inch diameter at breast height Cypress tree will be preserved and protected during construction. Further, the project site contains no sensitive resources, such as riparian corridor or wetland areas, contains no endangered/threatened species, and involves no tree removal. However, as the project site is located within the watershed of the Fitzgerald Marine Reserve Area (FMR) of Special Biological Significance (ASBS), is located across the street from the FMR, and contains a drainage swale, staff has added Mitigation Measure 2 (Condition 20) to require preconstruction survey(s) for protected species, including, but not limited to, California Red-legged Frog

(CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors, prior to vegetation removal or land disturbance.

c. Hazard Component

Policy 9.10 (*Geological Investigation of Building Sites*) requires the County Geologist or an independent consulting certified engineering geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. As appropriate and where not already specifically required, this policy requires site specific geotechnical investigations to determine mitigation measures for the remedy of such hazards as may exist for structures of human occupancy and/or employment other than those considered accessory to agriculture. As discussed in Section 7 of the IS/MND, the subject property is located within Zone 2 (Questionable Stability) of the County's Local Coastal Program's Seal Cove Study Area. Geologic studies and hazard maps identify that the Seal Cove fault exists in close proximity to the subject property, though the exact distance is unknown. The Seal Cove fault is an active fault with up to 156 kilometers of cumulative total displacement (Clark, et al, 1984). The fault is considered capable of a magnitude of up to M71/4. (Simpson, et al, 1997). The slip rate of the fault is estimated to be at least 4.5 mm/yr, and possibly as high as 7 to 10 mm/yr (Koehler et al, 2005). The recurrence interval between maximum seismic events is estimated to be 1037 to 2205 years (Koehler et al, 2005).

Sigma Prime Geosciences, Inc. (SPG), Project Geologist and Civil Engineer, performed a desk study to identify evidence of faulting in the area and excavated an 89-foot long by 10-foot-deep trench across the subject property, at the location shown in Figure 2 of the June 2020 SPG report. Based on SPG's studies, there is no major trace of the Seal Cove fault on the property. However, SPG's studies indicated there is a secondary trace, estimated to be as little as 10 feet west of the northwest corner of the property, that, in SPG's opinion, requires a 10-foot setback. The trace shown in Figure 6 of the June 2020 SPG report is derived by connecting the mapped traces located in trenches to the north and south.

The County's Geotechnical Section staff and its Geotechnical Consultant, Cotton, Shires and Associates, Inc. (CSA), reviewed the June 2020 SPG report, as well as associated response letters to the County's comments during the review process. Cotton, Shires and Associates stated that a 50-foot setback should be applied not only for the main trace, but for all secondary fault traces.

To resolve the differing professional opinions between the County's Geotechnical Section and the Project Geologist, the County allowed for a peer review letter from a County-approved third party to review the project record and submit an opinion to the County. The applicant submitted a Geologic Review Letter, prepared by David W. Buckley, President of EcoGeoBuild, dated July 27, 2023 (Included in Attachment E of the IS/MND), which supported a 10-foot setback from the secondary trace, and was accepted by the County.

4. Conformance with Zoning Regulations

a. Compliance with S-17 Zoning District Regulations

The 5,643 sq. ft. project site conforms to the minimum lot size of the R-1/S-17/DR/CD zoning district. As shown in the table below, the project complies with the requirements of this zoning district.

Table 1 - Compliance with the R-1/S-17/DR/CD Zoning District

	Required	*Proposed*	*Complies?*
Min. Side Yard Setback	5 ft.	Right: 16 ft. Left: 5 ft.	Yes
Min. Combined Side Yard Setback	15 ft.	21 ft.	Yes
Min. Front Setback	20 ft.	20 ft.	Yes
Min. Rear Setback	20 ft.	20 ft.	Yes
Max. Building Height	28 ft.	27.5 ft.	Yes
Max. Floor Area Ratio	53%	52.9% (2,986 sq. ft.)	Yes
Max. Building Site Coverage	35%	32.7% (1,844 sq. ft.)	Yes
Min. Average Lot Width	50 ft.	80 ft.*	Yes
Min. Lot Size	5,000 sq. ft.	5,643 sq. ft.*	Yes

5. Compliance with the Subdivision Regulations

The project requires a merger of the two project parcels, which are in common ownership and will be developed as a single project. Section 7123 of the Subdivision Regulations regulates mergers, requiring that the merger of parcels will not result in a greater density of development than that which is currently allowed by the County Zoning Regulations. The owner of the subject parcels does not own any adjoining parcels, so the merger of the 2

parcels would not result in a greater density of development than that which is currently allowed.

6. Compliance with the Half Moon Bay Airport Land Use Compatibility Plan (HMB ALUCP) for the environs of Half Moon Bay Airport

The project site is located 400 feet west of the Half Moon Bay Airport, a public use airport. Per Half Moon Bay Airport Land Use Compatibility Plan (HMB-ALUCP) for the environs of Half Moon Bay Airport, dated October 9, 2014, the project site is located in Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. Within the AIA Zone, Airport Land Use Commission review is required for any proposed structure taller than 100 feet above ground level. The proposed structure is less than 30 feet in height. Residential uses are considered conditionally compatible in areas exposed to noise levels between 60-64 dB Community Noise Equivalent Level (CNEL). The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours.

B. ALTERNATIVES

In addition to the recommended action, the Planning Commission may choose to continue its review of the project to request additional information; deny the project and identify findings for such denial; or approve the project with amendments to the suggested conditions of approval.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

In an email dated June 2, 2020 (Attachment I), the MCC's comments on this project include:

1. Geology: The MCC states that the "geotechnical report states that the property is as little as 10 feet from the main trace of the Seal Cove. Although the diagonal trench did not find evidence of the main fault trace, the exact location is 'very approximate'. The trenching also found a minor earthquake fault trace on the property, and the report recommends a 10-foot setback. The design has a cutout to accommodate that offset on the ground floor, but the second story extends into this 10-foot setback. It seems very unwise to allow a home to be constructed so close to the earthquake fault." See hazards discussion in Section A.3.c of this report, above.

2. Drainage: The MCC states that the drainage report does not acknowledge failures of the current drainage "systems", the new location of the swale does not account for the runoff from the property immediately behind it and the addition of a stone-lined channel in the 5-foof side setback area (1-foot from the property line) could undermine the non-slab foundation of the adjacent house. See drainage discussion in Section D of this report, below.

D. ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) was released on May 14, 2024, with a 20-day comment period ending on June 3, 2024. The IS/MND provides analysis of the following project potential impacts, with the main issue areas and comments received as summarized below:

a. Geology and Soils: See Section A.3.c (Compliance with LCP) of this report for discussion.

Staff received comments letter(s) stating that, due the earthquake fault on the property, the location of the dwelling should be carefully considered. These concerns are addressed in the IS/MND and in Section A.3.c of this report.

b. Biological Resources: See Section A.3.b (Compliance with LCP) of this report for discussion of potential project impact to sensitive habitats and protected species.

Staff received comments letter(s) regarding the following concerns:

Commenter(s) desired the protection of a tree during construction, which is located on the subject property and a neighboring property. Staff's response: The Cypress tree on the eastern property line will be maintained and protected during construction, with no work proposed within the drip line of the tree.

Commenter states that the area is a habitat for species including great blue herons and raptors, and that the project would result in a loss of hunting ground for raptors. The property is zoned for residential use. Mitigation Measure 2 requires pre-construction surveys to avoid direct impacts to protected species, including but not limited to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors.

c. Hydrology and Water Quality:

The IS/MND states that, while the project site is undeveloped, there is an unauthorized drainage swale on the property, which appears to drain surface water from the adjoining property to the east. As shown in the project civil plans, project construction would result in the relocation of the swale to the left of the new house. The project would result in approximately 2,800 sq. ft. of new impervious surface and proposes energy dissipaters at the end of the new driveway in the public right-of-way, as well as a swale and a rock retention pit to handle drainage from the subject residence. The project would potentially alter the existing drainage pattern

of the site or area. Mitigation Measure 10 (Condition 28) requires post-construction project run-off to be equal to or less than the pre-project run-off and comply with other requirements of the County's Drainage Manual and Provision C.3.i. of the Municipal Regional Permit. Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area.

Staff received comments letter(s) regarding the following concerns:

Commenter(s) assert that the IS/MND and project plans should address the loss of the lot for the area's stormwater infiltration needs after it is developed, which could exacerbate flooding impacts in the area. Staff's Response: The project maintains the property's past surface water infiltration role by proposing a new swale and a rock retention pit which generally follows the same drainage path of travel as the existing unauthorized drainage swale, while allowing for the development of the property.

Commenter(s) assert that the size of the proposed swale may not be sufficient and could exacerbate the ongoing flooding problems upstream, along Alton Avenue. Staff's Response: In a response to drainage comments (Attachment G), the Project Civil and Geologist states the previous version of the drainage plan included a proposed concrete block swale with a cross sectional area of 1 square foot (SF) and ending at a swale along the front property line. The swale flows to an existing catch basin with an 18-inch diameter culvert. The revised drainage plan (Attachment G) includes a smooth poured concrete swale with a cross sectional area of 1.66 SF that continues all the way to the catch basin, with a slope of 0.5 percent. The 1.66 SF area is slightly less than the area of the 18-inch culvert (1.77 SF). The inflow from the swale into the catch basin should not exceed the culvert's size, otherwise, there is a chance that the culvert will back up onto Cypress Avenue.

The Project Civil and Geologist states that it is his opinion that the proposed drainage system is an improvement over the existing conditions, but notes, however, that flooding along Alton Avenue may remain a problem, albeit possibly less severe. He states that installation of a new comprehensive drainage system in the Alton Avenue right-of-way may be necessary.

Commenter(s) requested a meeting with the Department of Public Works (DPW), the project team, and Planning Staff, and assert that they have tried to communicate their concerns to DPW staff on several occasions in the past but have not been successful in obtaining an adequate response. Staff's Response: In reaching out to DPW staff with the meeting request, Planning staff was informed that DPW staff and the former Supervisor had met with property owners in the neighborhood to discuss drainage and

flooding concerns. Meeting notes from this meeting, included as Attachment H, include DPW staff determination that:

- The Planning and Building Department should add drainage mitigations to the development conditions for new house: Staff Response: Drainage systems to accommodate existing drainage patterns are included in the project proposal.

- A solution would need to be neighbor led with the possibility of creating drainage master plan. An assessment for neighborhood drainage systems would need to be community funded.

No significant change to mitigation measures of the IS/MND are needed to address comments. Mitigation Measures are included as conditions of approval in Attachment A, with minor changes to mitigation measures for clarification purposes. Further staff response to comments on the IS/MND is included as Attachment J.

E. REVIEWING AGENCIES

Department of Public Works
Midcoast Community Council
Drainage Section
Geotechnical Section
Coastside Fire Protection District
Montara Water and Sanitary District
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Proposed Site Plan, Floor Plans, and Elevations, dated April 30, 2024
D. Letter of Recommendation by Coastside Design Review Officer, dated May 9, 2024
E. Initial Study/Mitigated Negative Declaration (IS/MND), dated May 14, 2024, available at: https://www.smcgov.org/planning/mitigated-negative-declaration-mukaeda-residence-cypress-avenue-moss-beach
F. Public Comments received at CDRC meeting and during IS/MND comment period.
G. Response to Drainage Comments by the Project Civil and Geologist and Revised Drainage Plan, dated June 20, 2024.
H. Documentation of Meeting with former Supervisor Horsley and DPW staff on March 26, 2022
I. Letter from the Midcoast Community Council, dated June 2, 2020.
J. Additional Staff Responses to Comments on the IS/MND

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2020-00070 Hearing Date: September 25, 2024

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.

3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing, and based on analysis contained in the staff reports prepared for the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the Mitigation Measures (numbered 1 through 10) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions of approval in this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

Regarding the Coastal Development Permit (CDP), Find:

5. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the project is in compliance with policies regarding hazards, infill development, and timing of new housing development in the Midcoast.

6. That the project is not located between the nearest public road (Mirada Road) and the sea, or the shoreline of Pescadero Marsh, and is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

7. That, with the approval of this project, the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limit established by LCP Policy 1.23. As of the print date of this report, building permits issued for new dwelling units are well under the maximum in the current 2024 calendar year.

8. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project complies with the required findings for a CDP as listed above.

Regarding the Design Review, Find:

9. That the project, as proposed and conditioned, has been reviewed under and found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, Section 6565.20 of the San Mateo County Zoning Regulations, specifically elaborated as follows:

    a. Section 6565.20.D.1.b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. The proposed house is similar in scale, form, and proportion to the neighboring properties on Cypress Avenue on similarly sized lots.

    b. Section 6565.20.D.1.c ELEMENTS OF DESIGN Second Stories, Facade Articulation: Facade articulation shall be provided on all building sides and is subject to approval by the Design Review Committee. Building's facades are well articulated and proportioned, convey architectural interest, and breaks up walls to avoid appearing looming or massive.

    c. Section 6565.20.D.3.a ELEMENTS OF DESIGN Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house. The two predominant sloping shed roofs breaks up the massing of the two-story project and add architectural interest to the design.

    d. Section 6565.20.F.4 Lighting: An appropriate lighting plan will complement the home's design and provide adequate light and security for the subject site. At the same time, the plan should prevent direct light and glare from extending in any direction, including upward, beyond the boundaries of the site. The project propose dark sky exterior lighting sconces and downward

facing recessed lights to maintain overall low level outdoor lighting. The CDRC recommends further use of window treatments on the west side to avoid excessive light from floor to ceiling windows.

Regarding the Merger, Find:

10. The project complies with Section 7123 of the Subdivision Regulations, as the owner of the subject parcels does not own any adjoining parcels, so the merger of the 2 parcels would not result in a greater density of development than that which is currently allowed by the County Zoning Regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on September 25, 2024, as reviewed by the Coastside Design Review Committee on May 9, 2024, and as conditioned by this approval. Any changes or revisions to the approved plans are subject to review and approval by the Planning Commission. Minor adjustments to project may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval. Minor adjustments to project design may be approved by the Design Review Officer. For major adjustments to project design, the Design Review Officer will refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The Coastal Development Permit, Design Review Permit, and Merger shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of issuance of the building permit. The expiration date of the permits may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall include a copy of the final approval letter on the top page of the building plans to provide the Planning approval date and required conditions of approval on the on-site plans.

4. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

    a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.

b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.

d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).

e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.

5. The applicant shall indicate the following on plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

a. To better comply with Section 6565.20.D.2.c. (ELEMENTS OF DESIGN: Architectural Styles and Features, Entries), the project owner shall incorporate a double door front entrance facing the street at the entry pop-out.

b. To better comply with Section 6565.20.C.2.a (SITE PLANNING AND STRUCTURE PLACEMENT: Privacy) and Section 6565.20.D.2.b. (ELEMENTS OF DESIGN: Architectural Styles and Features, Openings), both second story windows, three first story windows on “CD - North (Left)” elevation, and one first story window with “92” label on “CD - East (Rear)” elevation on sheet A202 shall be frosted or obscured.

c. Section 6565.20.F.4 (LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE: Lighting), the applicant shall remove two of the four recessed lights proposed at the “Flagstone Patio” as shown on sheet E102.

6. The applicant shall merge the subject parcels and work with the Project Planner to record a Notice of Merger for the subject parcels, prior to issuance of a building permit for the project.

7. The applicant shall submit the following to the Current Planning Section: Within **four (4) working days of the final approval date for this project**, the applicant shall pay an environmental filing fee of $2,916.75, as required under Fish and Game Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,966.75, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee will increase on January 1, 2025.

8. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

   a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

   b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

   c. Performing clearing and earth-moving activities only during dry weather.

   d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

   e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

   f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

   g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

n. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

o. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

9. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

10. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

11. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works and the Coastside Fire Protection District.

12. No site disturbance shall occur, including any vegetation/ removal or grading, until a building permit has been issued.

13. To reduce the impact of construction activities on neighboring properties, comply with the following:

    a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.

    b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

    c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Cypress Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Cypress Avenue. There shall be no storage of construction vehicles in the public right-of-way.

14. Color and materials verification shall occur by Planning staff in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

16. Installation of the approved landscape plan is required prior to final inspection.

17. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. The Water Efficient Landscape Ordinance applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft. The following restrictions apply to projects using the prescriptive checklist:

    a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).

    b. Plant Water Use (Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 % of the plant area excluding edibles and areas using recycled water.

c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.

d. Turf: Total turf area shall not exceed 25 % of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25 % and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.

e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

18. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:

a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;

b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;

d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

e. Normal irrigation shall be maintained, but Oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and

g. Prior to issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Mitigation Measures of the Initial Study/Mitigated Negative Declaration
Minor edits made by staff to strength mitigation measures are shown in tracked changes format (additions underlined, deletions shown in strikethrough).

19. **Mitigation Measure 1**: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
    e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
    h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
    i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

20. **Mitigation Measure 2**: The applicant shall implement the following mitigation measures to void direct impacts to protected species, including but not limited to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), and protected nesting birds and raptors, if present during the course of activities on the site:

a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

b. A pre-construction survey for CRLF shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF is found, work should be halted, and the U.S. Fish and Wildlife Services (USFWS) will be contacted. If possible, CRLF should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

c. Tree and vegetation removal activities shall be initiated during the non-nesting season from September 1 to January 31 of protected nesting birds and raptors when possible. If work cannot be initiated during this period, then nesting bird pre-construction surveys shall be performed in trees proposed for removal and suitable nesting habitat within 500 feet of the project footprint. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

   If nests are found, a no-disturbance buffer shall be placed around the nest of protected nesting birds and raptors until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

21. **Mitigation Measure 3**: Prior to commencement of grading and construction activities, a field study by a qualified professional archaeologist shall be conducted to update the conditions of this possible site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted.

22. **Mitigation Measure 4**: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

23. **Mitigation Measure 5**: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

24. **Mitigation Measure 6**: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Director.

25. **Mitigation Measure 7**: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
    a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
    b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
    c. Performing clearing and earth moving activities only during dry weather.
    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
j. Limiting construction access routes and stabilization of designated access points.
k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

26. **Mitigation Measure 8**: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

27. **Mitigation Measure 9**: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form (Attachment D) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.
a. Energy storage technology (e.g., solar or home battery storage system)
b. EV charging station(s)
c. Use of drought-resistant landscape design principles which include replacing lawns or installing new gardens with native and drought-resistant plants, utilizing mulch, installing a rain garden, and avoiding the use of invasive and/or water-intensive plant selections.

28. **Mitigation Measure 10**: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Manual.

    Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

    a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
    b. Direct roof runoff onto vegetated areas.
    c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

    A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Manual, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

Building Inspection Section

29. A building permit is required for this project.
30. Addressing Form: The applicant shall complete an Addressing Form and meet with a Building Technician prior to building permit application submittal.

Geotechnical Section

31. A design level geotechnical report is required at the building permit stage. Additionally, The Geotechnical Consultant of Record shall review and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and foundation plans at the minimum. The review letter of applicable project plans and calculations shall be submitted to County for review and approval.

32. The Geotechnical Consultant of Record shall perform site geotechnical inspections specified in the geotechnical report. The specifications shall be in compliance with the applicable year of the California Building Code.

Drainage Section

33. The following will be required at the time of building permit submittal:

a. An updated Drainage Report prepared and stamped by a Registered Civil Engineer.

b. A final Grading and Drainage Plan prepared and stamped by a Registered Civil Engineer.

c. An updated C3 C6 Checklist (if changes to the amount of impervious area were made during the design phase).

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

Montara Water and Sanitary District (MWSD)

35. Applicant is required to obtain Sewer Permits prior to issuance of building permit. Sewer Connection Fees must be paid prior to issuance of connection permit.

36. Applicant is required to obtain a Domestic Water Connection Permit prior to issuance of building permit. Connection fee for domestic water must be paid prior to issuance of connection permit.

37. Connection to the MWSD's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.

38. Existing water main may not be suitable to provide required fire flows for fire protection system or fire hydrant. Mainline upgrade may be required. Applicants must first apply directly to MWSD for permits and not their contractor.

Coastside Fire Protection District

39. The workshop may require light hazard fire sprinklers. Identify how the shop is going to be used see call out on page A1.1.

40. Solar Photovoltaic Systems: These systems shall meet the requirements of the 2022 CFC Section 1204.2.1

41. Add Note to plans: Smoke Detectors which are hard wired: As per the California Building Code, State Fire Marshal regulations, and Coastside Fire Protection District Ordinance 2016-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. Smoke alarms to be installed per manufactures instruction and NFPA 72. These detectors are required to be placed in each new and recondition sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

42. Add Note to plans: Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 sq. ft. allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor. (CFC 1030).

43. Identify rescue windows in each bedroom and verify that they meet all requirements. Add this to plans.

44. Add Note to plans: New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Residential address numbers shall be at least six ft. above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustibles being placed on site.

45. As per Coastside Fire District Ordinance 2023-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class “B” as defined in the current edition of the California Building Code.

46. Vegetation Management (LRA) - The 2022 California Fire Code Chapter 49 and Public Resources Code 4291. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible

space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

47. Fire Access Roads – Add note to plans: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance 2016-01, and the California Fire Code shall set road standards. As per the 2016 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire Protection District specifications. As per the 2016 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed on the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20-foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

48. Fire Hydrant: As per 2016 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 2065) must be located within 500 ft. of the proposed single-family dwelling unit measured by way of drivable access. As per 2016 CFC, Appendix B the hydrant must produce a minimum fire flow of 500-gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

49. Add Note to plans: Automatic Fire Sprinkler System: Fire Sprinkler plans will require a separate permit. As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance Number 2016-01, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on a metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 sq. ft. with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Department. A building permit will not be issued until plans are received, reviewed and approved. Upon submission of plans, the County will forward a complete set to the Coastside Fire Protection District for review.

50. Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Protection Fire District to schedule an inspection. Fees shall be paid prior to plan review.

51. Exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe and flow switch, along with the garage door opener are to be wired into a separate circuit breaker at the main electrical panel and labeled.

52. Add note to the title page that the building will be protected by an automatic fire sprinkler system.

Department of Public Works

53. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
54. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 %) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

55. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

56. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.

Deed Restriction

57. As required by the Geologic Hazard (GH) Zoning District, prior to final approval of the building permit for the project, the applicant shall record the following

restriction which binds the applicant and any successors in interest on the parcel deed:

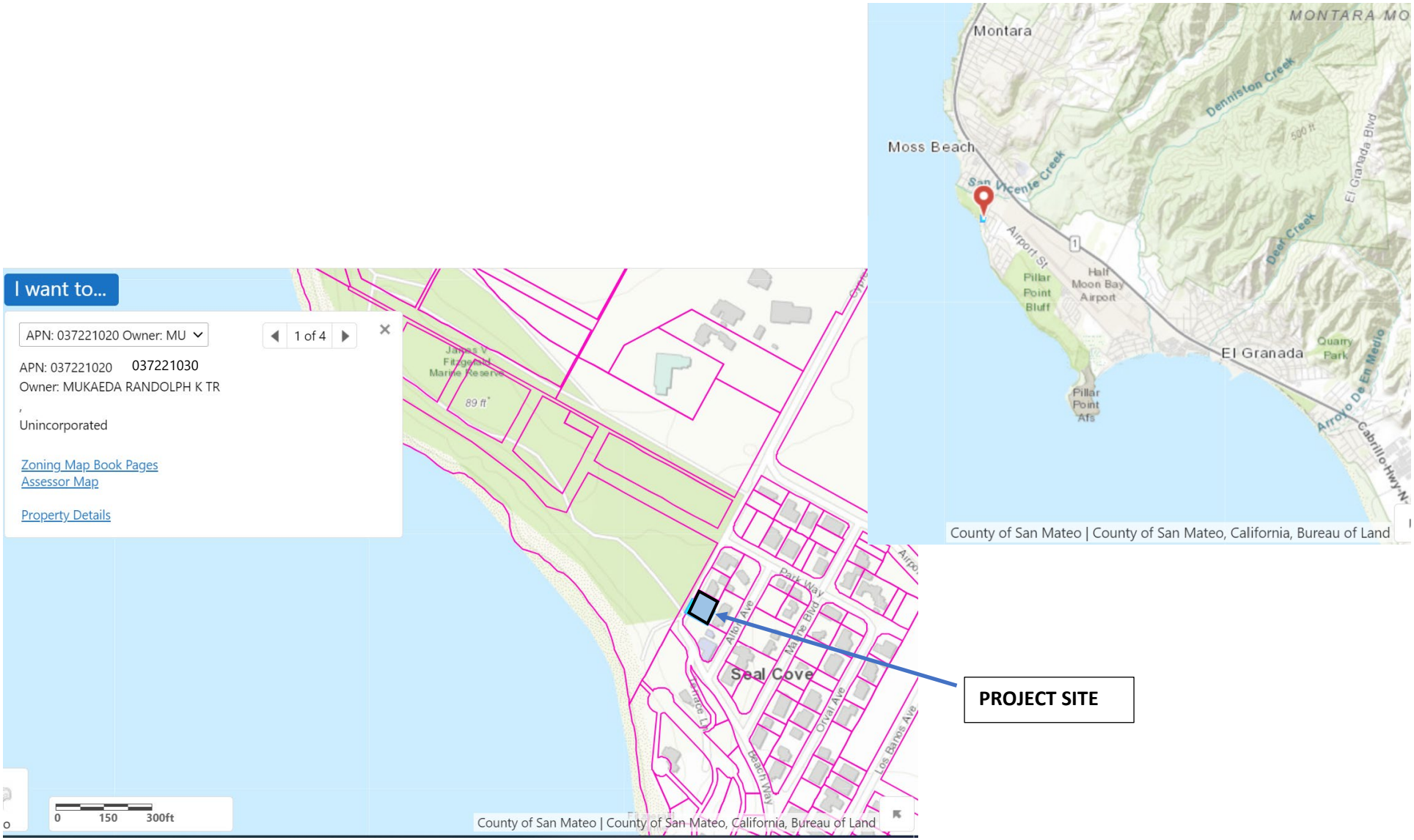
> *This property is located in Zone 2 (Questionable Stability) of the Seal Cove Geologic Hazards District established by Section 6296 of the San Mateo County Ordinance Code, Zoning Annex. Maps of this district are on file with the County Geologist and the Planning and Building Department, San Mateo County. For the life of the project, the owner shall maintain a minimum 10 feet setback for all buildings from the secondary trace located in the western corner of the property.*

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ATTACHMENT B

Vicinity Map: PLN2020-00070 (Mukaeda) – Cypress Avenue, Moss Beach



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

SITE DATA:

APN: 037-221-020/030
ZONING: R-1/S-17/DR/GH/CD
OCCUPANCY GROUP:R-3/U
TYPE OF CONSTRUCTION: V-B

PLN: 2020-00070
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5643							
LOT COVERAGE	0	0.0	1844	32.7	1844	32.7	1975	35.0
FLOOR AREA			FIRST FLR: 586 SECOND FLR: 1385 GARAGE: 1015		FIRST FLR: 586 SECOND FLR: 1385 GARAGE: 1015			
	Total 0	0.0	Total 2986	52.9	Total 2986	52.9	Total 2991	53.0

OWNER: Randolph & Mana MUKAEDA
105 Rosa Flora Circ.
South San Francisco, CA 94080

ARCHITECT: Edward C Love, Architect
720 Mill St
Half Moon Bay, CA 94019

GEOTECHNICAL ENGINEERING: Sigma Prime Geosciences
322 Princeton Ave.
Half Moon Bay, 94019
650.728.3590

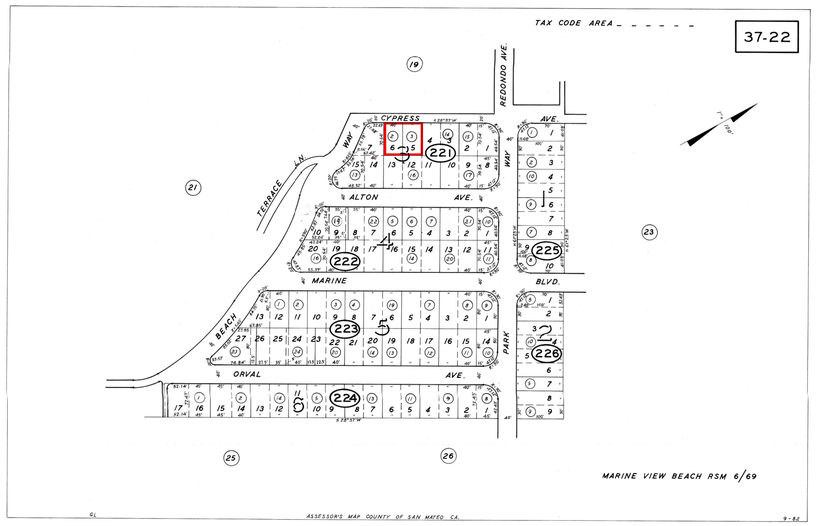
STRUCTURAL ENGINEERING: XYZ Engineering
Address1
Address2
650.xxx.xxxx

SCOPE OF WORK:

CONSTRUCTION OF A 2986 SQFT SINGLE FAMILY RESIDENCE
W/ ATTACHED GARAGE

Sheet List - Const.

Sheet No.	Sheet Name	Rev
A001	Cover Sheet	
A002	Additional Notes	
SU1	Survey	
A003	Site Plan	
C1	Grading & Drainage	
C2	Erosion & Sediment Control	
C3	Best Management Practices	
A101	First Floor Plan	
A102	Second Floor Plan	
A103	Roof Plan	
A104	Door & Window Schedule	
A201	Elevations - West & South	
A202	Elevations - East & North	
A301	Section Views	
A501	Details	
A502	Details	
A503	Color Board	
E101	First Floor Electrical Plan	
E102	First Floor Lighting Plan	
E103	Second Floor Electrical Plan	
E104	Second Floor Lighting Plan	
L1	Conceptual Landscape	



REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Cover Sheet

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: GMH
JOB: MUKAEDA
SHEET: A001
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt

GENERAL NOTES

1. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE BIDDER SHALL VISIT THE SITE AND LEARN THE EXISTING CONDITIONS. HE SHALL EXAMINE THE PLANS AND SPECIFICATIONS AND BASE HIS BID ON THEM. DURING CONSTRUCTION, NO CHANGES FROM PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND OWNER. STRUCTURAL CHANGES MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

2. THE GENERAL CONTRACTOR (G.C.) SHALL OBTAIN AND PAY FOR ALL PERMITS (EXCEPT THOSE PAID FOR BY THE OWNER) AND LICENSES AND SHALL GIVE ALL NOTICES. THE G.C. IS REQUIRED TO COMPLY WITH ALL CURRENT CODES, ORDINANCES, & REGULATIONS RELATED TO THIS PROJECT. ANY CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND ORDINANCES SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT IN WRITING. THE G.C. FOR THIS WORK SHALL BE CURRENTLY LICENSED BY THE STATE OF CALIFORNIA. THE EMPLOYEES AND SUBCONTRACTORS USED BY THE G.C. TO CONSTRUCT AND FINISH THE WORK SHOWN ON THE PLANS MUST ALL BE SKILLED WORKMEN UNDER THE DIRECTIONS OF A COMPETENT FOREMAN. THE G.C. SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY AND ADJACENT PROPERTY FROM INJURY, DAMAGE, OR LOSS ARISING FROM THIS CONTRACT. SALES TAX SHALL BE PAID BY THE G.C. AND INCLUDED IN THE BID.

3. THE G.C. SHALL, AT ALL TIMES, KEEP THE PREMISES AND STREETS FREE OF WASTE AND RUBBISH CAUSED BY THE WORK, AND AT COMPLETION, SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND EQUIPMENT AND LEAVE THE WORK 'BROOM CLEAN'. THE G.C. SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES. G.C. TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO OCCUPANT OR OWNER PER SECTION 4.410.1.

4. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY AND ADEQUATE RECORDS SHALL BE KEPT BY THE G.C. TO SUBSTANTIATE ANY ADDITIONAL CHARGES. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT DOCUMENTS.

5. THE OWNER SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY ACCIDENT, LOSS, INJURY, OR DAMAGES HAPPENING OR ACCRUING DURING THE TERM OF THE PERFORMANCE OF THE WORK AND IN CONNECTION THEREWITH, TO PERSONS AND/OR PROPERTY. THE G.C. SHALL HAVE IN FULL FORCE AND EFFECT DURING THE LIFE OF THIS CONTRACT, FULL COVERAGE LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, WHICH SHALL COMPLY WITH CALIFORNIA LAWS AND WILL NOT BE CANCELED OR CHANGED DURING THE TERM OF THIS CONTRACT WITHOUT NOTICE BEING GIVEN TO THE OWNER, AND SHALL REQUIRE ALL INTERMEDIATE AND SUBCONTRACTORS TO TAKE OUT AND MAINTAIN SIMILAR POLICIES OF INSURANCE. ALL SUCH POLICIES SHALL BE WITH INSURANCE COMPANIES ACCEPTABLE TO THE OWNER. UNLESS EXPRESSLY STATED OTHERWISE, THE OWNER WILL TAKE OUT AND CARRY A COMPREHENSIVE INSURANCE POLICY INCLUDING FIRE, EXTENDED COVERAGE, VANDALISM AND MALICIOUS MISCHIEF PROTECTING BOTH HIS INTEREST AND THAT OF THE G.C.

6. IN ADDITION TO GUARANTEES CALLED FOR ELSEWHERE IN THESE SPECIFICATIONS, THE G.C. SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER NOTICE OF COMPLETION IS FILED, AGAINST DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THAT IS DISCOVERED AND REPORTED WITHIN THAT PERIOD.

7. IN GENERAL THE DRAWINGS WILL INDICATE DIMENSIONS, POSITION, TYPE OF CONSTRUCTION, SPECIFICATIONS, QUALITIES AND METHODS. ANY WORK INDICATED ON THE DRAWINGS, AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED, OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. THE LARGER THE SCALE OF THE DRAWING, THE MORE PRECEDENT, I.E.: 3 INCHES PER FOOT SCALE GOVERNS 1/4 INCH PER FOOT SCALE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY G.C. THE G.C. SHALL VERIFY, AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

8. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE SUBCONTRACTOR SHALL CONTACT THE G.C., WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

9. THE G.C. SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

10. ALL PRODUCTS LISTED IN THESE DRAWINGS BY NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.

11. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

12. SEE STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, DIMENSIONS AND DETAILS.

13. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATION FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

14. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BAS OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER SECTION 4.505.2 AND R506.2.3.

15. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THE RELEVANT CODES MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

16. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED PER CALGREEN 4.408.2 (OR IN ACCORDANCE WITH LOCAL ORDINANCE). MINIMUM OF 65% OF CONSTRUCTION WASTE SHALL BE DIVERTED FOR RECYCLING OR SALVAGE PER CALGREEN 4.408.1

17. OPERATIONS & MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER ADDRESSING ITEMS 1 - 10 IN CALGREEN 4.410.1

18. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPED PER CALGREEN 4.507.2. HVAC SYSYTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

19. BATHROOM EXHAUST FANS SHALL COMPLY WITH CALGREEN 4.506.1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY SENSOR.

20. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (CALGREEN 4.406.1)

21. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (CALGREEN 4.504.1)

22. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CALGREEN 4.504.2.1)

23. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.2.2)

24. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (CALGREEN 4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.3)

26. MINIMUM OF 80" FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN 4.504.4

27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (CALGREEN 4.504.5)

28. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CALLGREEN 4.505.2)

29. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (CALGREEN 4.505.3)

HERS INSPECTION ITEMS

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
• High quality insulation installation (QII)
• IAQ mechanical ventilation

Cooling System Verifications:
• -- None --

HVAC Distribution System Verifications:
• Duct Sealing

Domestic Hot Water System Verifications:
• -- None --

Smoke Detectors

As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2022-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

Smoke alarm/detector are to be hard wired, interconnected, or with battery back up. Smoke alarms to be installed per manufacturers instruction and NFPA 72.

Windows

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square ft (sqft), 5.0 sqft allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall not be more than 44 inches above the finished floor (CFC 1030).

Address Markers

New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 6 inches in height with a minimum of 1/2 inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, an additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

Roofing

As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current addition of the California Building Code.

Vegetation Management (LRA)

The Coastside Fire District Ordinance 2022-01, the 2022 California Fire Code 304.1.2:

A fuel break of defensible space shall is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. this is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

Fire Access Roads

The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The city of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2022-01, and the California Fire Code shall set road standards. As per the 2022 CFC, Dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2022 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed of the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

Fire Hydrant

As per 2022 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2022 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

Automatic Fire Sprinkler System (Fire Sprinkler plans will require a separate permit)

As per San Mateo County Building Standards and Coastside Fire District Ordinance 2022-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or the City of HMB. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.

An exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.

Solar Photovoltaic Systems

These systems shall meet the requirements of the 2022 CFC Section 605.11.

REVISIONS

EDWARD C. LOVE, ARCHITECT

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New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Additional Notes

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: GMH
JOB: MUKAEDA
SHEET: A002
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt

1" = 8'

8 0 4 8 16

(IN FEET)

1 INCH = 8 FEET

BASIS OF BEARINGS

THE BEARING, NORTH 61°23' WEST, OF PARK WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "MARINE VIEW BEACH" WHICH WAS FILED FOR RECORD IN BOOK 6 MAPS PAGE 69, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29). BASIS OF VERTICAL DATUM HELD: 941 4129 TIDAL 5 (PID: HT0455) NGVD29 PUBLISHED ELEVATION: 11.45 FEET.

LOCAL BENCHMARK TO USE FOR SITE WORK IS THE SPIKE AND STAINLESS STEEL WASHER WITH AN ELEVATION OF 66.52 FEET.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE, ANY EASEMENTS OF RECORD AFFECTING IT COULD NOT BE PLOTTED HEREON.

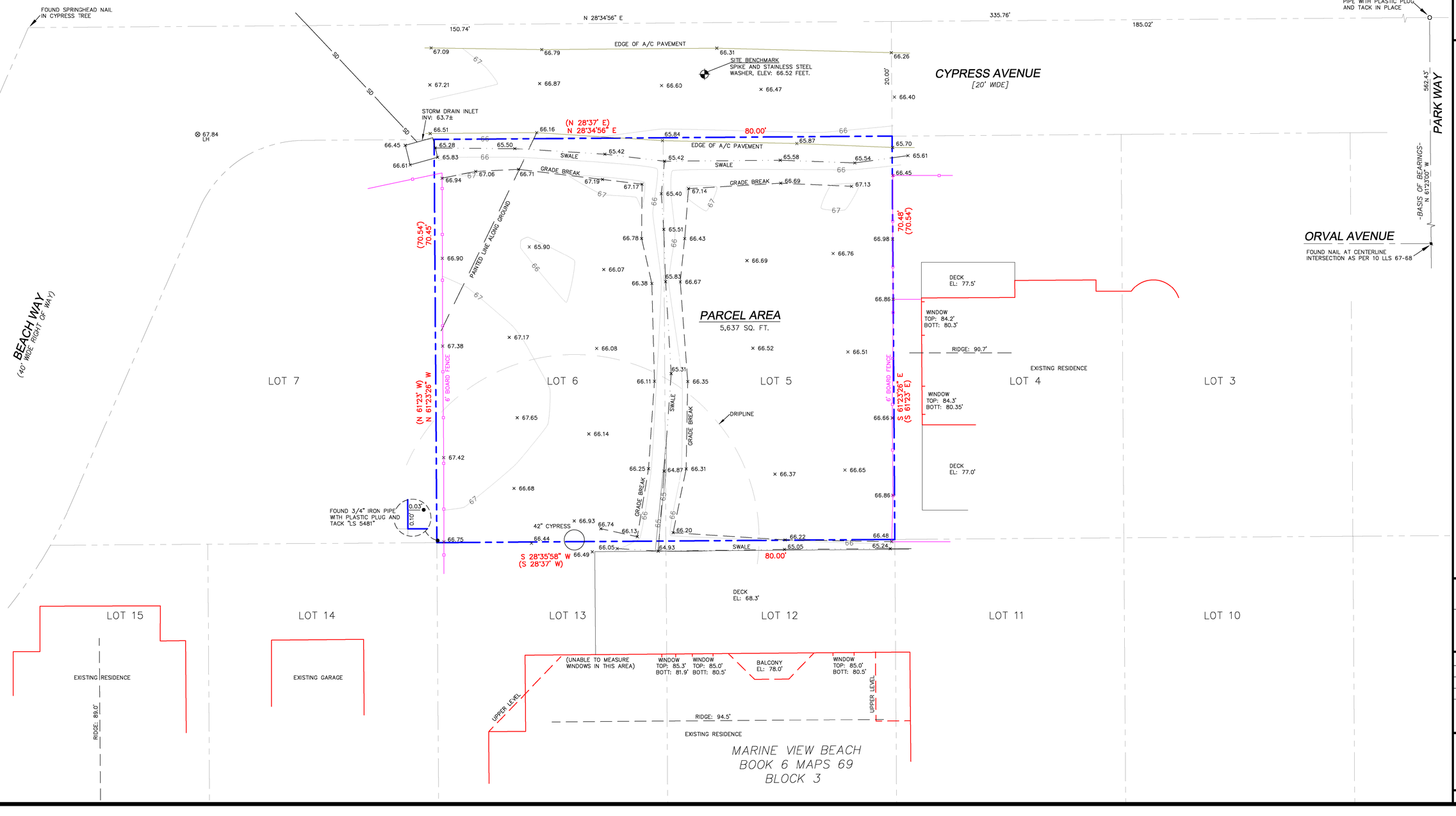
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: AUGUST, 2016
JOB NUMBER: 16-081

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
LH	LAMP HOLE
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE



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1206 S. Amphlett Blvd., Suite 3 - San Mateo, CA 94402
Main (650) 212-1030 bgtinfo@bgtsurveying.com
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LICENSED LAND SURVEYOR
BRYANT G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 5-6, BLOCK 3, "MARINE VIEW BEACH" (BOOK 6 MAPS 69)

VACANT, CYPRESS AVENUE

MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

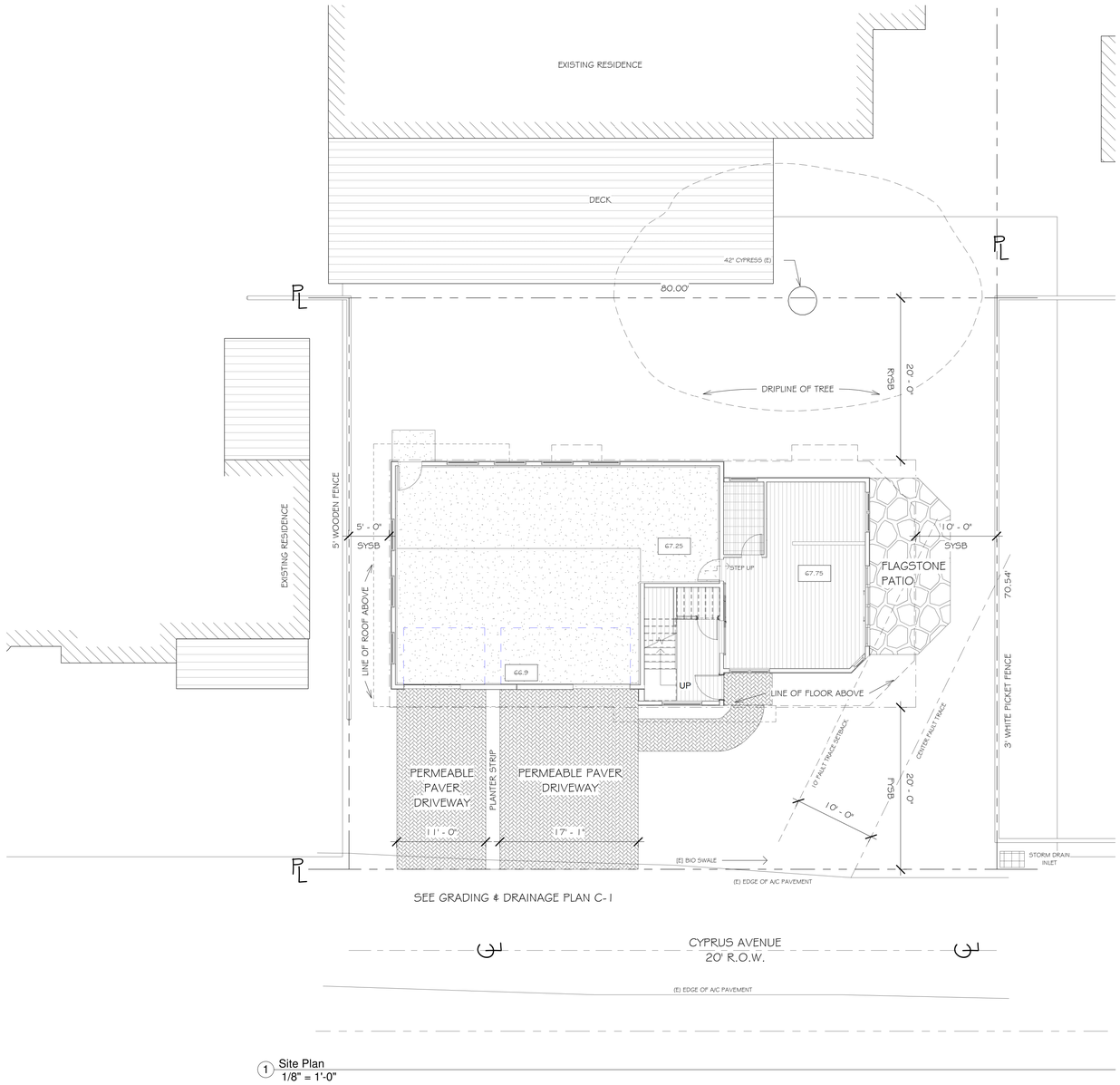
Assessor Parcel Number:
037-221-020
037-221-030

Prepared For:
RANDOLPH MUKAEDA
105 Rosa Flora Circle
So. San Francisco, CA 94080

Date:	AUGUST, 2016
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	BGT
Revisions:	

SU-1

Job No. 16-081



1 Site Plan
1/8" = 1'-0"

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Site Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A003
OF SHEETS

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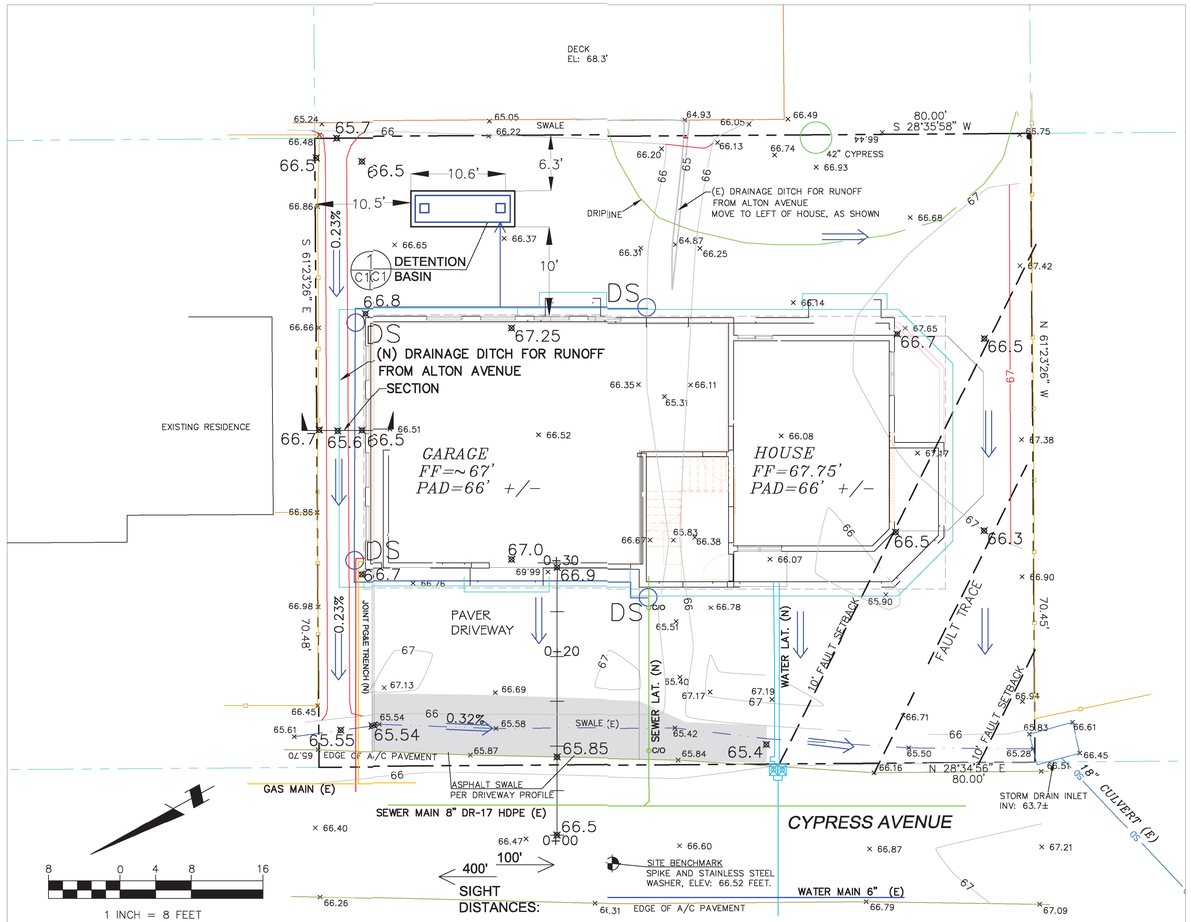
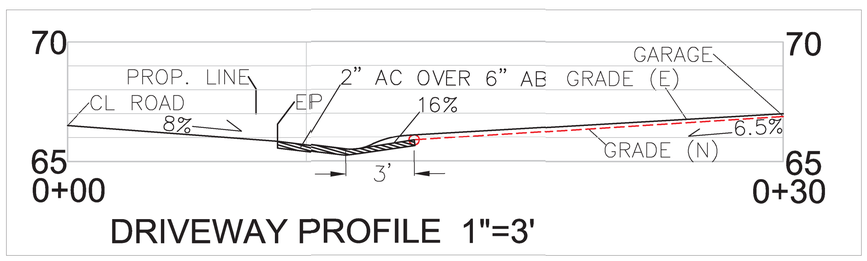
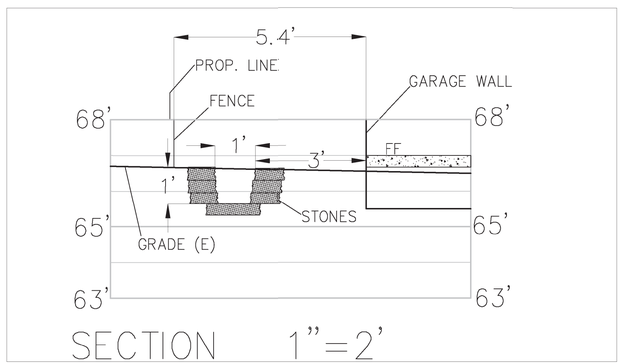






LEGEND

- 1' CONTOUR (E)
- 5' CONTOUR (E)
- PROPOSED CONTOUR
- ×65.68 EXISTING SPOT ELEVATION
- ⊠65.68 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 3" MIN SOLID DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   RANDY MUKAEDA, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED AUGUST 2016.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.

GRADING NOTES

CUT VOLUME : 40 CY (FOR FOUNDATION, MINOR GRADING)
FILL VOLUME: 0 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

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

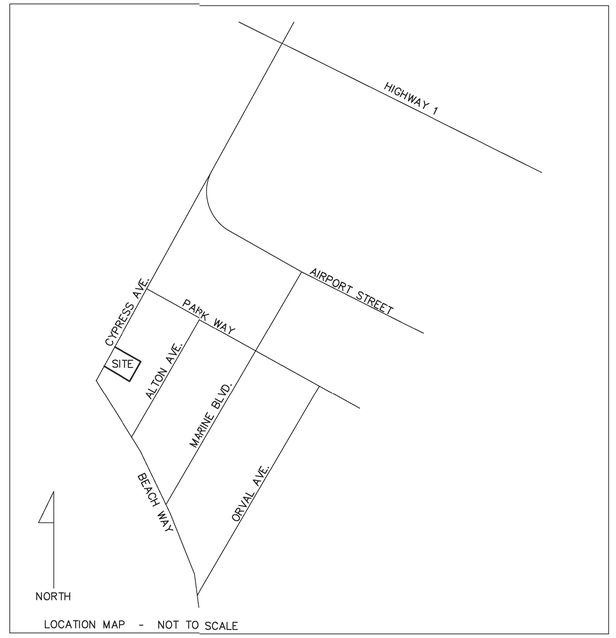
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.

3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

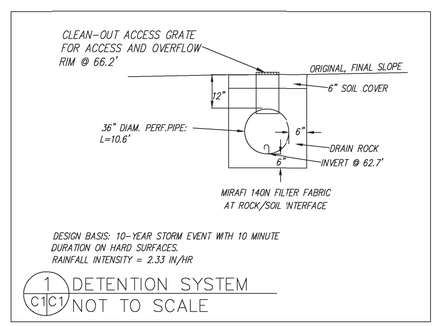
TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG CYPRESS AVENUE.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.



SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION
1 / C1C1
REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN
REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

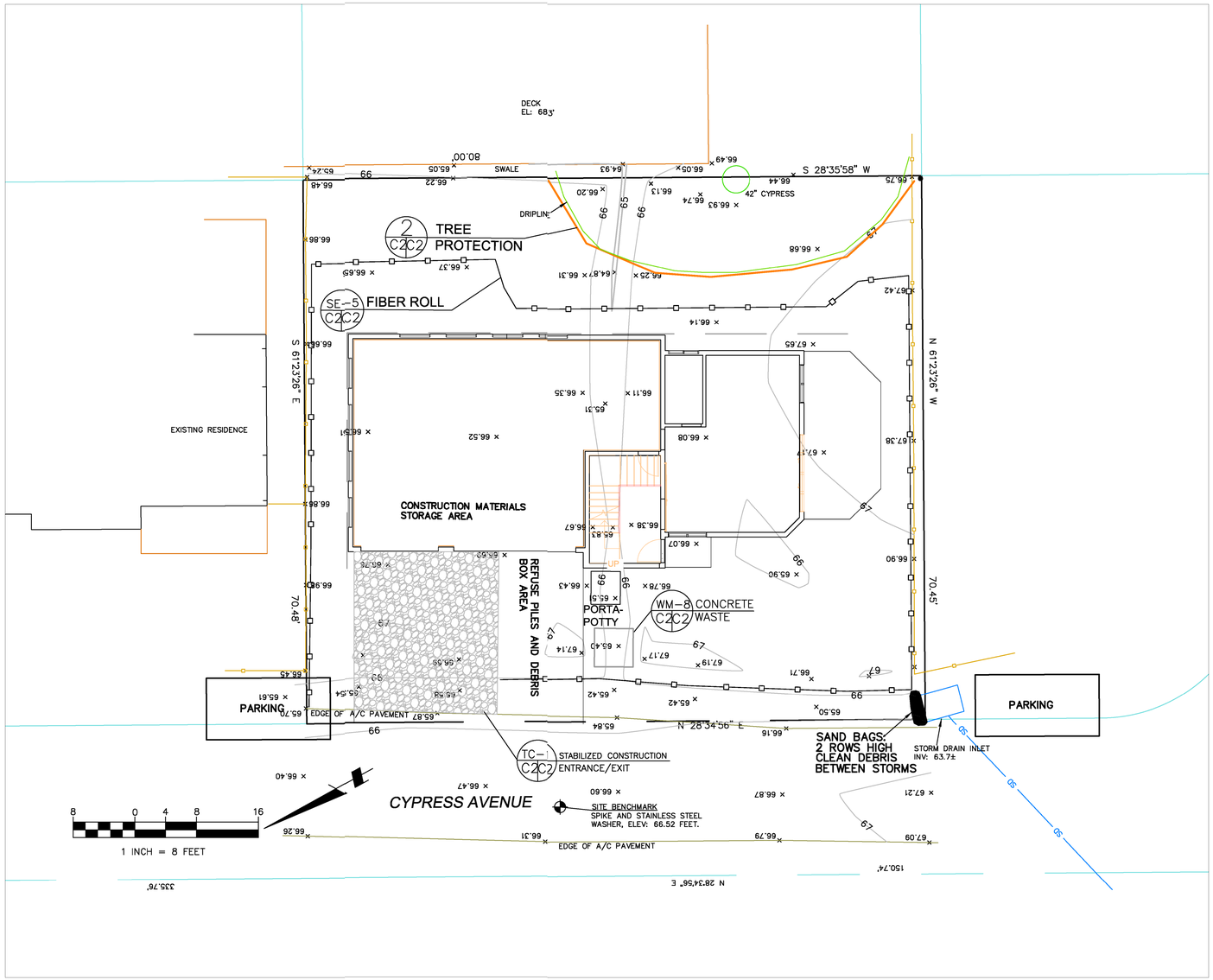
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 4-3-19	
DRAWN BY: CMK	
CHECKED BY: AZG	
REV. DATE: 6-18-20	
REV. DATE: 6-23-20	
REV. DATE: 7-30-20	
REV. DATE: 1-5-24	

GRADING AND DRAINAGE PLAN

MUKAEDA PROPERTY
CYPRESS AVENUE
MOSS BEACH
APN 037-221-020,030

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

CONCRETE WASTE MANAGEMENT WM-8

EROSION CONTROL POINT OF CONTACT

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

NAME: RANDY MUKAEDA

TITLE/QUALIFICATION: OWNER

PHONE: 650-238-8306

PHONE:

E-MAIL: DRAGNFISH67@GMAIL.COM

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

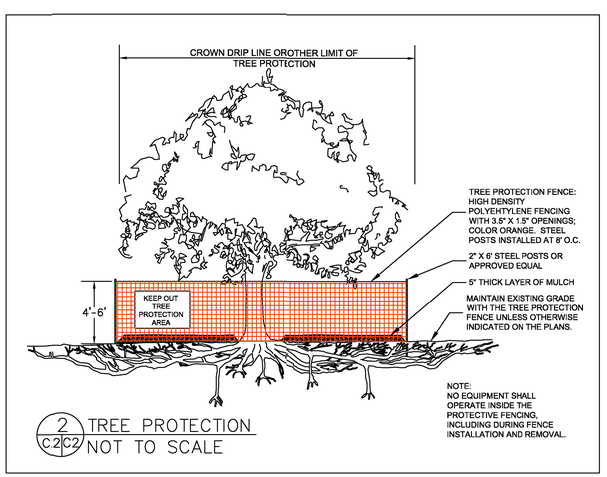
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

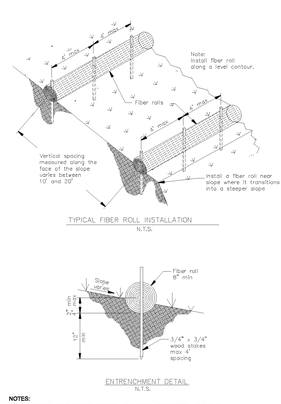


EROSION CONTROL NOTES

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

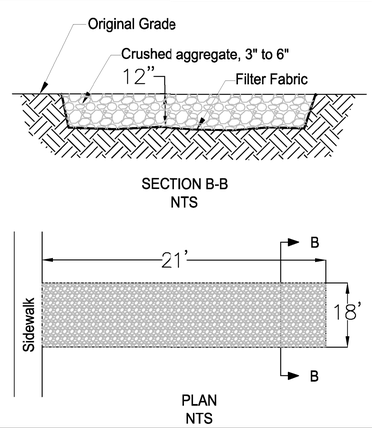
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
   A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
   B. PAD SHALL BE NOT LESS THAN 12" THICK.
   C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
   D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

FIBER ROLLS SE-5



NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 4-3-19
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 6-18-20
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN

MUKAEDA PROPERTY
CYPRESS AVENUE
MOSS BEACH
APN 037-221-020,030

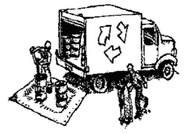
SHEET
C-2

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

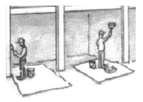
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

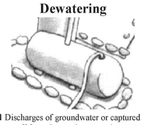
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

REVISIONS

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New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Best Management Practices

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: Author
JOB: MUKAEDA
SHEET: C3
OF SHEETS

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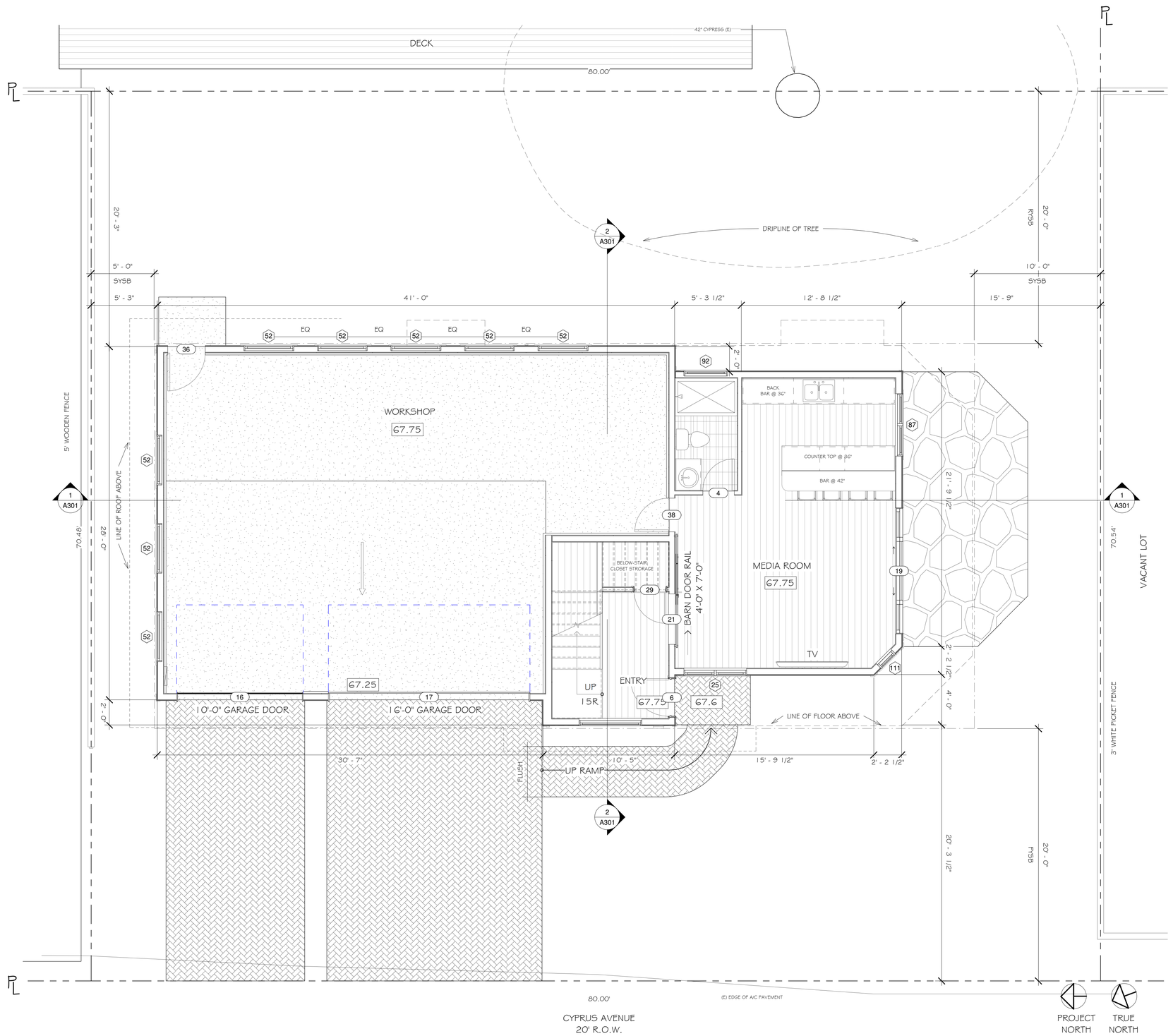

1 First Floor
1/4" = 1'-0"

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New Residence for
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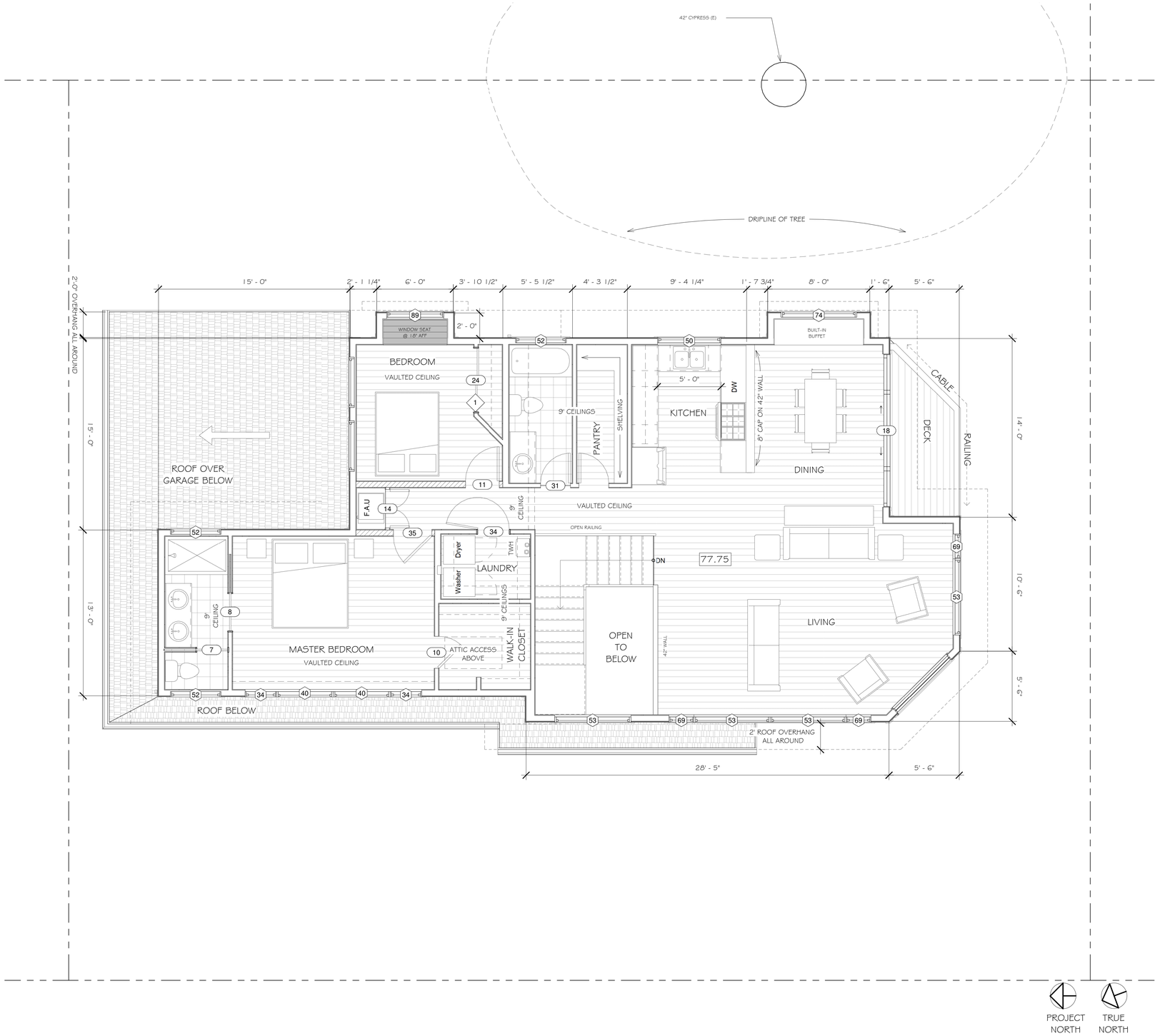
Cypress Ave
Moss Beach, CA

First Floor Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A101
OF SHEETS



1 Second Floor
1/4" = 1'-0"

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New Residence for
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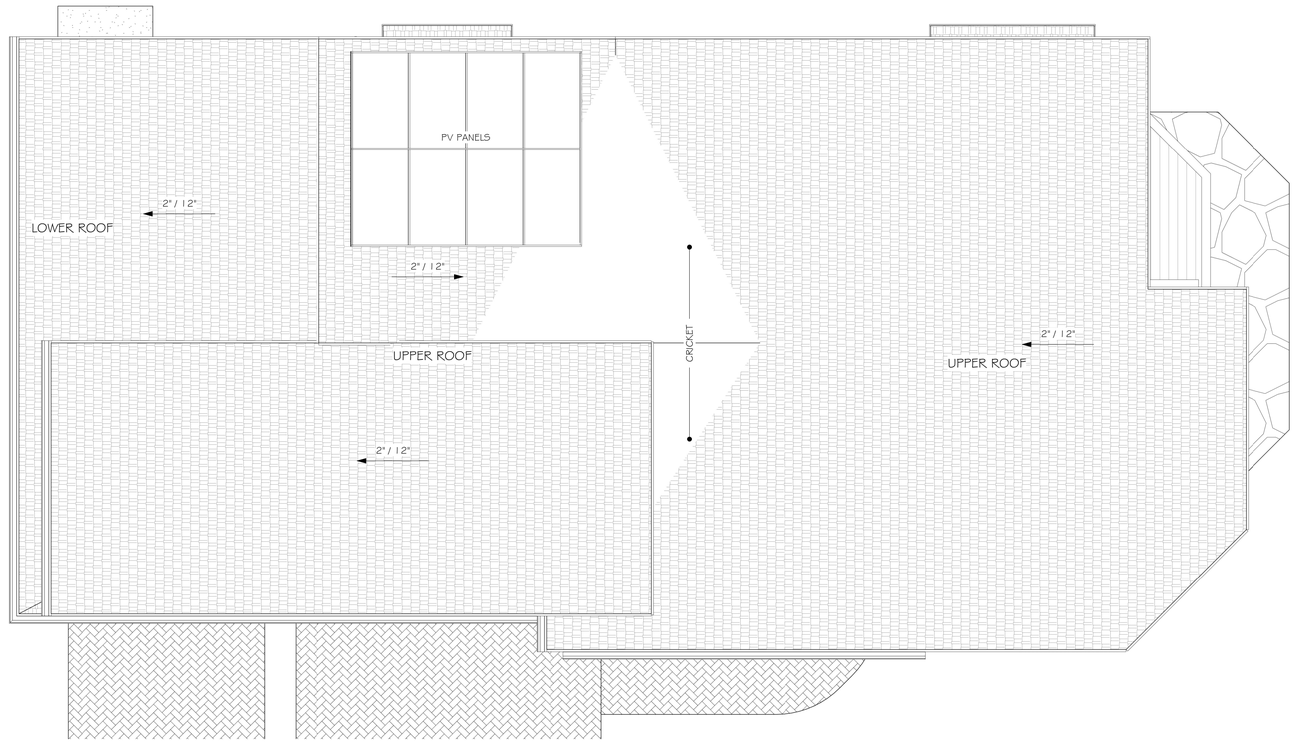
Cypress Ave
Moss Beach, CA

Second Floor Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A102
OF SHEETS



1 Roof Plan
1/4" = 1'-0"

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New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Roof Plan

FOR
REVIEW
ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A103
OF SHEETS

Door Schedule

Mark	Count	Location	Door Type	Width	Height	Comments
LVL-1 1st Flr.						
4	1	1st Floor Bath	Hollow Core	2' - 6"	7' - 0"	
6	1	Entry	Solid Core	3' - 0"	7' - 0"	
16	1	Garage	Garage Door	10' - 0"	8' - 0"	
17	1	Garage	Garage Door	16' - 0"	8' - 0"	
19	1	Media Room	4 Panel Sliding Glass	10' - 0"	7' - 11"	
21	1	Media Room	Barn Door	4' - 0"	7' - 0"	
29	1	Entry	Hollow Core	2' - 6"	6' - 8"	
36	1	Garage	Solid Core	3' - 0"	6' - 8"	
38	1	Media Room	Solid Core	2' - 8"	6' - 8"	20-minute fire rated, self-closing, smoke strip
LVL-2 2nd Flr.						
7	1	Master Bath	Pocket Door	2' - 6"	6' - 8"	
8	1	Master Bath	Pocket Door	3' - 0"	6' - 8"	
10	1	Master Bedroom	Hollow Core	2' - 6"	7' - 0"	
11	1	Bedroom	Hollow Core	2' - 8"	7' - 0"	
14	1	2nd Floor Hall	Louvered Door	3' - 0"	7' - 0"	
15	1			0' - 0"	0' - 0"	
18	1	Dining Area	4 Panel Sliding Glass	12' - 0"	8' - 0"	
24	1	Bedroom	Double Bi-pass	5' - 0"	6' - 8"	
31	1	2nd Floor Bath	Hollow Core	2' - 4"	7' - 0"	
34	1	2nd Floor Hall	Hollow Core	2' - 6"	6' - 8"	
35	1	Master Bedroom	Hollow Core	3' - 0"	6' - 8"	
37	1	Pantry	Hollow Core	2' - 4"	7' - 0"	

Window Schedule

Mark	Rough Width	Rough Height	Sill Height	Temp. Glass	Egress	Type	Comments
LVL-0 Garage Flr @ Doors							
28	5' - 0"	5' - 0"	2' - 11 1/2"				
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
LVL-1 1st Flr.							
25	5' - 0"	5' - 0"	3' - 0"	Yes		Single Fixed, Single Casement	
87	5' - 0"	5' - 0"	3' - 0"			Double Casement	
92	3' - 6"	3' - 0"	5' - 0"			Awning	Obscured Glass
111	1' - 8"	7' - 0"	1' - 0"	Yes		Fixed	
LVL-2 2nd Flr.							
34	2' - 6"	5' - 0"	3' - 0"		Yes	Casement, Confirm Swing	
34	2' - 6"	5' - 0"	3' - 0"		Yes	Casement, Confirm Swing	
40	4' - 6"	5' - 0"	3' - 0"				
40	4' - 6"	5' - 0"	3' - 0"				
50	5' - 0"	4' - 6"	3' - 6"			Double Casement	
52	4' - 0"	3' - 0"	5' - 0"			Awning	Obscured Glass
52	4' - 0"	3' - 0"	5' - 0"			Awning	Obscured Glass
52	4' - 0"	3' - 0"	5' - 0"			Awning	Obscured Glass
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
69	2' - 0"	7' - 6"	3' - 0"			Single Fixed, Single Casement	
69	2' - 0"	7' - 6"	3' - 0"			Single Fixed, Single Casement	
69	2' - 0"	7' - 6"	3' - 0"			Single Fixed, Single Casement	
74	6' - 0"	1' - 6"	6' - 6"			Fixed	
89	4' - 6"	5' - 0"	3' - 0"		Yes	Single Fixed, Single Casement	
112	4' - 0"	4' - 0"	4' - 0"				
112	4' - 0"	4' - 0"	4' - 0"				
LVL-2 Top							
71	6' - 0"	3' - 6"	0' - 0"			Fixed	
71	6' - 0"	3' - 6"	0' - 0"			Fixed	
75	2' - 0"		0' - 0"			Custom Polygon Window	Measure Angle in Field
75	2' - 0"		0' - 0"			Custom Polygon Window	Measure Angle in Field
75	2' - 0"		0' - 0"			Custom Polygon Window	
75	2' - 0"		0' - 0"			Custom Polygon Window	
78	8' - 0"	4' - 8"	0' - 0"			Fixed	
113	2' - 0"		-8' - 6"				Measure Angle in Field

REVISIONS

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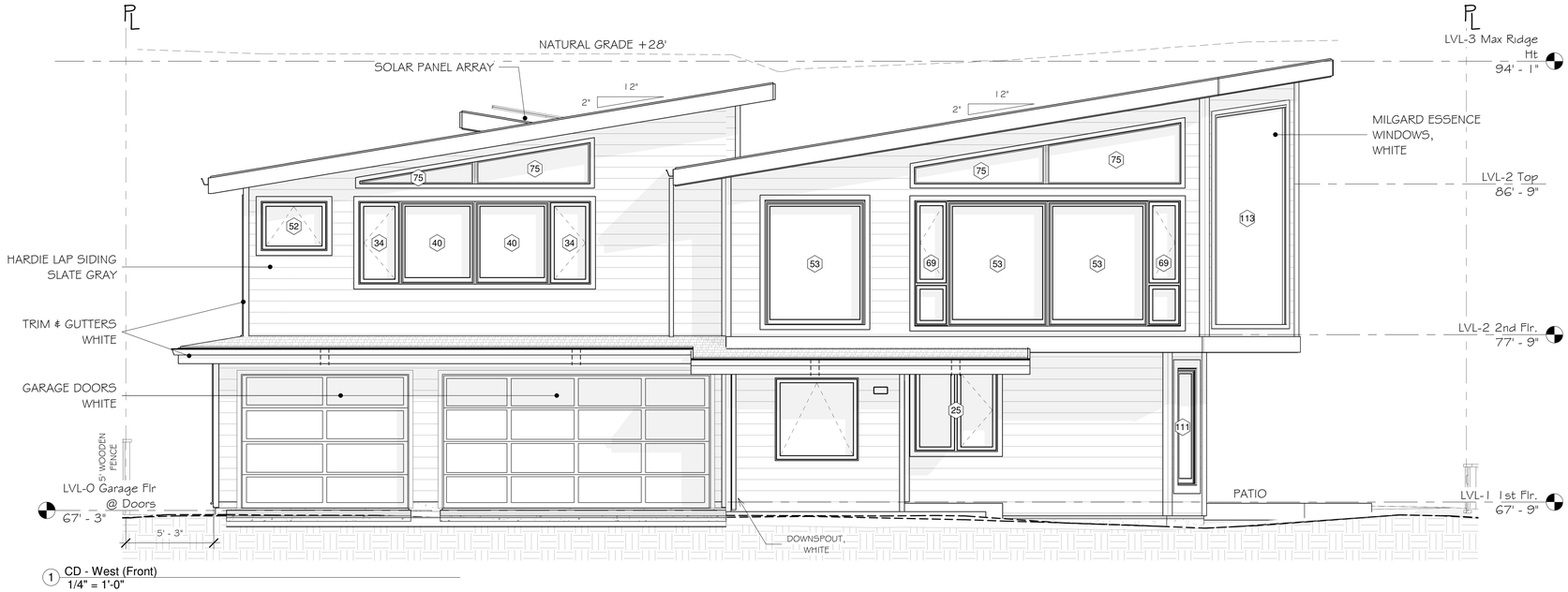
New Residence for the Mukaeda family
Cypress Ave
Moss Beach, CA

Door & Window Schedule

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: GMH
JOB: MUKAEDA
SHEET: A104
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt



1 CD - West (Front)
1/4" = 1'-0"

2 CD - South (Right)
1/4" = 1'-0"

Attic Ventilation Calculation:

Attic Area (AA)	135.0 sqft
Ventilation Required (AA/150)	0.9 sqft
Number of 4" x 16" (.44 sqft) Vents	3

ILLUMINATED ADDRESS

DENOTES DOWNLIGHT IN OVERHANG (NO OTHER EXTERIOR LIGHTING)

REVISIONS

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New Residence for
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Moss Beach, CA

Elevations - West & South

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A201
OF SHEETS

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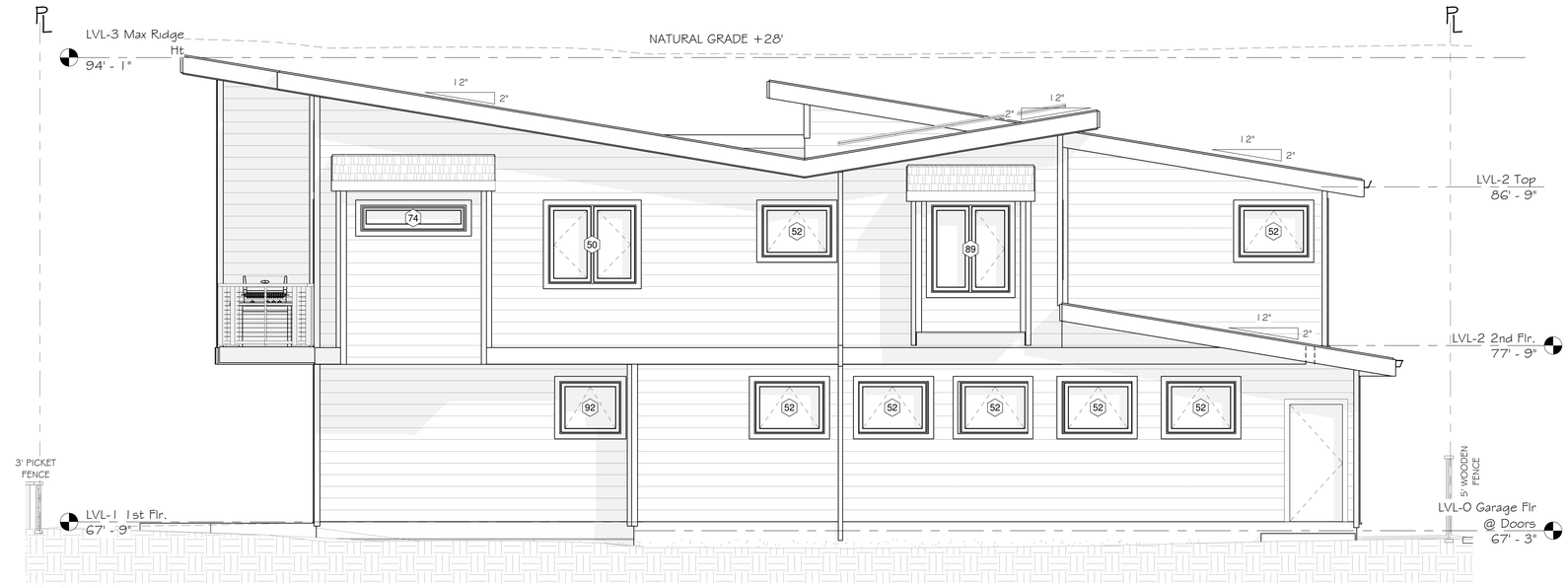
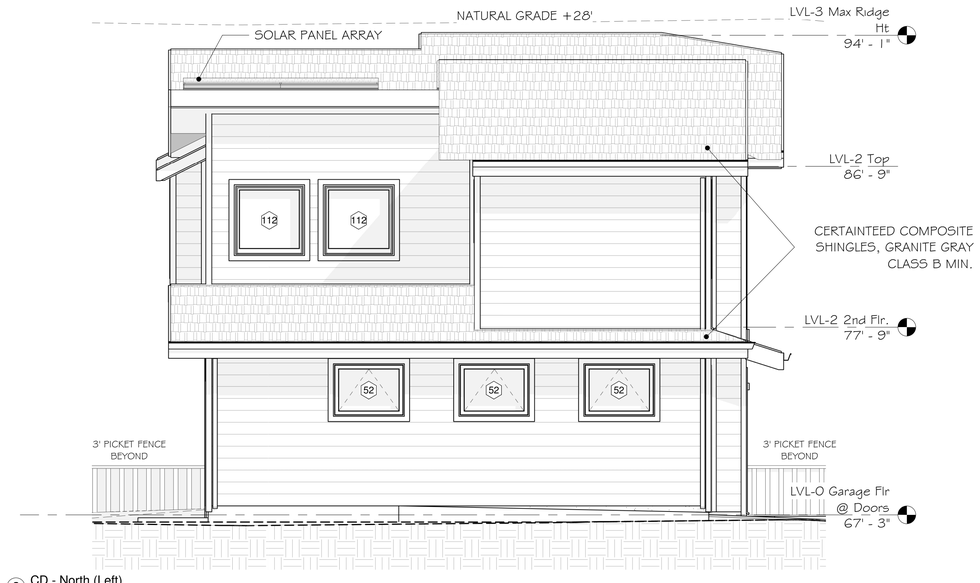


1 CD - East (Rear)
1/4" = 1'-0"



2 CD - North (Left)
1/4" = 1'-0"

Attic Ventilation Calculation:

Attic Area (AA)	135.0 sqft
Ventilation Required (AA/150)	0.9 sqft
Number of 4" x 16" (.44 sqft) Vents	3

ILLUMINATED ADDRESS

DENOTES DOWNLIGHT IN OVERHANG (NO OTHER EXTERIOR LIGHTING)

REVISIONS

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New Residence for the Mukaeda family
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Moss Beach, CA

Elevations - East & North

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A202
OF SHEETS

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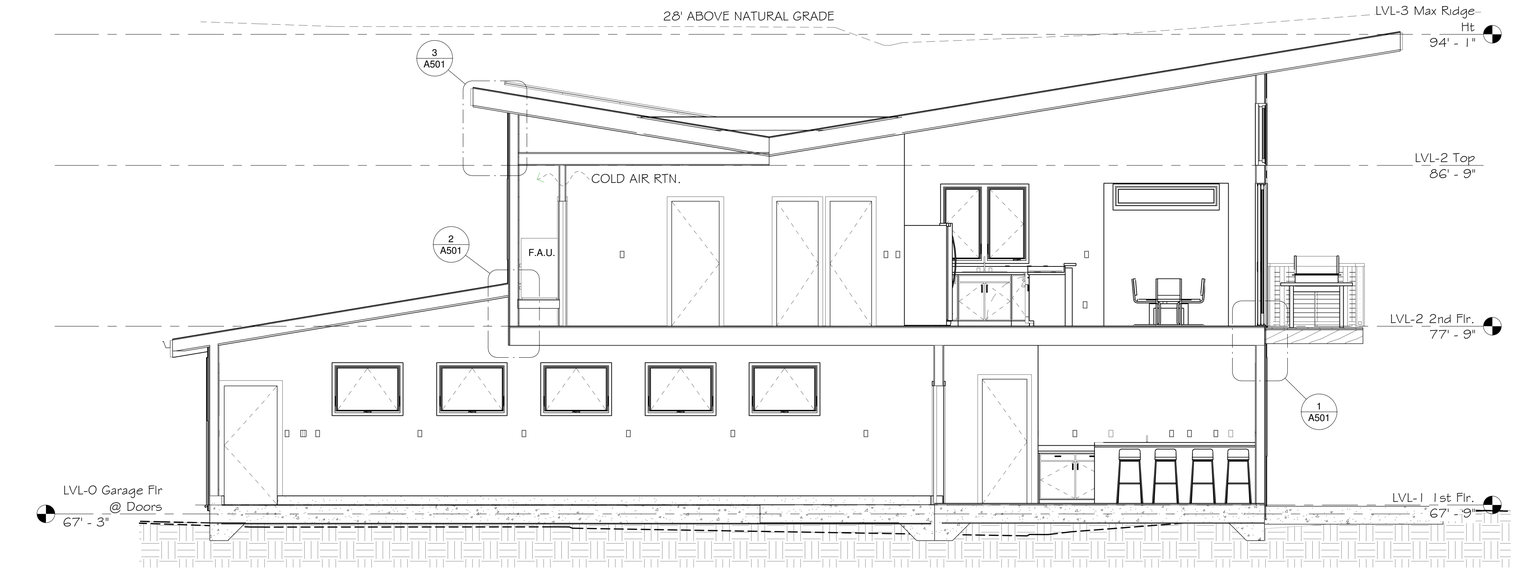
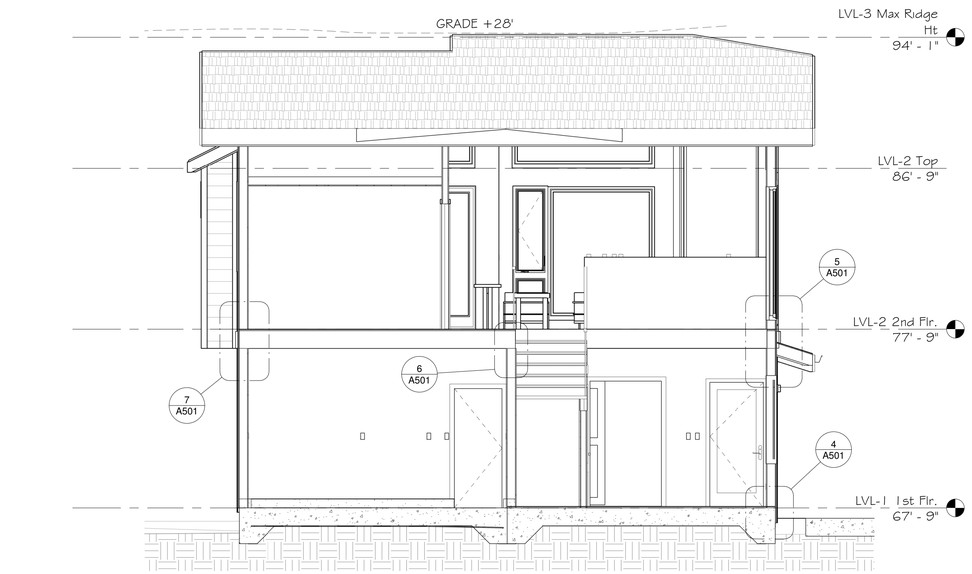


1 CD - Section 02 - EW
1/4" = 1'-0"



2 CD - Section 01 - NS
1/4" = 1'-0"

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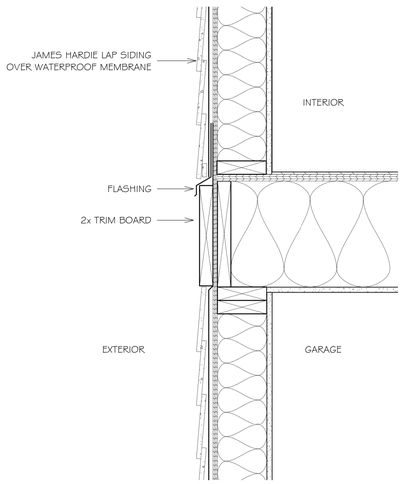
Moss Beach, CA

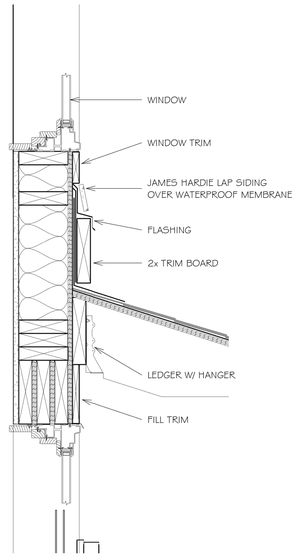
Section Views

FOR
REVIEW
ONLY

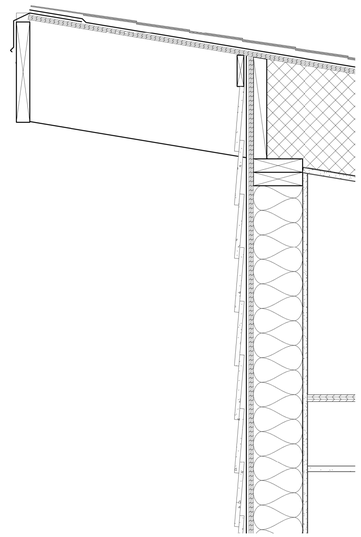
DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET:
A301
OF SHEETS



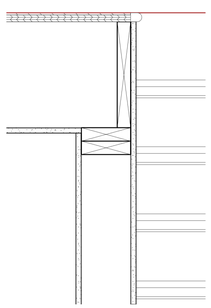
7 Detail - Back Wall
1 1/2" = 1'-0"



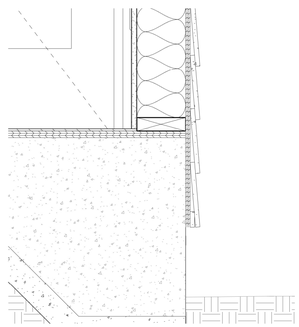
5 Detail - Entry Wall
1 1/2" = 1'-0"



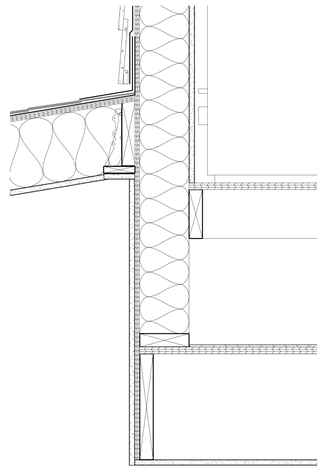
3 Detail - Roof Eave
1 1/2" = 1'-0"



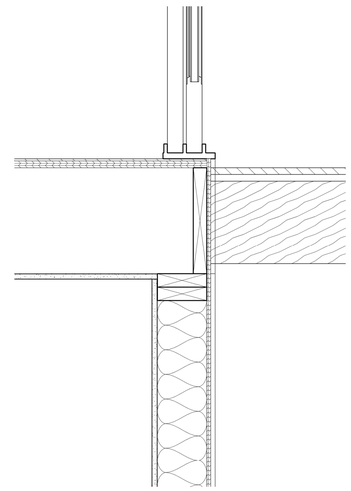
6 Detail - Stairwell & Garage
1 1/2" = 1'-0"



4 Detail - Entry Wall @ Floor
1 1/2" = 1'-0"



2 Detail - Garage Roof & Ceiling
1 1/2" = 1'-0"



1 Detail - Upstairs Deck
1 1/2" = 1'-0"

SEE STRUCTURAL PLANS FOR MATERIALS, DIMENSIONS & DETAILS

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Details

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JOB: MUKAEDA
SHEET: A501
OF SHEETS

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Wayne Dalton GARAGE DOORS

MODEL **8850**

Central and East Region Availability

CONTEMPORARY ALUMINUM

Black powder coated aluminum, White Laminated glass

DOOR FEATURES

- Tongue-and-groove joints provide a great weather barrier
- Flexible vinyl bottom seal helps prevent dirt and elements from entering your garage
- Designed to be easy to maintain
- Constructed with rugged, anodized aluminum frame with equal panel spacing
- Reinforcing fins along with heavy-duty track and brackets help provide years of smooth, trouble-free operation (The fins are the extruded part of the door section that are not visible through the glass)
- Chose a 25,000 high cycle spring for almost twice the life of a standard torsion spring

R-VALUES OF INSULATED 8850	9X7 DOOR	16X7 DOOR	9X8 DOOR	16X8 DOOR
1/2" insulated glass Solar Ban 70XL argon filled (R=3.125)	4.06	4.05	3.97	3.96
1/2" insulated glass (R=1.75) with polyurethane filled rails and stiles	2.87	2.86	2.76	2.74
1/2" insulated glass Low E (R=2.58) with polyurethane filled rails and stiles	3.42	3.40	3.31	3.30

* Wayne Dalton uses a calculated door section R-value for our insulated doors.

Model 8850 offers a one-year limited warranty on the aluminum and one-year limited warranty on the glass. See full text of warranty for details.

1 Select the Platform

Standard Frames

8' Wide (2 panel)* 9'-12' Wide (3 panel) Over 12' Wide (4 panel)

Double-wide Frames

Due to the weight of this door, it is only offered in the 6' frame.

8' Wide (2 panel)* 9' Wide (3 panel) 16' Wide (4 panel) 18' Wide (5 panel)**

Panel spacing drawings shown are for illustrative purposes only and do not reflect actual stile and rail dimensions.
8" double wide rails and double end stiles apply only to larger doors and not available as options for smaller single doors.

If you are ordering a 16'3" or wider door as well as a single door, check with your dealer to ensure that the door frames match.
*2 panel wide is optional for 9' doors.
**Due to the weight of the 18' wide (5 panel) door, it is only offered in an 8' frame.

2 Choose your Color

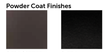
Anodized Finishes

Clear (Standard) Bronze

Painted Finishes

White Brown

Powder Coat Finishes



Dark Bronze Black

Black

RAL Powder Coat Finishes
Select from approximately 200 powder coat color options to best match your home.

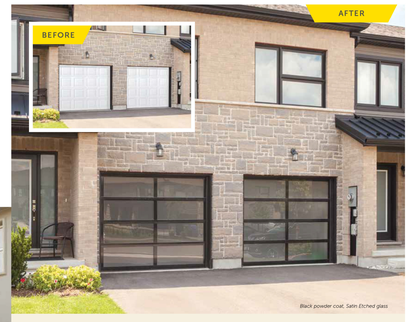
Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Wayne Dalton dealer for accurate color matching.

3 Choose your Glass

Clear Glass, Green Tinted, Gray Tinted, Bronze Tinted, Satin Etched, White Laminated, Obscure

Most panel styles are also available in both single pane and insulated configurations.

Bronze anodized aluminum, Satin Etched glass



Black powder coat, Satin Etched glass

Garage Door Design Center

To see this door on your home, visit **wayne-dalton.com,** or download our app, and try our Garage Door Design Center. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

Wayne Dalton GARAGE DOORS

DISTRIBUTED BY:

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067
wayne-dalton.com

Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darksky certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

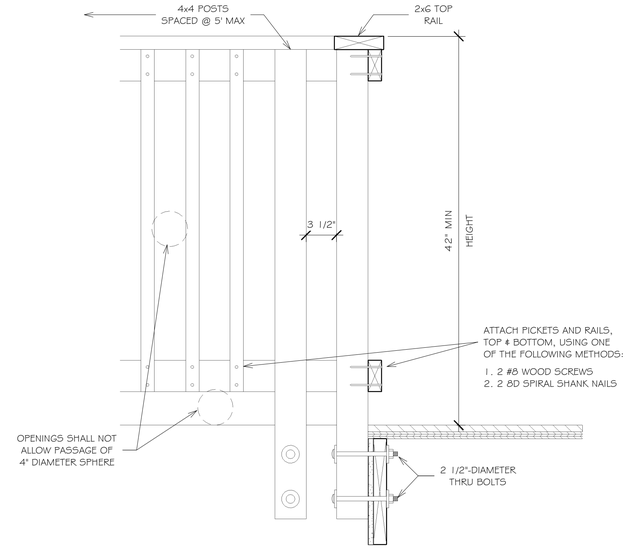
Specifications

Dimensions

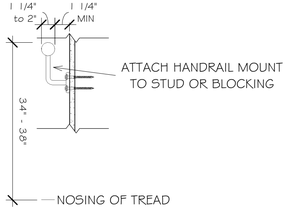
Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49

Details

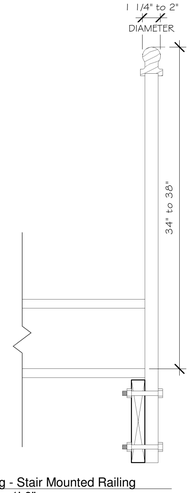
Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product Type	Cylinder Lights	Fixture Color/Finish	Black
Fixture Material	Aluminum	Glass/Lens Type	Frosted
Light Bulb Type Included	Integrated LED	Light Output (lumens)	360
Maximum Wattage (watts)	0	Number of Bulbs Required	0
Watt Equivalence	60		
Outdoor Lighting Features	Dark Sky,Weather Resistant,Weather Resistant		
Power Type	Hardwired		
Product Weight (lb.)	2.29lb		
Style	Modern		



1 Drafting - Handrail
1 1/2" = 1'-0"



3 Drafting - Stair Handrailing to Wall
1 1/2" = 1'-0"



2 Drafting - Stair Mounted Railing
1 1/2" = 1'-0"

SEE STRUCTURAL PLANS FOR MATERIALS, DIMENSIONS & DETAILS

REVISIONS

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New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Details

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1 1/2" = 1'-0"
DRAWN: Author
JOB: MUKAEDA
SHEET: A502
OF SHEETS

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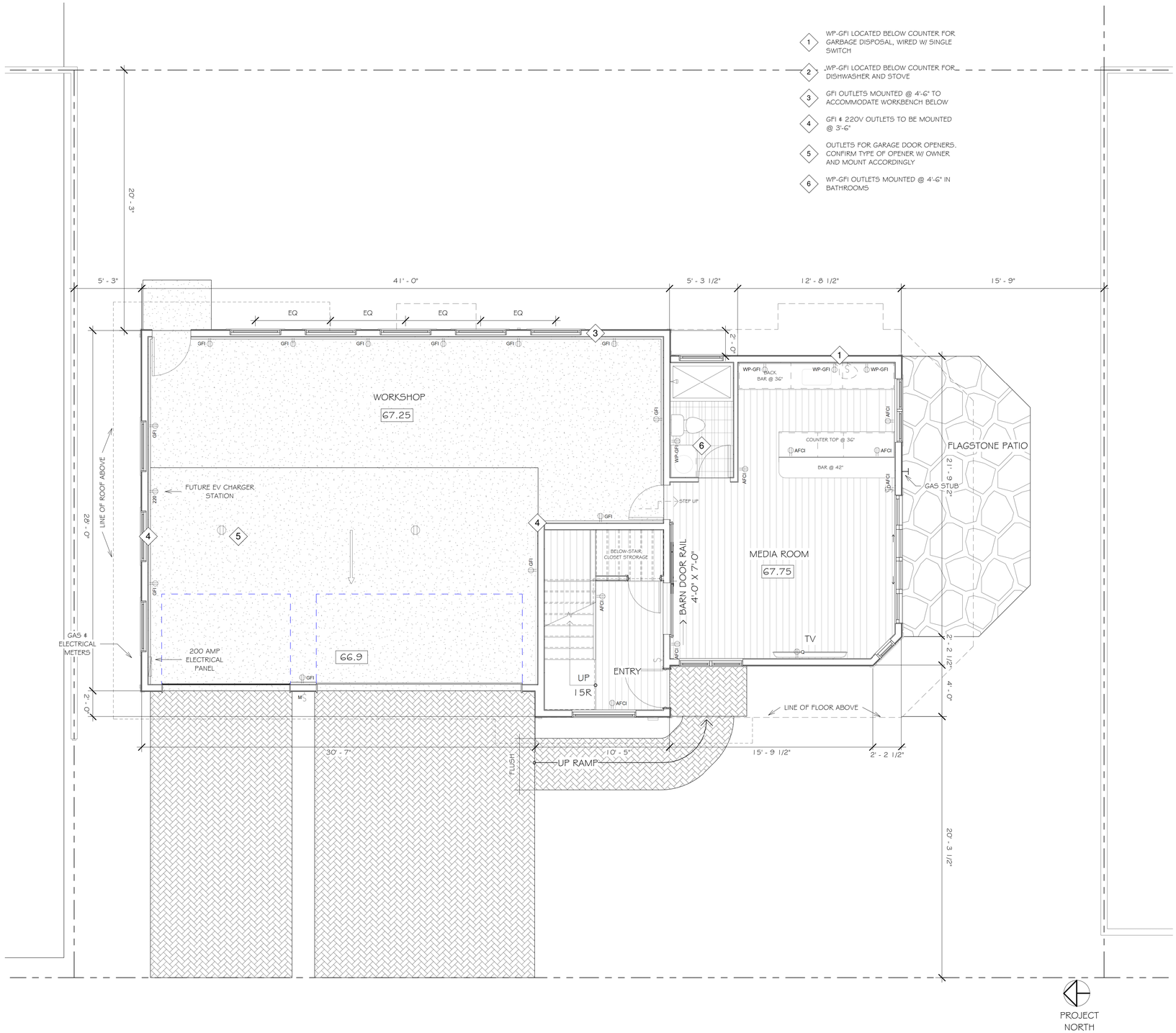

1 First Floor Electrical
1/4" = 1'-0"

MEP NOTES:

1. ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)

2. ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)

3. IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)

4. 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))

6. A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))

7. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))

8. PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)

9. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING,AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

10. KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM

11. WATER CONSERVING FIXTURES & FITTINGS SHALL BE USED IN ACCORDANCE WITH CGBC 4.303. SHALL INCLUDE A MAXIMUM OF 1.28 GPF FOR WATER CLOSETS, MAXIMUM OF 1.8 GPM @ 80 PSI FOR SINGLE SHOWERHEADS, COMBINED FLOW RATE OF MULTIPLE SHOWERHEADS NOT TO EXCEED 1.8 GPM @ 80 PSI, MAXIMUM 1.2 GPM @ 60 PSI FOR LAVATORY FAUCETS, MAXIMUM 1.8 GPM @ 60 PSI FOR KITCHEN FAUCETS.

12. KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1

13. UFER GROUND OR OTHER APPROVED GROUND PER CEC 250

14. LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

WHOLE HOUSE VENTILATION NOTES:

ALL BATHROOMS TO BE EQUIPED WITH WHISPERGREEN SELECT™ ONE FAN - MULTIPLE IAQ SOLUTIONS, 50-80-110 CFM | FV-05-11VK1.

DUCT SIZE: 4" - 6" (BASED ON CONTRACTOR'S DECISION)

ASHRAE 62.2 REQUIRED MECHANICAL VENTILATION RATE:
Q_{FAN} CFM = 84.63

A LABEL/SIGN SHALL BE AT CONTROLLER OF SWITCH TO INFORM OCCUPANTS THAT FRESH AIR VENTILATOR IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED.

220 — 220-VOLT OUTLET
AFCI — ARC FAULT CIRCUIT INTERRUPT OUTLET
GFI — GROUND FAULT INTERRUPT OUTLET
Q — QUAD AFCI OUTLET
WP-GFI — WATER-PROOF GFI OUTLET
D — 220V DRYER OUTLET
CEILING MOUNTED DUPLEX OUTLET

REVISIONS

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New Residence for the Mukaeda family
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First Floor Electrical Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: E101
OF SHEETS

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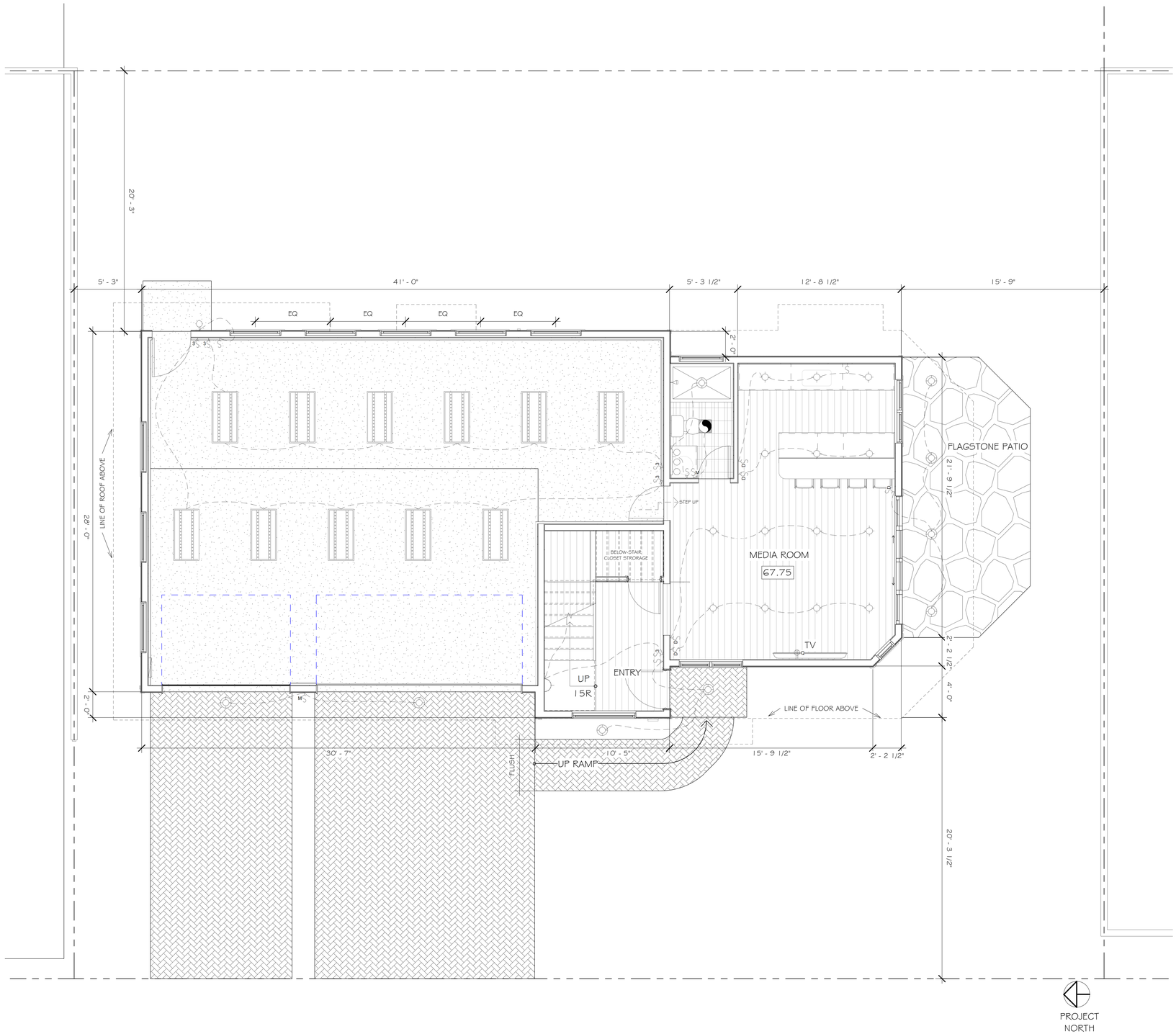

1 First Floor Lighting
1/4" = 1'-0"

- RECESSED BOX LED
- RECESSED LED
- RECESSED DIRECTIONAL LED
- RECESSED WATER-PROOF LED
- EXTERIOR LIGHT
- WALL SCONCE
- VANITY FIXTURE
- CEILING FAN
- SINGLE SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- MOTION-TIMER SWITCH
- THREE-WAY SWITCH

REVISIONS

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New Residence for
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First Floor Lighting Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: E102
OF SHEETS

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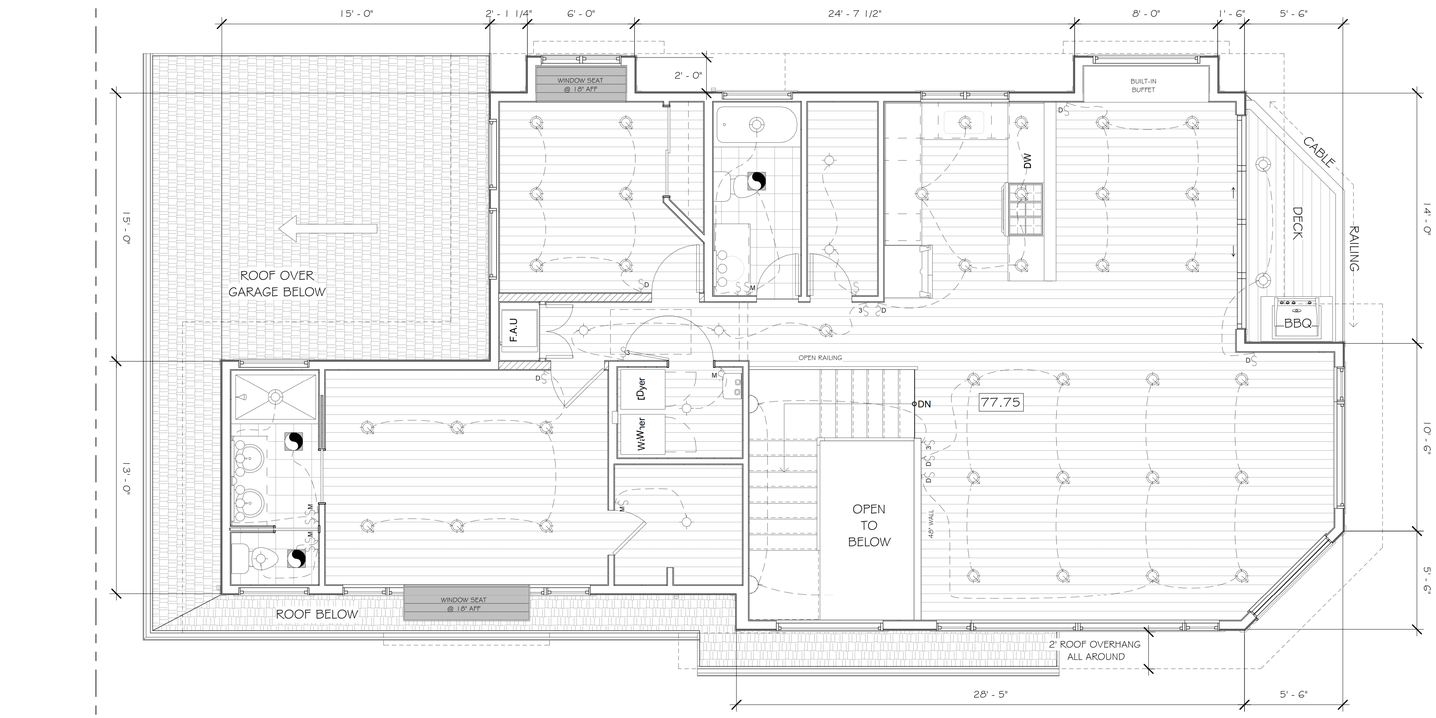

PROJECT NORTH

RECESSED BOX LED
RECESSED LED
RECESSED DIRECTIONAL LED
RECESSED WATER-PROOF LED
EXTERIOR LIGHT
WALL SCONCE
VANITY FIXTURE
CEILING FAN
SINGLE SWITCH
DIMMER SWITCH
3-WAY DIMMER SWITCH
MOTION-TIMER SWITCH
THREE-WAY SWITCH

1 Second Floor Lighting
1/4" = 1'-0"

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New Residence for
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Second Floor Lighting Plan

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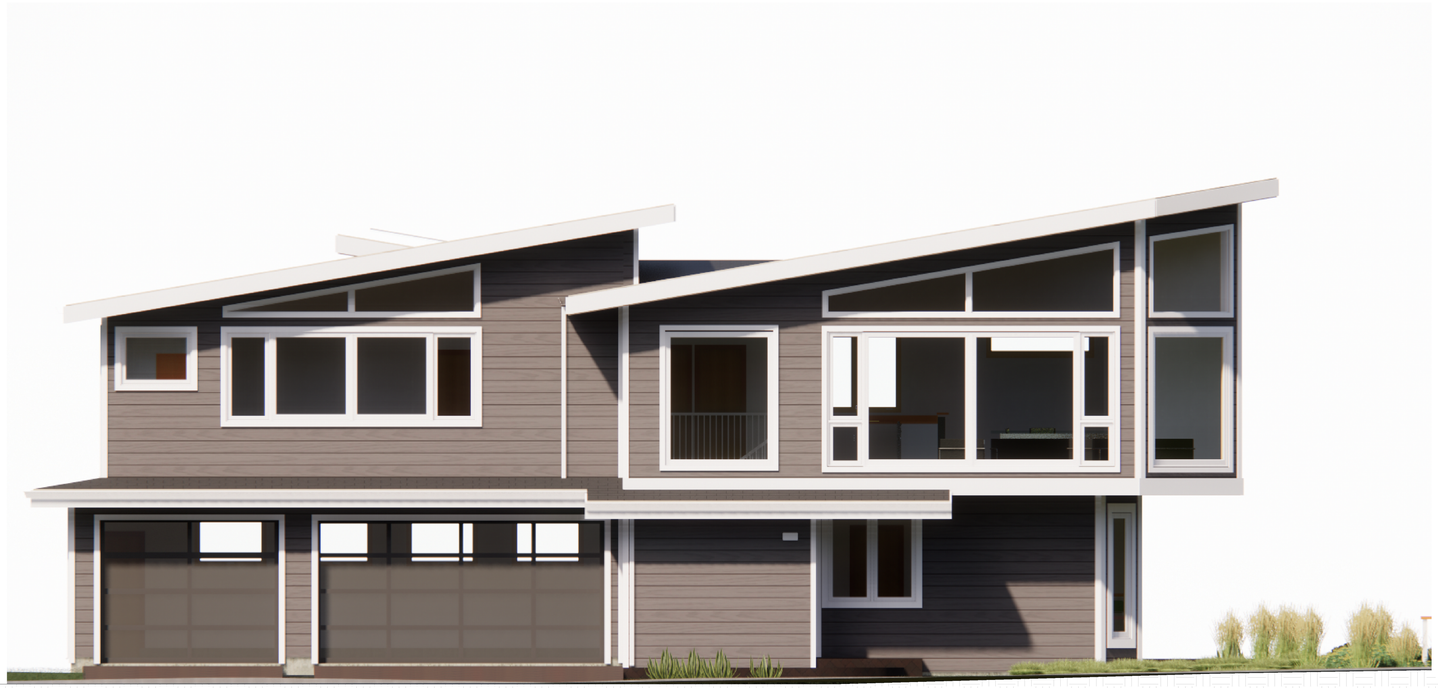
DRAWN: ECL
JOB: MUKAEDA
SHEET: E104
OF SHEETS



1 Color Board
1/4" = 1'-0"

HARDIE PLANK LAP SIDING PRIMED
THE STATEMENT COLLECTION

SIDING PAINT COLOR - BEHR -
SLATE GRAY -6695

TRIM PAINT COLOR - BEHR -
WHITE - 52

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Color Board

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ONLY

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DRAWN: Author
JOB: MUKAEDA
SHEET:
A503
OF SHEETS

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

May 9, 2024

Owner / Applicant:	Randolph Mukaeda / Edward C. Love
File No:	PLN2020-00070
Location:	Cypress Avenue, Moss Beach
APN:	037-221-020 and 037-221-030
CDRC Meeting:	Meeting Link

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

CDRC Recommends Approval of Project PLN2020-00070. Additionally, CDRC acknowledges planning staff will make a determination on Negative Declaration at a future time.

Findings that satisfy the Standards:

1. Section 6565.20(D)1b ELEMENTS OF DESIGN Neighborhood Scale: New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, facade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood. **The proposed house is similar in scale, form, and proportion to the neighboring properties on Cypress Avenue on similarly sized lots.**
2. Section 6565.20(D)1c ELEMENTS OF DESIGN Second Stories, Facade Articulation: Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. **Building's facades are well articulated and proportioned, convey architectural interest, and breaks up walls to avoid appearing looming or massive.**
3. Section 6565.20(D)3a ELEMENTS OF DESIGN Roof Design, Massing and Design of Roof Forms: The mass of a roof and how it is articulated into different shapes contributes to the character of a house. **The two predominant sloping shed roofs breaks up the massing of the two story project and add architectural interest to the design.**
4. Section 6565.20(F)4 Lighting: An appropriate lighting plan will complement the home's design and provide adequate light and security for the subject site. At the same time, the plan should prevent direct light and glare from extending in any direction, including upward, beyond the boundaries of the site. **The project propose dark sky exterior lighting sconces and downward facing recessed lights to maintain overall low level outdoor lighting. The CDRC recommends further use of window treatments on the west side to avoid excessive light from floor to ceiling windows.**

Additional Requirements for compliance with the Standards:

1. Section 6565.20(D)2c ELEMENTS OF DESIGN Architectural Styles and Features, Entries: Front walkways, front doors and windows, and front porches that face the street make for safer neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. **The project owner and architect have agreed to incorporate a double door front entrance facing the street at the entry pop-out.**
2. Section 6565.20(C)2a SITE PLANNING AND STRUCTURE PLACEMENT Privacy & Section 6565.20(D)2b ELEMENTS OF DESIGN Architectural Styles and Features, Openings: …the location of windows on a new home or an addition can have a significant impact on privacy, both for the neighbors and for the occupants of the new home. When designing and placing windows and doors, consider their location, size and proportions and how they may relate to adjacent buildings. **Both second story windows and three first story windows on “CD - North (Left)” elevation and one first story window with “92” label on “CD - East (Rear)” elevation on sheet A202 shall be frosted or obscured.**
3. Section 6565.20(F)4 LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE Lighting: Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area. **Project shall remove two of the four recessed lights proposed at the “Flagstone Patio” as shown on sheet E102.**

Recommendations:

1. Section 6565.20(C)1c SITE PLANNING AND STRUCTURE PLACEMENT Integrate Structures with the Natural Setting, Streams and Other Drainage Features: **Suggest connecting existing drainage path at center of building site with proposed path of drainage at NE of site more directly. Committee also recommends relocating retention basin to the SW of the site to consider overflow events. Movement of retention basin subject to engineering oversite.**
2. Section 6565.20(F)1 LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE Landscaping: …and the function of the landscaping - to provide shade or screening, or to protect privacy - and the location and species should be selected accordingly. **Committee recommends use of taller plantings at the front of the house facing Cypress Avenue.**

Other Notes:

The committee notes the community's concern regarding drainage coming into and leaving the property and recommends that staff carefully review drainage requirements for this project as part of their environmental review.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Mukaeda Residence (Cypress Avenue, Moss Beach)

2. **County File Number:** PLN2020-00070

3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Camille Leung, Project Planner, 650/363-1826, cleung@smcgov.org (email is preferred method of communication)

5. **Project Location:** Undeveloped property located on Cypress Avenue, in unincorporated Moss Beach/Seal Cove area of San Mateo County. The project site can be accessed from Cypress Avenue, which is a public roadway.

6. **Assessor's Parcel Number and Size of Parcel:** APNs 037-221-020 and 037-221-030; 5,643 sq. ft.

7. **Project Sponsor's Name and Address:** Edward C. Love, 720 Mill Street, Half Moon Bay, CA 94019

8. **Owner:** Randolph Mukaeda, 105 Rosa Flora Cir., South San Francisco, CA 94080

9. **General Plan Designation:** Medium Density Residential; Urban

10. **Zoning:** One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review District/ /Geological Hazard District/Coastal Development District (R-1/S-17/DR/GH/CD)

11. **Description of the Project:** The project requires a Design Review Permit (DRP), a Coastal Development Permit (CDP), and Merger, for the construction of a new 2-story, 1,971 sq. ft. residence with a 1,015 sq. ft. attached garage on a 5,643 sq. ft. legal parcel (Certificate of Compliance No. PLN2017-00532). The project site is accessed from Cypress Avenue, a public roadway which is improved at the project location. The project involves no tree removal and minor grading. The subject property is located within Zone 2 (Questionable Stability) of the County's Local Coastal Program's Seal Cove Study Area. The project is appealable to the California Coastal Commission.

12. **Surrounding Land Uses and Setting:** The property is located within an existing residential neighborhood and adjoins developed parcels on the north, south, and east sides. Access is proposed from Cypress Avenue, a public roadway. The property is relatively flat. A significant size (42") Cypress tree is located on the rear property line.

13. **Other Public Agencies Whose Approval is Required:** None

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?: Yes, staff has sent out project referrals to affiliated tribes.** Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Amah Mutsun Tribal Band of Mission San Juan Bautista, Costanoan Rumsen Carmel Tribe, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, The Ohlone Indian Tribe, and Wuksache Indian Tribe (Eshom Valley Band). On March 7, 2024, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by April 7, 2024. No substantive comments were received during the consultation period, only a request for site location.

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” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation/Traffic
	Biological Resources		Land Use/Planning		Tribal Cultural Resources
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise		Wildfire
	Climate Change		Population/Housing	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. 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 (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. 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. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures 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.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project may be minimally visible from the Pacific Ocean and beach to the west. The Fitzgerald Marine Reserve (FMR), a public land is immediately to the west of the project site across Cypress Avenue, with beach areas within FMR located to the southwest. Although the proposed residence may be minimally visible from beach and non-beach viewing area within the FMR, the presence of mature trees on the FMR boundary and on properties between beach areas of the FMR and the property would screen views of the proposed residence from viewing locations within the FMR. Additionally, a number of two-story residences already exist on Cypress Avenue and the new residence would blend in with existing views of residences. The project's aesthetic impact from viewing locations within the residential neighborhood it is situated in would also be minimal, as the project would blend in with existing views of residences. However, as the project is located west of many existing homes, the project may have an impact on ocean views from those homes. As required for the Design Review Permit, the proposed residence will be reviewed by the County's Coastside Design Review Committee (CDRC), who will assess the project's compatibility with the neighborhood (in terms of design, scale and other applicable standards), minimize potential view impacts, and require modifications (as needed) for project compliance design review standards. Based on the foregoing, the proposed 2-story residence would not result in a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads. Source: Project Plans; County GIS Maps; Google Street View				
1.b. Substantially damage or destroy scenic resources, including, but not limited to,				X

	trees, rock outcroppings, and historic buildings within a state scenic highway?				
Discussion: The project is not located within a designated scenic corridor, nor would it impact areas within a state scenic highway. The project does not involve the removal of any trees. Source: County GIS Maps; Project Plans.					
1.c.	In non-urbanized areas, significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
Discussion: The subject property is situated within an urbanized area. The design of the proposed residence will be reviewed by the Coastside Design Review Committee. No trees are proposed for removal. The project involves minor grading which would not substantially alter the topography or ground surface features. Based on the foregoing, it is anticipated that the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Source: Google Street View; County GIS Maps; Topographic Survey					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the proposed single-family residence is located within an existing residential area. Additionally, proposed exterior lights are located only at the front entry and at each of the two garage doors. Furthermore, design review standards of the Design Review (DR) District require downward-directed exterior light fixtures. Source: Project plans					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The property is not situated within a state or county scenic corridor and is not located adjacent to a state highway. The project is located approximately 300 feet outside of the Cabrillo Highway County Scenic Corridor. Source: County GIS Maps; Google Street View					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	

Discussion: The site is located in a Design Review District. The project requires a Design Review Permit and is required to comply with applicable design review standards. The project will be reviewed by the County Coastside Design Review Committee, where modifications would be required as necessary for project compliance with applicable design review standards.

The subject property is located in the One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review District/ Geological Hazard District/Coastal Development District (R-1/S-17/DR/GH/CD). It has been found to be compliant with zoning development standards, including but not limited to setback requirements, building height, lot coverage, and maximum floor area.

The project complies with the County General Plan Medium Density Residential land use designation which allows 6.1-8.7 du/acre. As proposed, the project density is approximately 7.7 du/acre.

Source: County GIS Maps; County Zoning Regulations; Standards for Design for One- and Two-Family Residential Development in the Midcoast.

1.g. Visually intrude into an area having natural scenic qualities?			X	

Discussion: Please see Sections 1.a-f above for discussion.

Source: Project Plans; County GIS Maps

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project involves an urban, residential property located within a Single-Family Residential Zoning District in the Coastal Zone, which does not contain agricultural lands, prime

soils, and is not farmed. There is no project impact to farmland, forestland, or timberland. In addition, the subject property is not subject to a Williamson Act contract. Source: County GIS Maps				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: There is no existing Open Space Easement on the property. See discussion under Section 2.a. Source: County GIS Maps				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Section 2.a. Source: Project plans; County GIS Maps				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.e. Result in damage to soil capability or loss of agricultural land?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: See discussion under Section 2.a.

Source: County GIS Maps

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: The project involves no tree removal, minor grading, and construction activities associated with the proposed residence.

The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD's 2022 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, *All Basic Construction Mitigation Measures,* and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 1.a- 1.e requires the applicant to comply with BAAQMD's *All Basic Construction Mitigation Measures*. Other applicable BAAQMD standard criteria requires that construction-related activities exclude the below listed activities (followed by staff's evaluation of project compliance):

a. Demolition: The project is undeveloped and would not require demolition of any existing buildings.

b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 1.i to require compliance with this criterion.

c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): The project involves the construction of a single-family residence only.

d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): The project will not require extensive site preparation, and would disturb approximately 5,643 square feet.

e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: The project would not involve extensive material transport requiring off-haul of approximately 40 c.y.

BAAQMD measures and compliance with criteria b. above are required by the standard mitigation measure provided below.

Mitigation Measure 1: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Source: Project Plans; Bay Area Air Quality Management District.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	

Discussion: As of February 2023, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed re-designation is approved by the EPA. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Project compliance with Mitigation Measure 1 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction.

Source: Project Plans; Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by Bay Area Air Quality Management District?			X	
Discussion: See discussion in Section 3.a. Source: Project Plans; Bay Area Air Quality Management District				
3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The project involves construction and operation of a single-family residence. While the project may result in dust and odors associated with the construction process, these emissions would be temporary and would not affect a significant number of people as the project is separated from the FMR by intervening trees and is located in a small, single-family residential area. Source: Project Plans; Bay Area Air Quality Management District				

4. BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.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 Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		
Discussion: The project site is located in an established residential neighborhood between 3 developed properties and the Cypress Avenue public right-of-way. The proposed construction would not result in any tree removal. The existing 42" (DBH) Cypress tree will be preserved and protected during construction. Further, the project site contains no sensitive resources, such as riparian corridor or wetland areas, and endangered/threatened species, and involves no tree removal. However, as the project site is located within the watershed of the Fitzgerald Marine Reserve Area of Special Biological Significance (ASBS), is located across the street from the FMR, and contains a drainage swale, staff has added Mitigation Measure 2 to require a pre-construction survey for protected species, prior to vegetation removal or land disturbance. Additionally, the project is required to implement dust and erosion and sedimental control measures, per Mitigation Measures 1 and 6-8, below, to minimize the spread of dust, sediment, and polluted stormwater to off-site areas. The applicant has submitted an Erosion and Sediment Control Plan. For these reasons, staff concludes that the project, as proposed and mitigated,				

would not result in a substantial adverse effect 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 Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service.

Mitigation Measure 2: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors, if present during the course of activities on the site:

a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

b. A pre-construction survey for CRLF shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF is found, work should be halted, and the USFWS will be contacted. If possible, CRLF should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

c. Tree and vegetation removal activities shall be initiated during the non-nesting season of from September 1 to January 31 of protected nesting birds and raptors when possible. If work cannot be initiated during this period, then nesting bird pre-construction surveys shall be performed in trees proposed for removal and suitable nesting habitat within 500 feet of the project footprint. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

   If nests are found, a no-disturbance buffer shall be placed around the nest of protected nesting birds and raptors until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

Sources: County GIS, Google Earth; Standard biological mitigation measures (Source: Sol Ecology, Inc.)

4.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 Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: Please see the discussion in Section 4.a, above.

Sources: County GIS, Google Streetview				
4.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?				X
Discussion: Please see the discussion in Section 4.a, above. Sources: County GIS, Google Streetview				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion: Please see the discussion in Section 4.a, above. Sources: County GIS, Google Streetview				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: Please see the discussion in Section 4.a, above. Sources: County GIS, Google Streetview				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?			X	
Discussion: Please see the discussion in Section 4.a, above. Sources: County GIS, Google Streetview				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?			X	
Discussion: The project is located within 200 feet of the FMR. Please see the discussion in Section 4.a, above. Sources: County GIS, Google Streetview				

4.h. Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: The project would not involve the removal of oak woodlands or other non-timber woodlands.

Sources: County GIS, Google Streetview

5. CULTURAL RESOURCES. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?		X		

Discussion: As there are no structures on the site, there would be no project impact to historic structures. Regarding potential project impact to archaeological resources, the project involves minor earth-moving, including approximately 40 cy of cut and 0 cy of fill, and construction impacts. The project was referred to the California Historical Resources Information System (CHRIS). In a letter (Attachment C.1) dated March 20, 2024, CHRIS staff stated that the proposed project area is located in close proximity to a nearby recorded Native American archaeological site and is within an approximated boundary for another Native American archaeological site. CHRIS staff suggested that, prior to commencement of project activities, a field study by a qualified professional archaeologist shall be conducted to update the conditions of this possible site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted.

Mitigation measures have been incorporated as follows:

Mitigation Measure 3: Prior to commencement of grading and construction activities, a field study by a qualified professional archaeologist shall be conducted to update the conditions of this possible site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted.

Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Sources: Letter from California Historical Resources Information System (CHRIS) staff dated March 20, 2024.				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
Discussion: Please see Section 5.a for discussion. Sources: Letter from California Historical Resources Information System (CHRIS) staff dated March 20, 2024.				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?			X	
Discussion: To minimize potential impacts to human remains, the property owner shall implement the following standard mitigation measure: **Mitigation Measure 5:** The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains. Sources: Letter from California Historical Resources Information System (CHRIS) staff dated March 20, 2024.				

6. ENERGY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.				

The County has adopted the 2022 Energy Code which encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, etc.

At the time of building permit application, the project would be required to demonstrate compliance with the current Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of the building permit. The project would also be required adhere to the provisions of CALGreen and GreenPoints, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure and the proposed new driveway. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

Source: California Building Code; California Energy Commission; County Building Division Webpage; Project Plans.

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: The project design and operation would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption. The project will be further review at the time of building permit application to ensure substantial compliance with applicable energy conservation requirements.

Source: County Building Division Webpage; Project Plans.

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	

Discussion: Discussion: The project, including associated studies prepared by Sigma Prime Geosciences, Inc. (SPG; the Project Geologist and Project Geotechnical Engineer), was reviewed by the County's Geologic and Geotechnical consultant, Cotton, Shires and Associates, Inc. (CSA), and preliminarily approved by the County.

The County's review included the following Geotechnical Reports and letters submitted by the applicant, and County review letters by Cotton, Shires and Associates, Inc. (CSA) shown in italics (Sources for this Section, in chronological order):

- Geotechnical Study, Cypress Avenue, Moss Beach, California, APN's: 037-221-020,030, prepared by Sigma Prime Geosciences, Inc., dated December 19, 2017
- Geotechnical Study, Mukaeda Property, Cypress Avenue, Moss Beach, California, prepared by Sigma Prime Geosciences, Inc., dated June 2020 (Included in Attachment E)
- *Project Referral - PLN2020-00070, AP Zone, prepared by CSA, dated June 16, 2020.*
- Response to Comments: Cypress Avenue, Moss Beach. (APN's: 037-221-020,030); PLN2020-00070, prepared by Sigma Prime Geosciences, Inc., dated June 24, 2020.
- Second Response to Comments: Cypress Avenue, Moss Beach (APNs: 037-221-020, 030); PLN2020-00070, prepared by Sigma Prime Geosciences, Inc., dated November 20, 2020.

- *Engineering Geologic Peer Review, RE: Mukaeda; New Residence on a Vacant Lot, PLN2020-00070, APNs: 037-221-020, "0" Cypress Avenue, prepared by CSA, dated April 14, 2022.*

- Third Response to Comments: Cypress Avenue, Moss Beach (APNs: 037-221-020, 030); PLN2020-00070, prepared by Sigma Prime Geosciences, Inc., dated April 18, 2022.

- *Supplemental Engineering Geologic Peer Review, RE: Mukaeda; New Residence on a Vacant Lot, PLN2020-00070, APNs: 037-221-020, "0" Cypress Avenue, prepared by CSA, dated April 20, 2022. (Included in Attachment E)*

Site Conditions
The lot is undeveloped. The lot is very flat and covered with grass. There is a drainage ditch down the middle of the lot that drains runoff from the developed property to the south.

Groundwater
Groundwater was encountered in the trench at a depth of 9.5 feet. Groundwater is not expected to have an impact on the construction.

Faults and Seismicity
The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio-Seal Cove fault, located perhaps as close as about 10 feet from the northwest corner of the property.

Fault Study
The Seal Cove fault is thought to exist very close to the subject property. Therefore, prior to trenching, SPG performed a desk study to identify evidence of faulting in the area. The Seal Cove fault is a section of the San Gregorio fault system and is often identified in the study area as the San Gregorio fault. The Seal Cove fault is an active fault with up to 156 kilometers of cumulative total displacement (Clark, et al, 1984). The fault is considered capable of a magnitude of up to M7-1/4. (Simpson, et al, 1997). The slip rate of the fault is estimated to be at least 4.5 mm/yr, and possible as high as 7 to 10 mm/yr (Koehler et al, 2005). The recurrence interval between maximum seismic events is estimated to be 1037 to 2205 years (Koehler et al, 2005).
SPG reviewed 16 fault studies on neighboring properties. A parcel map of the area, showing the locations of the studies, and the associated fault trenches and features identified as fault traces, is shown in Figure 6 of the June 2020 SPG report. The 16 fault studies, numbered in the reference section from 1 to 16, are identified on the corresponding parcels.

As Figure 6 shows, the most likely main trace of the fault borders the west side of the neighborhood, as identified in 3 of the studies (Numbers 9, 12, and 13). The other identified fault traces to the east are scattered and discontinuous, with no obvious major fault characteristics.

Based on SPG's desk study, it appears very likely that the Seal Cove fault follows the westward trend shown in Figure 6. The features mapped to the east are ground fractures and other minor ground disruptions likely associated with past seismic events. Some of these features may be the result of no more than a few inches of displacement at a time when the causative seismic event resulted in several feet of displacement along the main fault trace. Future events may produce similar ground disruptions in the neighborhood, either at the same locations, or at other, new locations.

Fault Trench On Subject Property
SPG excavated an 89-foot long by 10-foot deep trench across the subject property, at the location shown in Figure 2 of the June 2020 SPG report. A log of the trench is shown in Figure 3, with lithologic descriptions in Figure 4, and photographs in Figures 5a through 5c. SPG found evidence of a minor trace fault in the west end of the trench. The trench revealed a soil column entirely within the marine terrace deposit. There was a well-developed soil column, with a distinct dark brown A-horizon and a distinct orange-brown B-horizon (Units 1 and 3 in the trench log). Below the B-horizon (unit 4), the soil is grades sandier, to a sandy clay, consistent with the marine terrace deposits.

Based on SPG's studies, there is no major trace of the Seal Cove fault on the property. However, there is a minor trace that should require a 10-foot offset. The main trace is estimated to be as little as 10 feet west of the northwest corner of the property, as shown in Figure 6. The trace shown in Figure 6 is derived by connecting the mapped traces located in trenches to the north and south. The location is very approximate, since the trenches were somewhat far away. However, our fault trench on the property clearly showed that the main trace is not on the property.

SPG provides recommendations for earthwork, clearing and subgrade preparation, compaction, surface drainage, and foundation design (including recommendation of a mat slab foundation of at least 5 inches thick and underlain by at least 12-inches of non-expansive granular fill), and construction observation and testing by SPG.

Summary of County's Review by CSA

In its review letter dated April 20, 2022, CSA noted that it appeared that referenced trenches were mislocated on Figure 6 of the report submitted by SPG. In addition, CSA noted that the locations of the faults found in previous trenching, as located by the Project Geologist, indicated a potential that an active trace of the Seal Cove Fault crossed the subject property at the location where a fault trace was logged by SPG. Consequently, CSA found that it is unable to accept the findings of the Project Geologist and noted that habitable structure setbacks on the order of 50 feet are the standard of practice from active traces as defined by the State. CSA also noted that the trenching referenced north of the site described a zone of active faulting 22 meters wide and recommended that SPG consider the likelihood that encountered faulting at the subject property brackets the edge of this fault zone. CSA found that the fault trace identified by SPG at the subject property may represent a potential serious hazard to the proposed site development. CSA also found it unlikely for compelling evidence to be provided that will allow CSA to accept a finding that the fault trace identified at the subject property is not associated with significant through-going active fault rupture hazards. CSA cites that this is based on the repeated uncertainties in plotting trench locations, along with the observable continuity of identified active fault traces by multiple investigators north and south of the site.

Summary of Differing Professional Opinions

In the instance of differing professional opinions between the County's Geotechnical Section and the Project Geologist, the County allows for a peer review letter from a County-approved third party to review the project record and submit an opinion to the County. The applicant submitter the following peer review letter, which was accepted by the County.

- Geologic Review Letter: Cypress Avenue, Moss Beach (APNs: 037-221-020, 030); PLN2020-00070, prepared by David W. Buckley, President of EcoGeoBuild, dated July 27, 2023 (Included in Attachment E)

As summarized by EcoGeoBuild, in a peer review letter dated July 27, 2023, Sigma Prime (Project Geotechnical Engineer; SPG) and CSA (County's Geotechnical Consultant) could not reach agreement regarding two issues, including the location of the main active trace of the San Gregorio fault and the appropriate setback distance from the fault trace identified on the subject property. CSA is of the opinion that the fault trace identified in the trench on the subject property is the main active trace of the San Gregorio fault, and that a 50-foot setback should be applied. CSA came to this conclusion by inferring the location of the fault based on the location of a topographic high point to the north, combined with the identification of the main trace of the fault in trenches for other projects to the north and south. However, SPG concluded that the main trace is farther to the west, based on a different interpretation of the same data. In EcoGeoBuild's peer review letter, it states that it agrees with SPG's interpretation.

Opinions of Third Party Peer Reviewer

Regarding location of the main active trace of the San Gregorio fault, the peer review letter concluded that, in EcoGeoBuild's opinion, the best evidence to suggest that the trace found in the trench on the subject property is not the main trace, is the fact that the fault trace is very narrow, wedge-shaped and wider at the top, has no slickensides, no vertical offset, and no change in the geology from one side to the other. It has the distinct appearance of a minor secondary fault trace or simple pull-apart structure. Trenches to the north and south, (as mentioned above) showed the main fault trace to be several feet wide, slickensided, with vertical offsets, and distinctly different geology from one side to the other. EcoGeoBuild states that it is very clear that the trace found on the subject property is not the main trace.

Regarding the appropriate setback distance from the fault trace identified on the subject property, EcoGeoBuild understands that CSA has stated in phone conversations and emails on this and other projects in the neighborhood, that a 50-foot setback should be applied not only for the main trace, but for all secondary fault traces, no matter how minor. However, our review of SPG's documentation of past soils reports in the neighborhood shows that a 10-foot setback has been the norm since 1980, with 10-foot setbacks recommended in 13 out of 14 reports. The other report recommended a 25-foot setback. The 10-foot setback has been approved by the County as recently as 2020.

EcoGeoBuild states that it appears that the main trace of the fault is about 40 feet or more west of the secondary trace. A 50-foot setback from the main trace corresponds to a 10-foot setback from the secondary trace. The fault trench showed that the soil east of the secondary trace, and across the entire property, was completely undisturbed, down to the marine terrace deposits, which are likely more than 10,000 years old. Therefore, the likelihood that the property will experience significant ground deformation in future seismic events is low. Even so, SPG recommends a rigid mat slab foundation, as there always remains a possibility for ground deformation anywhere in the area. The recommended foundation design will minimize the impact of ground deformation of the proposed structure and keep the occupants safe from catastrophic failure. CSA has stated that an engineering solution to potential seismically induced ground failure is not an option. However, one of the most common objectives of a civil, structural, or soils engineer is to arrive at engineering solutions to potential hazards, from earthquakes, to fires, to hurricanes.

Given the conservative foundation recommendations, the low likelihood of ground failure beyond 10 feet from the secondary fault trace, and the 40 plus year history of approved projects with 10-foot setbacks, EcoGeoBuild states that it is unreasonable at this time for the County to arbitrarily require a 50-foot setback, and that the project should be allowed to proceed with a 10-foot setback. Based on the foregoing, the County is allowing the project to proceed with the proposed 10-foot setback.

Sources: See sources listed in this Section.				
ii. Strong seismic ground shaking?			X	
Discussion: As stated in SPG's report dated June 24, 2020, the site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards. Please see Section 7.a for further discussion. Sources: See sources listed in this Section.				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: As stated in SPG's report dated June 24, 2020, liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands were not encountered at the site and are not typically present in the marine terrace deposits. Therefore, in SPG's opinion, the likelihood of liquefaction occurring at the site is low. As stated in SPG's report dated June 24, 2020, differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Due to the stiff and dense nature of the underlying marine terrace deposits, the likelihood of significant damage to the structure from differential compaction is low. Please see Section 7.a for further discussion. Sources: See sources listed in this Section.				
iv. Landslides?			X	
Discussion: Landsliding was not identified by the Project Geotechnical Engineer as a significant concern for this site. Please see Section 7.a for discussion. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*			X	
Discussion: Coastal cliff/bluff instability or erosion was not identified by the Project Geotechnical Engineer as a significant concern for this site. The project site is not located on or immediately adjacent to a coastal cliff or bluff.				

Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	

Discussion: The applicant proposes an Erosion and Sediment Control Plan, included on page C-2 of Attachment B, which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the following standard mitigation measures have been included:

Mitigation Measure 6: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director.

Mitigation Measure 7: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Source: Project C3C6 form, Project Site Plan and Drainage Plan (Pages A-1 and C-1)

7.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- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	

Discussion: Regarding potential for landslide, erosion, and liquefaction, see discussion in Sections 7.a and 7.b above. Lateral spreading, subsidence, collapse, and severe erosion were not identified by the Project Geotechnical Engineer as a significant concern for this site.

Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	

Discussion: Expansive soil was not identified by the Project Geotechnical Engineer as a significant concern for this site.

Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)

7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion: The project proposes to connect to the Montara Water and Sanitary District (MWSD). MWSD has reviewed the project plans and the project will be subject to MWSD permitting requirements. As public sewer service is available to the project site, no septic system is proposed as part of the project.

Source: County GIS Maps; Project plans

7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The project would unlikely result in any adverse impacts on any paleontological resources, as discussed in Section 5 above. Mitigation Measure 5 has been included to prevent any adverse impacts.

Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023

8. CLIMATE CHANGE. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction and related grading involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers, and operation of grading equipment). Due to the site's coastal location and assuming construction vehicles and workers are based largely in city or larger urban areas, potential project GHG emission levels from construction would be increased from general levels.

To ensure new development projects are compliant with the Climate Element of the County's General Plan, the County provides a Climate Beneficial Actions by Project Developers Form (Form) (Attachment D). The applicant indicated that the project will incorporate several measures recommended in the Form, including energy storage technology (e.g. solar or home battery storage system), EV charging station(s), and use of drought-resistant landscape design principles which include replacing lawns or installing new gardens with native and drought-resistant plants, utilizing mulch, installing a rain garden, and avoiding the use of invasive and/or water-intensive plant selections.

The project involves a minor amount of grading, including approximately 40 cubic yards (c.y.) of cut and 0 c.y. of fill, requiring off-haul of 40 c.y. (approximately 4 truckloads). The project would also require importation of drain rock and aggregate rock; however, the volume of imported rock is also anticipated to be small. The project would be required to comply with the California Green Building Standards Code (CALGreen). Therefore, the project's generation of GHG emissions is anticipated to be less than significant level.

Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form (Attachment D) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

a. Energy storage technology (e.g. solar or home battery storage system) b. EV charging station(s) c. Use of drought-resistant landscape design principles which include replacing lawns or installing new gardens with native and drought-resistant plants, utilizing mulch, installing a rain garden, and avoiding the use of invasive and/or water-intensive plant selections. Source: Project plans				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion: The project involves construction of a single-family residence and associated improvements. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113). See further discussion in Section 3. Source: Bay Area Air Quality Management District				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: As discussed in Section 2 above, the project would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland. In addition, the project proposes no tree removal and would result in negligible disturbance to existing vegetation. Sources: County GIS Maps; Project Plans				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?			X	
Discussion: The project is not located on or immediately adjacent to a coastal cliff or bluff. The project is located on flat terrain approximately 190 feet east of the bluff and beach of the Fitzgerald Marine Reserve, with an intervening street (Beach Way) separating the property and the bluff. The property is outside of the tsunami/seiche zone and is located in FEMA flood zone X as described in Section 8.f below. There is low risk of accelerated coastal cliff/bluff erosion due to rising sea levels. Source: County GIS Maps				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X

Discussion: See Section 8.d above. The project is not located on or immediately adjacent to the Pacific Ocean and therefore would expose people or structures to low risk related to sea level rise. Source: County GIS Maps				
8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0119F, effective August 2, 2017. Source: County GIS Maps				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in Section 8.f. Source: County GIS Maps				

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: None of the listed routine uses are proposed. The project involves the construction and operation of a single-family residence. Source: Project plans				
9.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?				X
Discussion: The construction of a single family residence includes some storage and use of hazardous materials. As required by the standard requirements of Mitigation Measure 7 above,				

the project is required to store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater, and control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses. As required by the State Municipal Regional Permit, the County is required to inspect the site for compliance with stormwater pollution prevention measures on a weekly basis during the wet season (April 1 – May 30) during project grading and construction. Source: Project plans				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: There are no existing or proposed schools located within one-quarter mile of the project site. No routine use involving the emission or handling of hazardous materials or waste is proposed. The project only involves the construction and operation of a single-family residence. Source: Project plans; County GIS Maps				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not a listed hazardous materials site. Source: County GIS Maps				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?			X	

Discussion: The project site is located 400 feet west of the Half Moon Bay Airport, a public use airport. Upon review of the provisions of the Half Moon Bay Airport Land Use Compatibility Plan (HMB-ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, the project site is located in Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. Within the AIA Zone, Airport Land Use Commission review is required for any proposed structure taller than 100 feet above ground level. The proposed structure is less than 30 feet in height.

Residential uses are considered conditionally compatible in areas exposed to noise levels between 60-64 dB Community Noise Equivalent Level (CNEL) only if the proposed use is on a lot of record and zoned exclusively for residential use as of the effective date of the ALUCP. Residential uses are not considered compatible above 65 CNEL. The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours.

Source: Half Moon Bay Airport Land Use Compatibility Plan; County GIS Maps

9.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X

Discussion: The project site is located within a residential area, and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip.

Source: County GIS Maps

9.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

Discussion: The project involves the construction and operation of a single-family residence that provides sufficient, compliant on-site parking and public road access. The project would not permanently or significantly impede access on existing public roads. Furthermore, the project has been reviewed and approved with conditions by the County Public Works Department and the Coastside Fire Protection District.

Sources: Project plans, County GIS Maps

9.h.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion: The project site is not located within a designated Local Responsibility Area (LRA) fire hazard zone and Wildland Urban Interface Zone. As proposed, the project meets requirements relating to fire-resistant exterior materials and fire sprinklers. The project has been conditionally approved by the Coastside Fire Protection District (CFPD). Additionally, the proposed residence would provide 2 covered parking spaces and one uncovered on-site parking space, which would adequately prevent overflow street parking which may impede fire access. Based on the foregoing, it is unlikely that the project would result in a significant risk of loss, injury, or death involving wildland fires.

Source: County GIS Maps.

9.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0119F, effective August 2, 2017. Source: County GIS Maps.					
9.j.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: See discussion in Section 9.i. Source: County GIS Maps.					
9.k.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is location within the area of minimum flood hazard as discussed in Section 9.i. Additionally, the project has been reviewed by the County Drainage Section for compliance with the County Drainage Manual. The County Drainage Section would further review the drainage aspect of the project at the building permit application stage. Source: County GIS Maps.					

10.	**HYDROLOGY AND WATER QUALITY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-			X	

	demanding substances, and trash))?				
Discussion: Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding post-construction, the project involves the construction and operation of a new single-family residence and would unlikely result in the violation of any water quality standards or waste discharge requirements. Source: Project plans					
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
Discussion: The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, as the applicant proposes to connect to the domestic water service, provided by the Montara Water and Sanitary District. Source: Project plans					
10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:			X	
	i. Result in substantial erosion or siltation on- or off-site;			X	
Discussion: The project site is undeveloped; however, there is an unauthorized drainage swale on the property, which appears to drain surface water from the adjoining property to the east. As shown in the project civil plans, project construction would result in the relocation of the swale to the left of the new house. The project would result in approximately 2,800 sq. ft. of new impervious surface and proposes energy dissipaters at the end of the new driveway in the public right-of-way, as well as a swale and a rock retention pit to handle drainage from the subject residence. The project would potentially alter the existing drainage pattern of the site or area. Mitigation Measure 10, below, requires post-construction project run-off to be equal to or less than the pre-project run-off and comply other requirements of the County's Drainage Manual and Provision C.3.i. of the Municipal Regional Permit. Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river. **Mitigation Measure 10:** At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Manual.					

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below: a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use. b. Direct roof runoff onto vegetated areas. c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas. A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Manual, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state. Sources: Project C3C6 form, Project Plans					
ii.	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: Please see Section 10.c for discussion. The project would not result in the alteration of the course of a stream or river. Sources: Project plans; Project C3C6 form					
iii.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Please see Section 10.c, above, for discussion. Sources: Project plans; Project C3C6 form					
10.d.	Significantly degrade surface or groundwater water quality?			X	
Discussion: With the implementation of mitigation measures as discussed in Section 7.b, potential project impacts to surface water quality related to sedimentation would be reduced to a less than significant level. Sources: Project plans; Project C3C6 form					
10.e.	Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: Please see Section 10.c for discussion. Sources: Project plans; Project C3C6 form					

iv. Impede or redirect flood flows?				**X**
Discussion: The project would not impede or redirect flood flows There is no work proposed within an existing drainage channel or creek. Sources: Project plans; Project C3C6 form				
10.f. In flood hazard, tsunami, or seiche zones, create or contribute runoff water which would risk release of pollutants due to project inundation?				**X**
Discussion: The site is located approximately 2,000 feet from the boundary of the tsunami inundation zone, according to the County GIS Maps. Sources: Project plans; County GIS Maps; Project C3C6 form				
10.g. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The project proposes to connect to the domestic water service, provided by Montara Water and Sanitary District, and would therefore no conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Additionally, see Section 10.c for discussion regarding potential impact to stormwater quality. Sources: Project plans; Project C3C6 form				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The proposed single-family residential development would not result in the physical division of an established community, as the undeveloped property is located within an established residential neighborhood. Sources: County GIS Maps				
11.b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The project complies with the zoning district requirements for the property and other local regulations and would not cause any significant environmental impact due to a conflict with				

any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect, as described in this document. Source: County GIS Maps; County Zoning Regulations				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project site is accessed from Cypress Avenue, an improved public road. The project would connect to the Montara Water and Sanitary District, which provides water and sewer service to this area.g The project involve the construction oof water and sewer laterals from existing water and sewer mains located within the Cypress Avenue road right-of-way. Sources: Project plans; County GIS Maps				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project does not involve any mining or extraction of minerals. Sources: Project plans				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. Sources: Project plans; County GIS Maps				

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The project would generate additional non-substantial, temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code. Sources: Project plans					
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: The project residence would be built on a rigid mat slab foundation and would not involve a pile-driven foundation. Sources: Project plans					
13.c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not in the vicinity of a private airstrip. Please see discussion in Section 9.e, above. Sources: Project plans; Half Moon Bay Airport Land Use Compatibility Plan					

14.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly				X

(for example, through extension of roads or other infrastructure)?				

Discussion: The project involves the construction of a single-family residence on an undeveloped parcel, accessible from an improved public roadway. The project involve the construction of water and sewer laterals from existing water and sewer mains located within the Cypress Avenue road right-of-way. Therefore, the project is not anticipated to result in substantial population growth or create any additional infrastructure needs.

Sources: Project plans

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The project site is an undeveloped, residential parcel. No housing would be displaced. The proposed construction support a single family residential use. The project would provide one additional housing unit to the neighborhood.

Sources: Project plans

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a. Fire protection?			X	
15.b. Police protection?			X	
15.c. Schools?			X	
15.d. Parks?			X	
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	

Discussion: The project involves the construction of one single-family residence within an existing residential neighborhood in the unincorporated Moss Beach/Seal Cove area in the San Mateo County. The project has been reviewed and preliminarily approved by the Coastside Fire Protection District. The project site is located in an established residential neighborhood, where police, school and park services presently exist in this area.

Sources: Project plans

16. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
Discussion: The project involves the construction of a single-family residence that would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Sources: Project plans				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project does not involve the construction of any recreational facilities. The project involves the construction of one single-family residence on a residentially-zoned property and would not require the construction or expansion of existing recreational facilities. Sources: Project plans				

17. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
Discussion: The project site can be assessed from Cypress Avenue, a public road that is improved to the front of the project site. The existing road is adequate to serve the project. Additionally, no road extension or widening is needed for this project. The County LCP (Policy 2.52) exempts the development of singular single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. The project involves the construction of one single-family residence and associated improvements and would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. The proposed use is a private single-family residential use and provides adequate on-site parking. Therefore, the project does not conflict with an				

applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Sources: Project plans, Local Coastal Program (LCP)				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts,* describes specific considerations for evaluating a project's transportation impacts. It states that, generally, vehicle miles traveled is the most appropriate measure of transportation impacts. “Vehicle miles traveled” refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The project involves the construction of one single-family residence within an existing residential neighborhood. The project would only result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3. Sources: Project plans				
17.c. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project site is assessed from Cypress Avenue, a public road that is improved to the front of the project site. The project has been reviewed and preliminarily approved by the County Department of Public Works. Sources: Project plans				
17.d. Result in inadequate emergency access?				X
Discussion: The project has been reviewed and preliminarily approved by the Coastside Fire Protection District and would not result in inadequate emergency access, for reasons stated in this Section. Sources: Project plans				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: The project site is undeveloped. The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). Sources: Project Plans; County GIS Maps; Letter from California Historical Resources Information System (CHRIS) Staff Dated March 20, 2024				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)			X	
Discussion: Staff requested a Sacred Lands File (SLF) search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC). In a letter dated March 8, 2024, NAHC staff stated that the record search of the NAHC SLF was completed for the information submitted for the referenced project. The results were positive. NAHC staff recommended that the County contact the Amah Mutsun Tribal Band of Mission San Juan Bautista and The Ohlone Indian Tribe. Planning staff has consulted with the following tribes, as identified by the NAHC: • Amah MutsunTribal Band of Mission San Juan Bautista				

- Costanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- The Ohlone Indian Tribe
- Wuksache Indian Tribe/Eshom Valley Band
- The Tamien Nation

On March 7, 2024, staff sent a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by April 7, 2024, and to the Tamien Nation at their request for notification of all projects subject to CEQA. Andrew Galvan of The Ohlone Indian Tribe requested additional information on the project site location. No additional comments were received during the commenting period.

Sources: Project Plans; County GIS Maps; Letter from California Historical Resources Information System (CHRIS) Staff Dated March 20, 2024; Letter from Native American Heritage Commission dated March, 2028.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X

Discussion: The project would connect to existing public utilities systems and would provide on-site drainage systems. For these reasons, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Source: Project Plans

19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X

Discussion: The project includes proposes to connect to the Montara Water and Sanitary District (MWSD) for domestic water services. MWSD has reviewed the project plans and the project will be subject to permitting requirements.

Source: Project Plans

19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: Please see discussion in Section 19.a, above. Source: Project Plans				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project involves the construction of one single-family residence with associated improvements and would result in a negligible increase in solid waste disposal needs. The site would be served by public solid waste services. Source: Project Plans				
19.e. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of one single-family residence with associated improvements would result in a negligible increase in solid waste disposal needs and would be served by public solid waste services. Source: Project Plans				

20. **WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project site is not located within a designated Local Responsibility Area (LRA) or State Responsibility Area (SRA) fire hazard zone and Wildland Urban Interface Zone. The project has been conditionally approved by The Coastside Fire Protection District (CFPD). Additionally, the proposed residence would provide 2 covered, on-site parking spaces, which would adequately prevent excessive street parking that could impair emergency access. Based on the foregoing, the project would not impair any emergency response or emergency evacuation plan.				

Source: County GIS Map; CALFIRE GIS Maps; CFPD Conditions				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
Discussion: The site is relatively flat. The project has been conditionally approved by CFPD. CFPD will further review the project at the building permit application stage to ensure compliance with all applicable fire protection measures and requirements, including regulations requiring the use of fire-resistant exterior materials and fire sprinklers. Source: County GIS Map				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map.				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map; C3 C6 Form				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a. Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or			X	

endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
Discussion: As discussed in this document, the project, as proposed and mitigated, has the potential to result in less than significant environmental impacts. Implementation of mitigation measures included in this document would adequately minimize project environmental impacts to a less-than-significant level. Source: Subject document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project, as proposed and mitigated, would not have impacts that are individually limited, but cumulatively considerable. The project includes the construction of one single-family residence. There may be concurrent construction in the area, such as for the Big Wave North Parcel Project (Big Wave Project) located at 380 Airport Street, whereby concurrent construction traffic may impact streets in the project vicinity. However, project conditions for the Big Wave Project, specifically Condition 36 and Mitigation Measure TRANS-8, prohibit the use of Cypress Street for project construction traffic, require project grading and construction traffic to be scheduled during non-commute hours (weekdays 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 8:00 p.m.) and require vehicles carrying extra wide and/or long loads to avoid residential streets. Therefore, cumulative impacts to area traffic are anticipated to be low. Source: Subject document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: As described in this document, the project, as proposed and mitigated, would not result in any substantial direct or indirect adverse impacts on human beings. Implementation of mitigation measures included in this document would adequately prevent any significant environmental impacts and minimize any environmental impacts to a less-than-significant level. Source: Subject document.				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
CalTrans		X	
City		X	
Coastal Commission		X	Permit Appealable to CCC
County Airport Land Use Commission (ALUC)		X	
Other: None			
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District: MWSD		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 2: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors, if present during the course of activities on the site:

a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

b. A pre-construction survey for CRLF shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF is found, work should be halted, and the USFWS will be contacted. If possible, CRLF should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

c. Tree and vegetation removal activities shall be initiated during the non-nesting season of from September 1 to January 31 of protected nesting birds and raptors when possible. If work cannot be initiated during this period, then nesting bird pre-construction surveys shall be performed in trees proposed for removal and suitable nesting habitat within 500 feet of the project footprint. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

   If nests are found, a no-disturbance buffer shall be placed around the nest of protected nesting birds and raptors until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist

based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

Mitigation Measure 3: Prior to commencement of grading and construction activities, a field study by a qualified professional archaeologist shall be conducted to update the conditions of this possible site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted.

Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 5: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 6: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director.

Mitigation Measure 7: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form (Attachment D) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

a. Energy storage technology (e.g. solar or home battery storage system)
b. EV charging station(s)
c. Use of drought-resistant landscape design principles which include replacing lawns or installing new gardens with native and drought-resistant plants, utilizing mulch, installing a rain garden, and avoiding the use of invasive and/or water-intensive plant selections.

Mitigation Measure 10: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Manual.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

b. Direct roof runoff onto vegetated areas.

c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Manual, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	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 of the mitigation measures in the discussion have been included as part of the proposed project. 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.

(Signature)

May 14, 2024 — Date

Camille Leung, Project Planner — (Title)

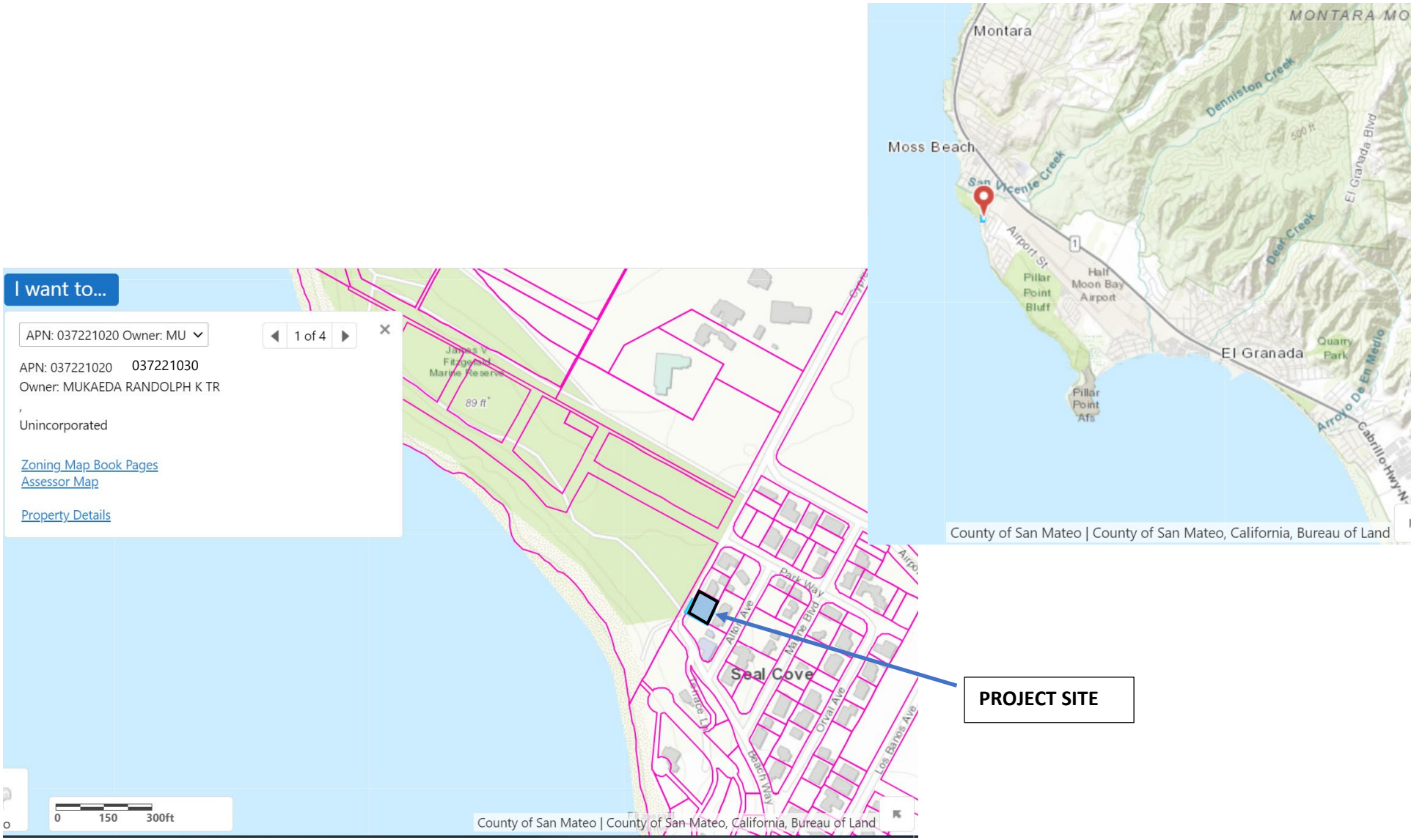
ATTACHMENTS:

A. Vicinity Map
B. Project Plans
C. Cultural Resource Documents
    1. Letter from California Historical Resources Information System (CHRIS) Staff dated March 20, 2024
    2. Letter from Native American Heritage Commission, dated March 8, 2024
D. Climate Beneficial Actions by Project Developers Form
E. Geological Reports:
    1. Geotechnical Study, Mukaeda Property, Cypress Avenue, Moss Beach, California, prepared by Sigma Prime Geosciences, Inc., dated June 2020

2. Supplemental Engineering Geologic Peer Review, RE: Mukaeda; New Residence on a Vacant Lot, PLN2020-00070, APNs: 037-221-020, “0” Cypress Avenue, prepared by CSA, dated April 20, 2022.
3. Geologic Review Letter: Cypress Avenue, Moss Beach (APNs: 037-221-020, 030); PLN2020-00070, prepared by David W. Buckley, President of EcoGeoBuild, dated July 27, 2023

ATTACHMENT A

Vicinity Map: PLN2020-00070 (Mukaeda) – Cypress Avenue, Moss Beach



SITE DATA:

APN: 037-221-020/030
ZONING: R-1/S-17/DR/GH/CD
OCCUPANCY GROUP:R-3/U
TYPE OF CONSTRUCTION: V-B

PLN: 2020-00070
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5643							
LOT COVERAGE	0	0.0	1844	32.7	1844	32.7	1975	35.0
FLOOR AREA			FIRST FLR: 586 SECOND FLR: 1385 GARAGE: 1015		FIRST FLR: 586 SECOND FLR: 1385 GARAGE: 1015			
	Total 0	0.0	Total 2986	52.9	Total 2986	52.9	Total 2991	53.0

OWNER: Randolph & Mana MUKAEDA
105 Rosa Flora Circ.
South San Francisco, CA 94080

ARCHITECT: Edward C Love, Architect
720 Mill St
Half Moon Bay, CA 94019

GEOTECHNICAL ENGINEERING: Sigma Prime Geosciences
322 Princeton Ave.
Half Moon Bay, 94019
650.728.3590

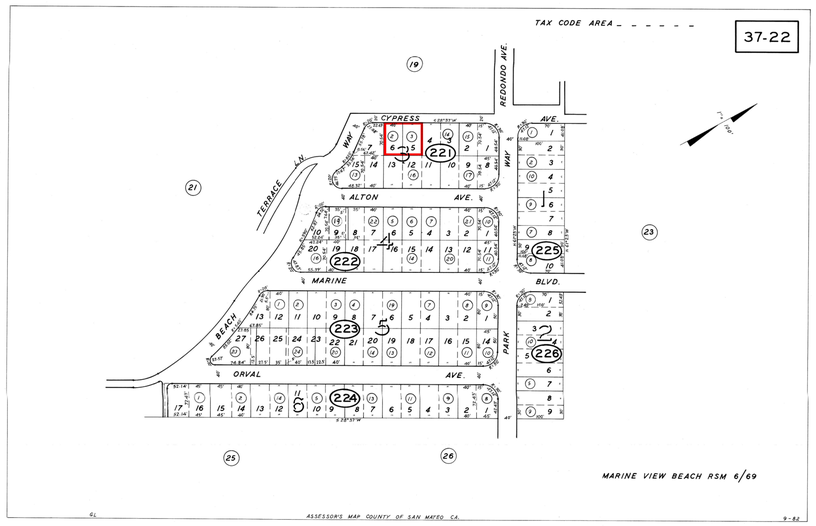
STRUCTURAL ENGINEERING: XYZ Engineering
Address1
Address2
650.xxx.xxxx

SCOPE OF WORK:

CONSTRUCTION OF A 2986 SQFT SINGLE FAMILY RESIDENCE
W/ ATTACHED GARAGE

Sheet List - Const.

Sheet No.	Sheet Name	Rev
A001	Cover Sheet	
A002	Additional Notes	
SU1	Survey	
A003	Site Plan	
C1	Grading & Drainage	
C2	Erosion & Sediment Control	
C3	Best Management Practices	
A101	First Floor Plan	
A102	Second Floor Plan	
A103	Roof Plan	
A104	Door & Window Schedule	
A201	Elevations - West & South	
A202	Elevations - East & North	
A301	Section Views	
A501	Details	
A502	Details	
A503	Color Board	
E101	First Floor Electrical Plan	
E102	First Floor Lighting Plan	
E103	Second Floor Electrical Plan	
E104	Second Floor Lighting Plan	
L1	Conceptual Landscape	



REVISIONS

EDWARD C. LOVE, ARCHITECT

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Architect
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New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Cover Sheet

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: GMH
JOB: MUKAEDA
SHEET: A001
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt

GENERAL NOTES

1. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE BIDDER SHALL VISIT THE SITE AND LEARN THE EXISTING CONDITIONS. HE SHALL EXAMINE THE PLANS AND SPECIFICATIONS AND BASE HIS BID ON THEM. DURING CONSTRUCTION, NO CHANGES FROM PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND OWNER. STRUCTURAL CHANGES MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

2. THE GENERAL CONTRACTOR (G.C.) SHALL OBTAIN AND PAY FOR ALL PERMITS (EXCEPT THOSE PAID FOR BY THE OWNER) AND LICENSES AND SHALL GIVE ALL NOTICES. THE G.C. IS REQUIRED TO COMPLY WITH ALL CURRENT CODES, ORDINANCES, & REGULATIONS RELATED TO THIS PROJECT. ANY CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND ORDINANCES SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT IN WRITING. THE G.C. FOR THIS WORK SHALL BE CURRENTLY LICENSED BY THE STATE OF CALIFORNIA. THE EMPLOYEES AND SUBCONTRACTORS USED BY THE G.C. TO CONSTRUCT AND FINISH THE WORK SHOWN ON THE PLANS MUST ALL BE SKILLED WORKMEN UNDER THE DIRECTIONS OF A COMPETENT FOREMAN. THE G.C. SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY AND ADJACENT PROPERTY FROM INJURY, DAMAGE, OR LOSS ARISING FROM THIS CONTRACT. SALES TAX SHALL BE PAID BY THE G.C. AND INCLUDED IN THE BID.

3. THE G.C. SHALL, AT ALL TIMES, KEEP THE PREMISES AND STREETS FREE OF WASTE AND RUBBISH CAUSED BY THE WORK, AND AT COMPLETION, SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS AND EQUIPMENT AND LEAVE THE WORK 'BROOM CLEAN'. THE G.C. SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES. G.C. TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO OCCUPANT OR OWNER PER SECTION 4.410.1.

4. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY AND ADEQUATE RECORDS SHALL BE KEPT BY THE G.C. TO SUBSTANTIATE ANY ADDITIONAL CHARGES. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT DOCUMENTS.

5. THE OWNER SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY ACCIDENT, LOSS, INJURY, OR DAMAGES HAPPENING OR ACCRUING DURING THE TERM OF THE PERFORMANCE OF THE WORK AND IN CONNECTION THEREWITH, TO PERSONS AND/OR PROPERTY. THE G.C. SHALL HAVE IN FULL FORCE AND EFFECT DURING THE LIFE OF THIS CONTRACT, FULL COVERAGE LIABILITY AND WORKMEN'S COMPENSATION INSURANCE, WHICH SHALL COMPLY WITH CALIFORNIA LAWS AND WILL NOT BE CANCELED OR CHANGED DURING THE TERM OF THIS CONTRACT WITHOUT NOTICE BEING GIVEN TO THE OWNER, AND SHALL REQUIRE ALL INTERMEDIATE AND SUBCONTRACTORS TO TAKE OUT AND MAINTAIN SIMILAR POLICIES OF INSURANCE. ALL SUCH POLICIES SHALL BE WITH INSURANCE COMPANIES ACCEPTABLE TO THE OWNER. UNLESS EXPRESSLY STATED OTHERWISE, THE OWNER WILL TAKE OUT AND CARRY A COMPREHENSIVE INSURANCE POLICY INCLUDING FIRE, EXTENDED COVERAGE, VANDALISM AND MALICIOUS MISCHIEF PROTECTING BOTH HIS INTEREST AND THAT OF THE G.C.

6. IN ADDITION TO GUARANTEES CALLED FOR ELSEWHERE IN THESE SPECIFICATIONS, THE G.C. SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AFTER NOTICE OF COMPLETION IS FILED, AGAINST DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THAT IS DISCOVERED AND REPORTED WITHIN THAT PERIOD.

7. IN GENERAL THE DRAWINGS WILL INDICATE DIMENSIONS, POSITION, TYPE OF CONSTRUCTION, SPECIFICATIONS, QUALITIES AND METHODS. ANY WORK INDICATED ON THE DRAWINGS, AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED, OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. THE LARGER THE SCALE OF THE DRAWING, THE MORE PRECEDENT, I.E.: 3 INCHES PER FOOT SCALE GOVERNS 1/4 INCH PER FOOT SCALE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY G.C. THE G.C. SHALL VERIFY, AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.

8. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE SUBCONTRACTOR SHALL CONTACT THE G.C., WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

9. THE G.C. SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.

10. ALL PRODUCTS LISTED IN THESE DRAWINGS BY NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.

11. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.

12. SEE STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, DIMENSIONS AND DETAILS.

13. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATION FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

14. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BAS OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER SECTION 4.505.2 AND R506.2.3.

15. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THE RELEVANT CODES MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

16. CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED PER CALGREEN 4.408.2 (OR IN ACCORDANCE WITH LOCAL ORDINANCE). MINIMUM OF 65% OF CONSTRUCTION WASTE SHALL BE DIVERTED FOR RECYCLING OR SALVAGE PER CALGREEN 4.408.1

17. OPERATIONS & MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER ADDRESSING ITEMS 1 - 10 IN CALGREEN 4.410.1

18. DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPED PER CALGREEN 4.507.2. HVAC SYSYTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

19. BATHROOM EXHAUST FANS SHALL COMPLY WITH CALGREEN 4.506.1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY SENSOR.

20. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (CALGREEN 4.406.1)

21. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (CALGREEN 4.504.1)

22. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CALGREEN 4.504.2.1)

23. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.2.2)

24. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (CALGREEN 4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

25. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (CALGREEN 4.504.3)

26. MINIMUM OF 80" FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CALGREEN 4.504.4

27. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (CALGREEN 4.504.5)

28. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (CALLGREEN 4.505.2)

29. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (CALGREEN 4.505.3)

HERS INSPECTION ITEMS

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
• High quality insulation installation (QII)
• IAQ mechanical ventilation

Cooling System Verifications:
• -- None --

HVAC Distribution System Verifications:
• Duct Sealing

Domestic Hot Water System Verifications:
• -- None --

Smoke Detectors

As per the California Building Code, State Fire Marshal regulations, and Coastside Fire District Ordinance 2022-01, the applicant is required to install State Fire Marshal approved and listed smoke detectors which are hard wired, interconnected, and have battery backup. These detectors are required to be placed in each new and reconditioned sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In existing sleeping rooms, areas may have battery powered smoke alarms. A minimum of one detector shall be placed on each floor. Smoke detectors shall be tested and approved prior to the building final. Date of installation must be added to exterior of the smoke alarm and will be checked at final.

Smoke alarm/detector are to be hard wired, interconnected, or with battery back up. Smoke alarms to be installed per manufacturers instruction and NFPA 72.

Windows

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square ft (sqft), 5.0 sqft allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall not be more than 44 inches above the finished floor (CFC 1030).

Address Markers

New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. The letters/numerals for permanent address signs shall be 6 inches in height with a minimum of 1/2 inch stroke. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, an additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire District. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective numbers/letters similar to Hy-Ko 911 or equivalent. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE).

Roofing

As per Coastside Fire District Ordinance 2019-03, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current addition of the California Building Code.

Vegetation Management (LRA)

The Coastside Fire District Ordinance 2022-01, the 2022 California Fire Code 304.1.2:

A fuel break of defensible space shall is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. this is neither a requirement nor an authorization for the removal of living trees.

Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. New trees planted in the defensible space shall be located no closer than 10 feet to adjacent trees when fully grown or at maturity.

Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

Fire Access Roads

The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The city of Half Moon Bay Department of Public Works, San Mateo County Department of Public Works, the Coastside Fire District Ordinance 2022-01, and the California Fire Code shall set road standards. As per the 2022 CFC, Dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Coastside Fire District specifications. As per the 2022 CFC, Section Appendix D, road width shall not be less than 20 feet. Fire access roads shall be installed and made serviceable prior to combustibles being placed of the project site and maintained during construction. Approved signs and painted curbs or lines shall be provided and maintained to identify fire access roads and state the prohibition of their obstruction. If the road width does not allow parking on the street (20 foot road) and on-street parking is desired, an additional improved area shall be developed for that use.

Fire Hydrant

As per 2022 CFC, Appendix B and C, a fire district approved fire hydrant (Clow 960) must be located within 500 feet of the proposed single-family dwelling unit measured by way of drivable access. As per 2022 CFC, Appendix B the hydrant must produce a minimum fire flow of 500 gallons per minute at 20 pounds per square inch residual pressure for 2 hours. Contact the local water purveyor for water flow details.

Automatic Fire Sprinkler System (Fire Sprinkler plans will require a separate permit)

As per San Mateo County Building Standards and Coastside Fire District Ordinance 2022-03, the applicant is required to install an automatic fire sprinkler system throughout the proposed or improved dwelling and garage. All attic access locations will be provided with a pilot head on metal upright. Sprinkler coverage shall be provided throughout the residence to include all bathrooms, garages, and any area used for storage. The only exception is small linen closets less than 24 square feet with full depth shelving. The plans for this system must be submitted to the San Mateo County Planning and Building Division or the City of HMB. A building permit will not be issued until plans are received, reviewed, and approved. Upon submission of plans, the County or City will forward a complete set to the Coastside Fire District for review.

Installation of underground sprinkler pipe shall be flushed and visually inspected by Fire District prior to hook-up to riser. Any soldered fittings must be pressure tested with trench open. Please call Coastside Fire District to schedule an inspection. Fees shall be paid prior to plan review.

An exterior bell and interior horn/strobe are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn/strobe, and flow switch, along with the garage door opener, are to be wired into a separate circuit breaker at the main electrical panel and labeled.

Solar Photovoltaic Systems

These systems shall meet the requirements of the 2022 CFC Section 605.11.

REVISIONS

EDWARD C. LOVE, ARCHITECT

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Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Additional Notes

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: GMH
JOB: MUKAEDA
SHEET: A002
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt

1" = 8'

8 0 4 8 16

(IN FEET)

1 INCH = 8 FEET

BASIS OF BEARINGS

THE BEARING, NORTH 61°23' WEST, OF PARK WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "MARINE VIEW BEACH" WHICH WAS FILED FOR RECORD IN BOOK 6 MAPS PAGE 69, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29). BASIS OF VERTICAL DATUM HELD: 941 4129 TIDAL 5 (PID: HT0455) NGVD29 PUBLISHED ELEVATION: 11.45 FEET.

LOCAL BENCHMARK TO USE FOR SITE WORK IS THE SPIKE AND STAINLESS STEEL WASHER WITH AN ELEVATION OF 66.52 FEET.

NOTES:

BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE, ANY EASEMENTS OF RECORD AFFECTING IT COULD NOT BE PLOTTED HEREON.

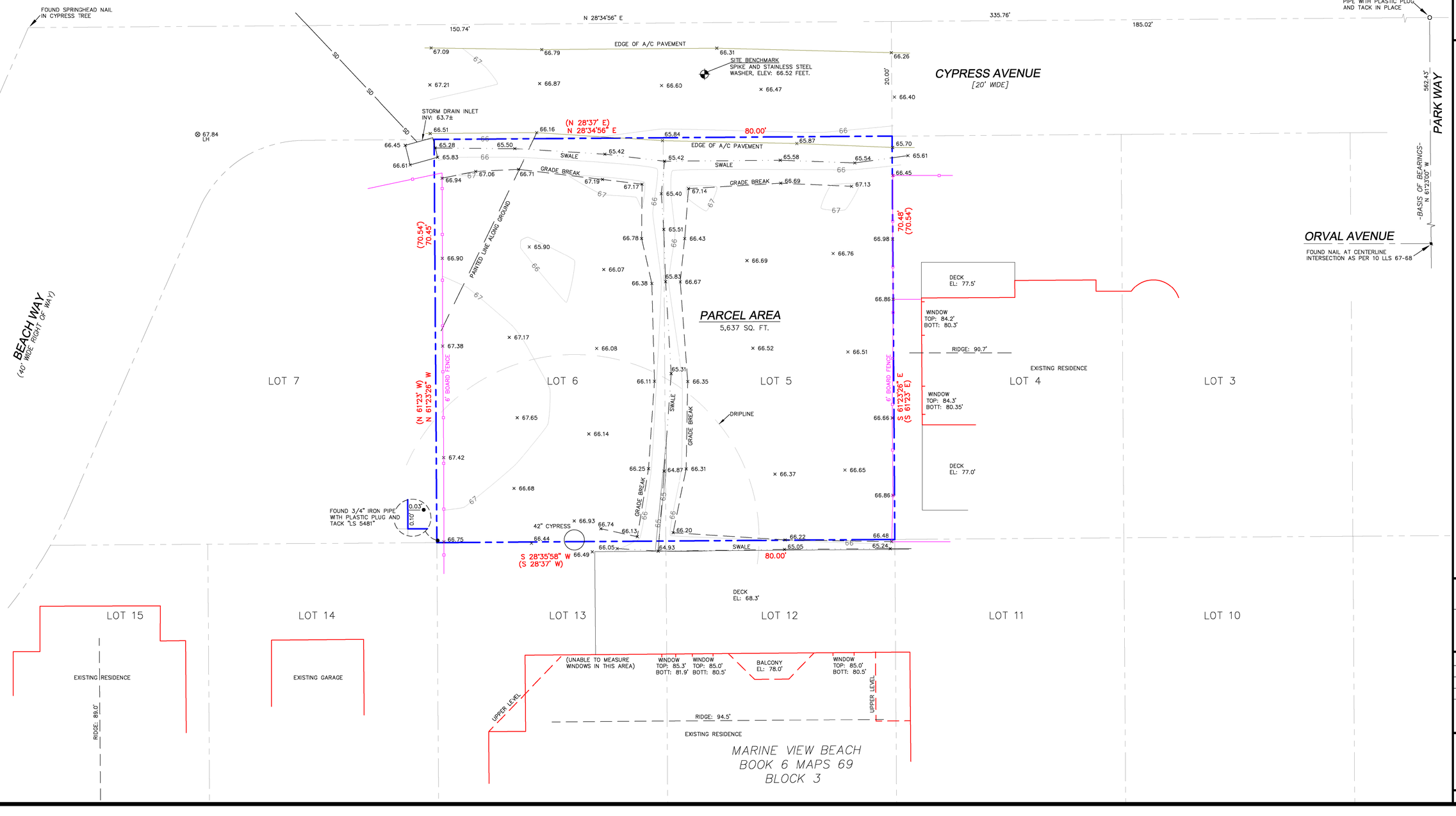
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: AUGUST, 2016
JOB NUMBER: 16-081

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
LH	LAMP HOLE
MH	MH (TYPE UNKNOWN)
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PIV	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE



BGT LAND SURVEYING
1206 S. Amphlett Blvd., Suite 3 - San Mateo, CA 94402
Main (650) 212-1030 bgtinfo@bgtsurveying.com
www.bgtsurveying.com

LICENSED LAND SURVEYOR
BRYANT G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 5-6, BLOCK 3, "MARINE VIEW BEACH" (BOOK 6 MAPS 69)

VACANT, CYPRESS AVENUE

MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

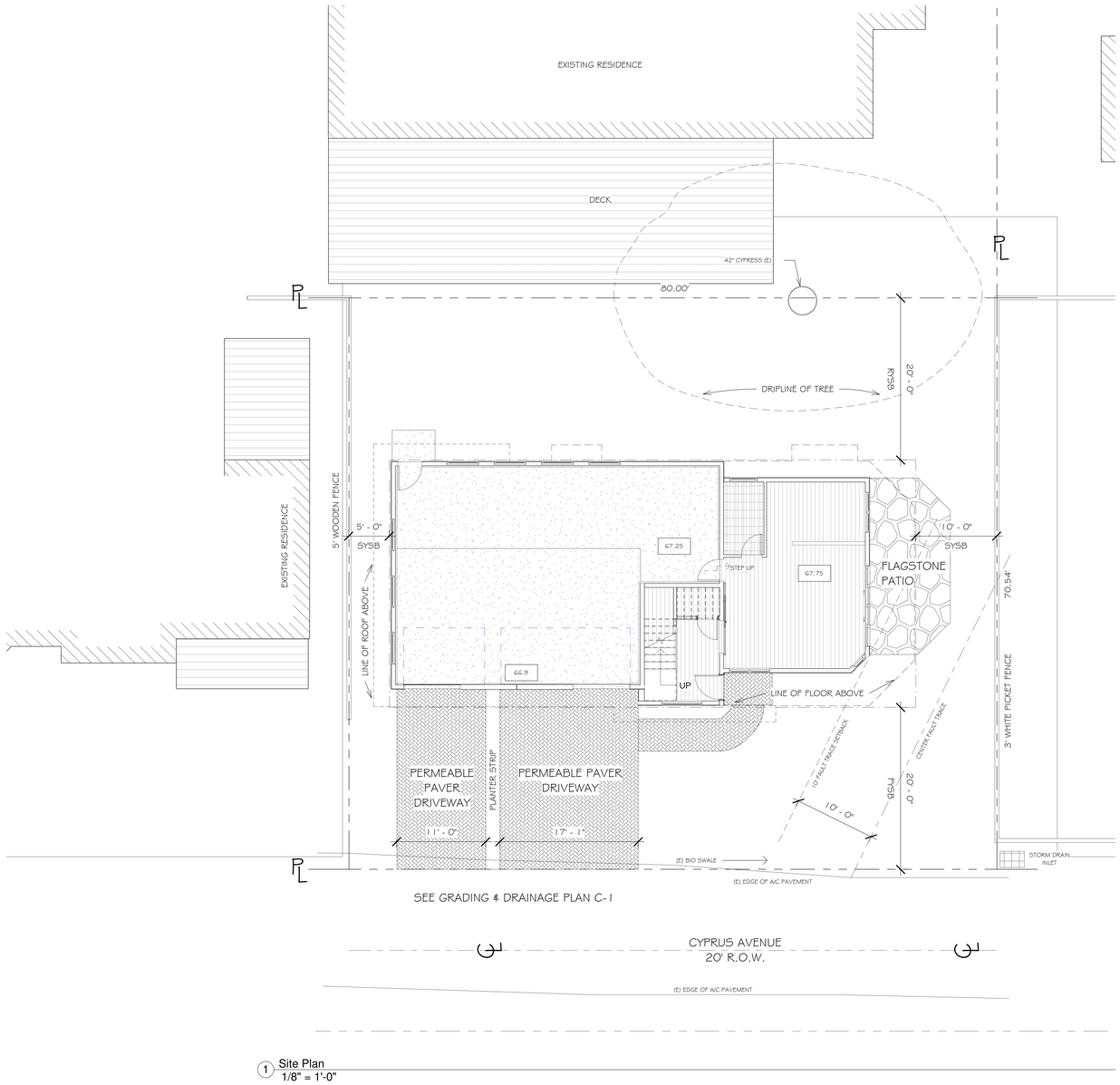
Assessor Parcel Number:
037-221-020
037-221-030

Prepared For:
RANDOLPH MUKAEDA
105 Rosa Flora Circle
So. San Francisco, CA 94080

Date:	AUGUST, 2016
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	BGT
Revisions:	

SU-1

Job No. 16-081



1 Site Plan
1/8" = 1'-0"

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

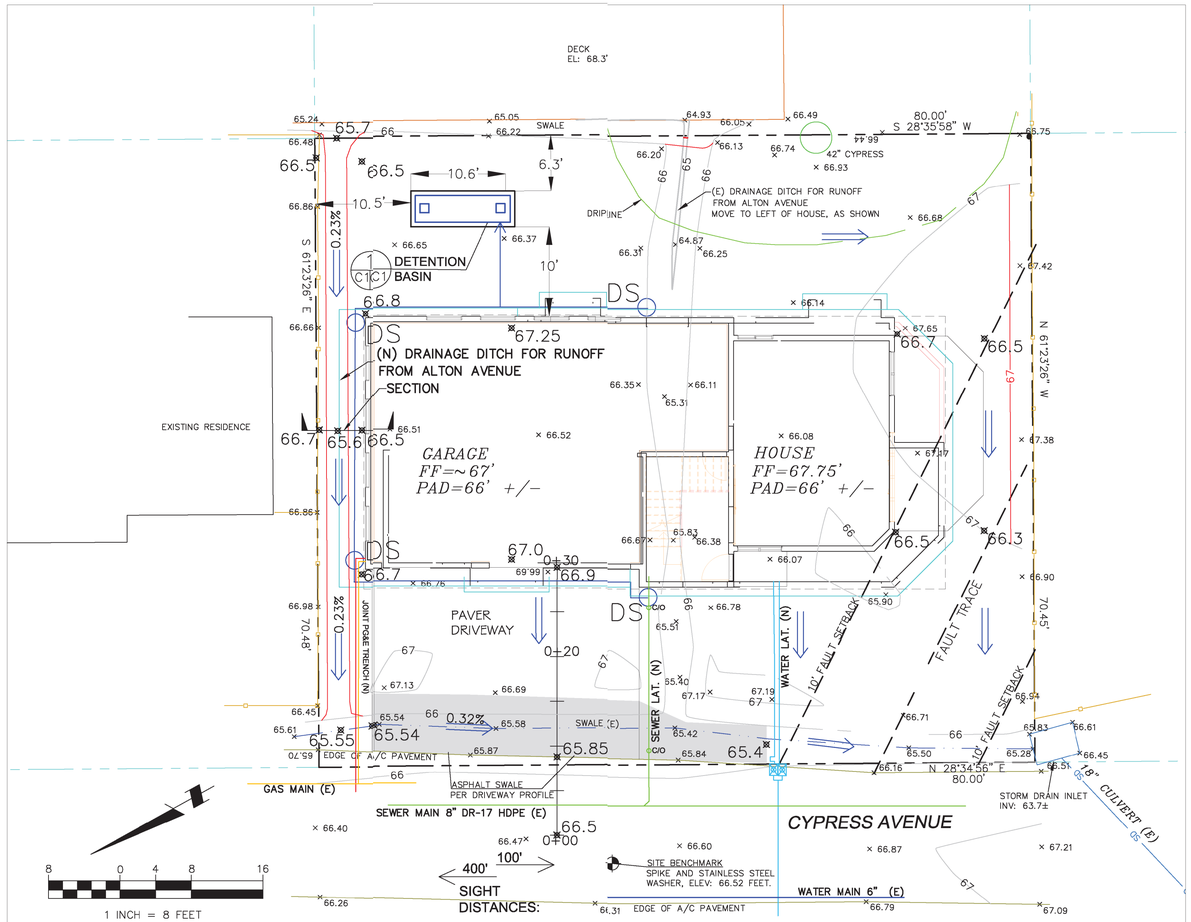
New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

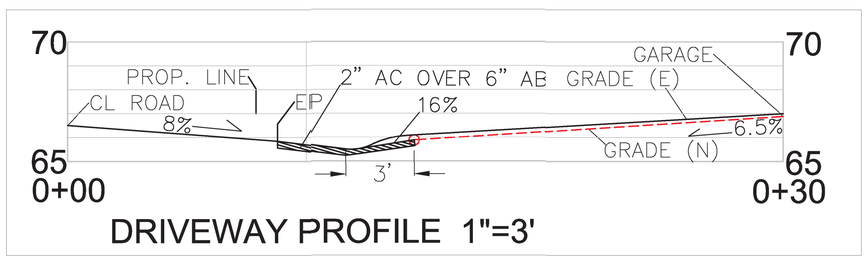
Site Plan

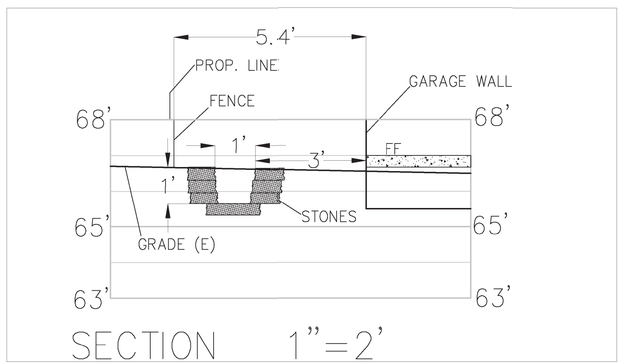
FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/8" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A003
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt







LEGEND

- 1' CONTOUR (E)
- 5' CONTOUR (E)
- PROPOSED CONTOUR
- ×65.68 EXISTING SPOT ELEVATION
- ⊠65.68 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 3" MIN SOLID DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   RANDY MUKAEDA, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED AUGUST 2016.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.

GRADING NOTES

CUT VOLUME : 40 CY (FOR FOUNDATION, MINOR GRADING)
FILL VOLUME: 0 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

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

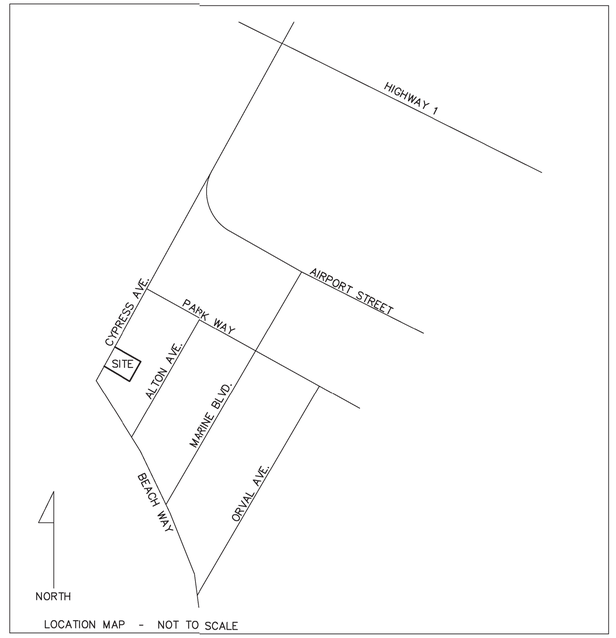
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.

3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

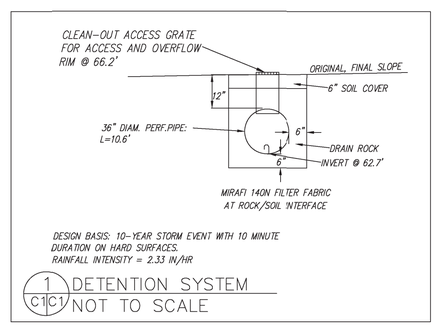
TRAFFIC CONTROL NOTES

1. CONTRACTOR AND WORKERS SHALL PARK ALONG CYPRESS AVENUE.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.



SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION
1 / C1C1
REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN
REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN



REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
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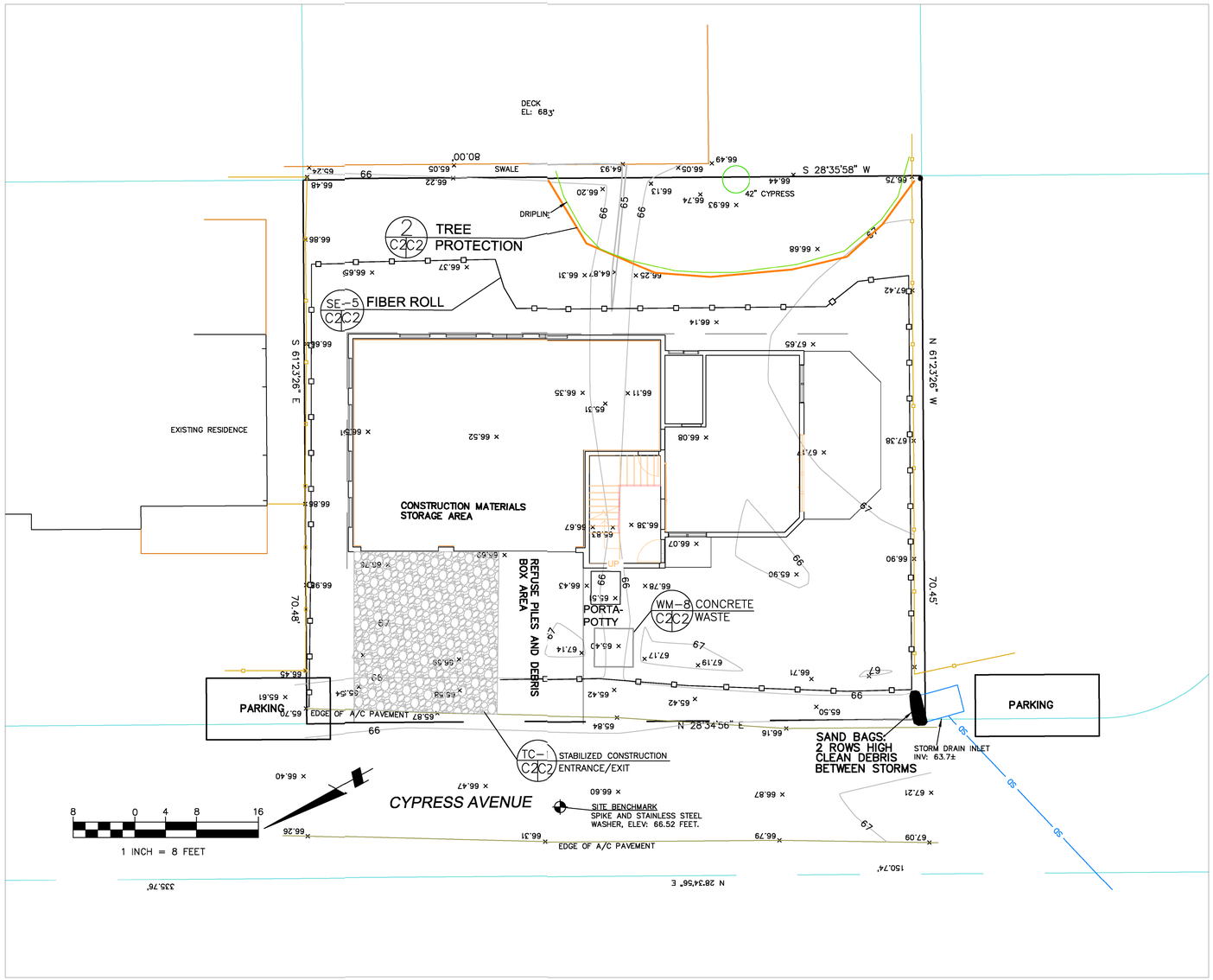
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 4-3-19	
DRAWN BY: CMK	
CHECKED BY: AZG	
REV. DATE: 6-18-20	
REV. DATE: 6-23-20	
REV. DATE: 7-30-20	
REV. DATE: 1-5-24	

GRADING AND DRAINAGE PLAN

MUKAEDA PROPERTY
CYPRESS AVENUE
MOSS BEACH
APN 037-221-020,030

SHEET
C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

CONCRETE WASTE MANAGEMENT WM-8

EROSION CONTROL POINT OF CONTACT

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

NAME: RANDY MUKAEDA

TITLE/QUALIFICATION: OWNER

PHONE: 650-238-8306

PHONE:

E-MAIL: DRAGNFISH67@GMAIL.COM

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

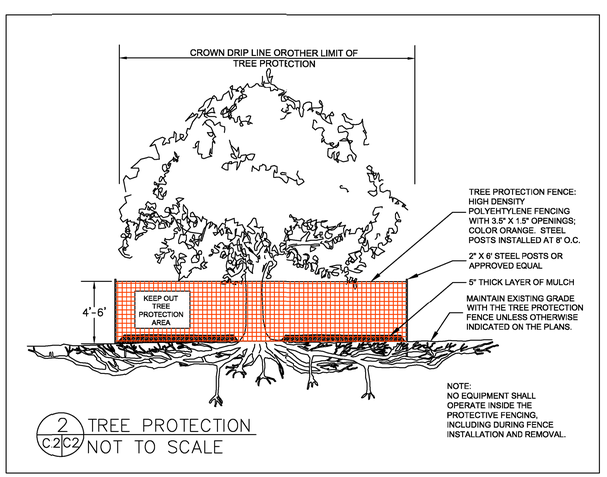
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

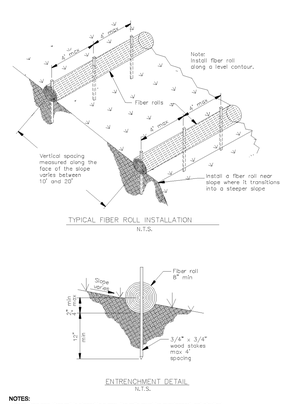


EROSION CONTROL NOTES

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

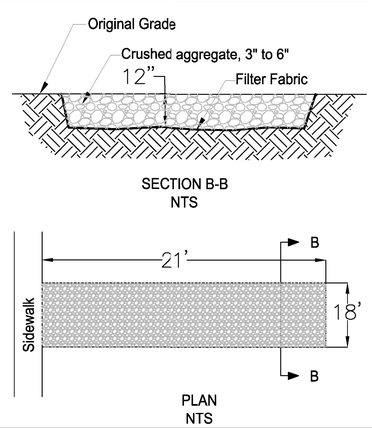
1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
   A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
   B. PAD SHALL BE NOT LESS THAN 12" THICK.
   C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
   D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

FIBER ROLLS SE-5



NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



Sigma Prime Geosciences, Inc.

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DATE: 4-3-19
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REV. DATE: 6-18-20
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REV. DATE:

EROSION AND SEDIMENT CONTROL AND TREE PROTECTION PLAN

MUKAEDA PROPERTY
CYPRESS AVENUE
MOSS BEACH
APN 037-221-020,030

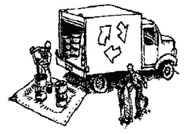
SHEET
C-2

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

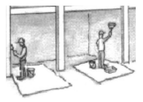
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

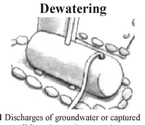
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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New Residence for
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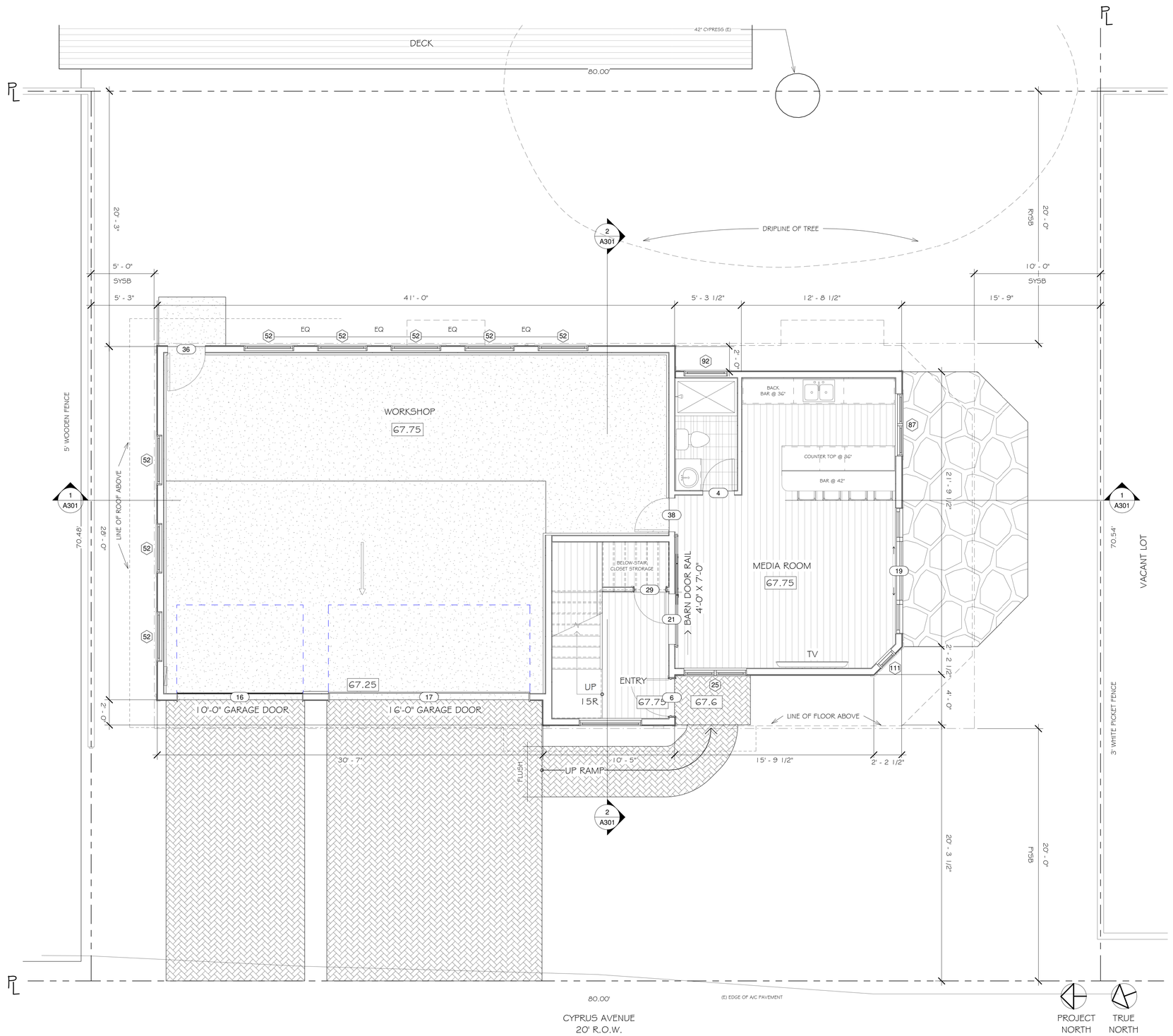
Cypress Ave
Moss Beach, CA

Best Management Practices

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: Author
JOB: MUKAEDA
SHEET: C3
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt



1 First Floor
1/4" = 1'-0"

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt

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New Residence for
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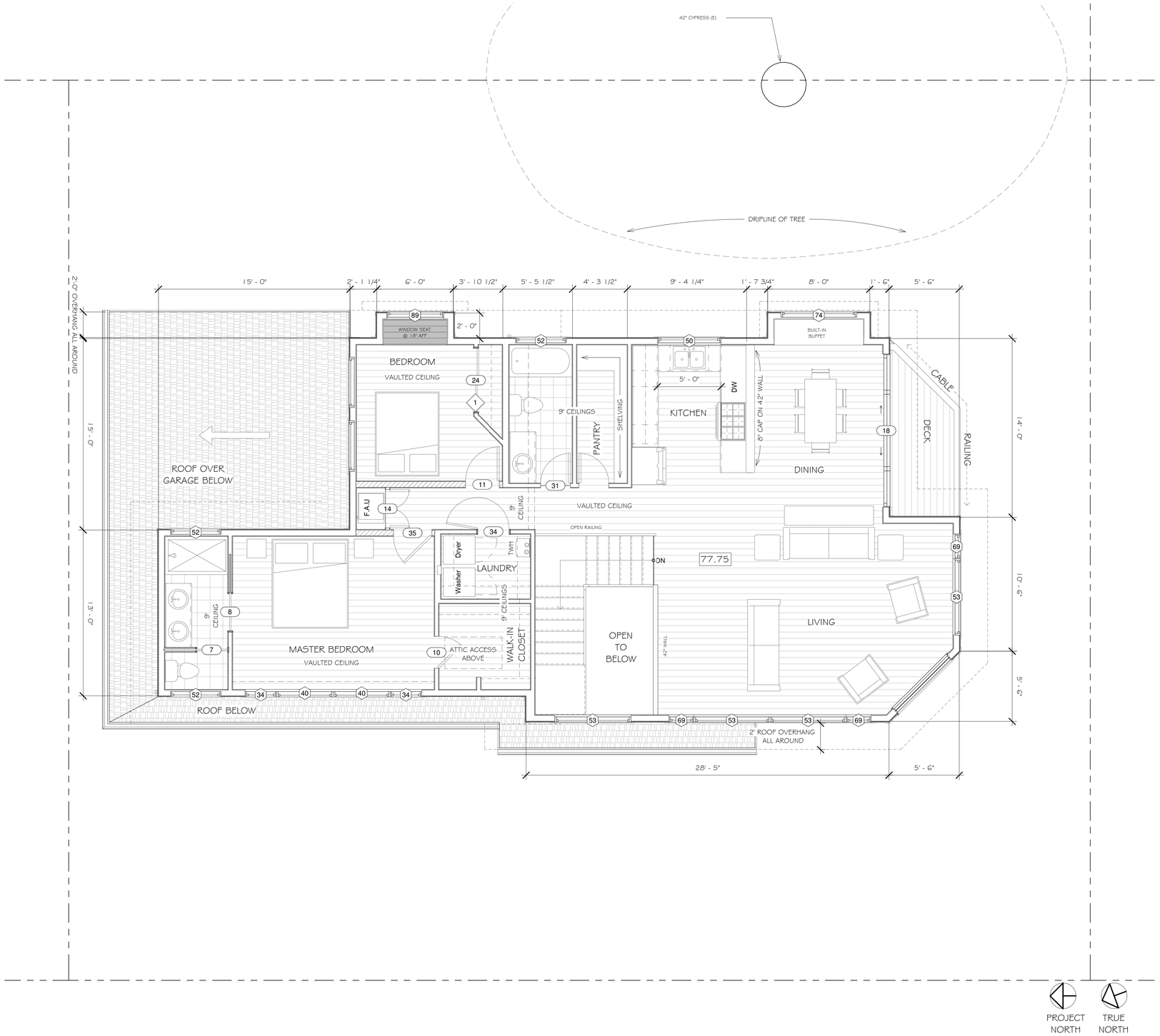
First Floor Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A101
OF SHEETS



1 Second Floor
1/4" = 1'-0"

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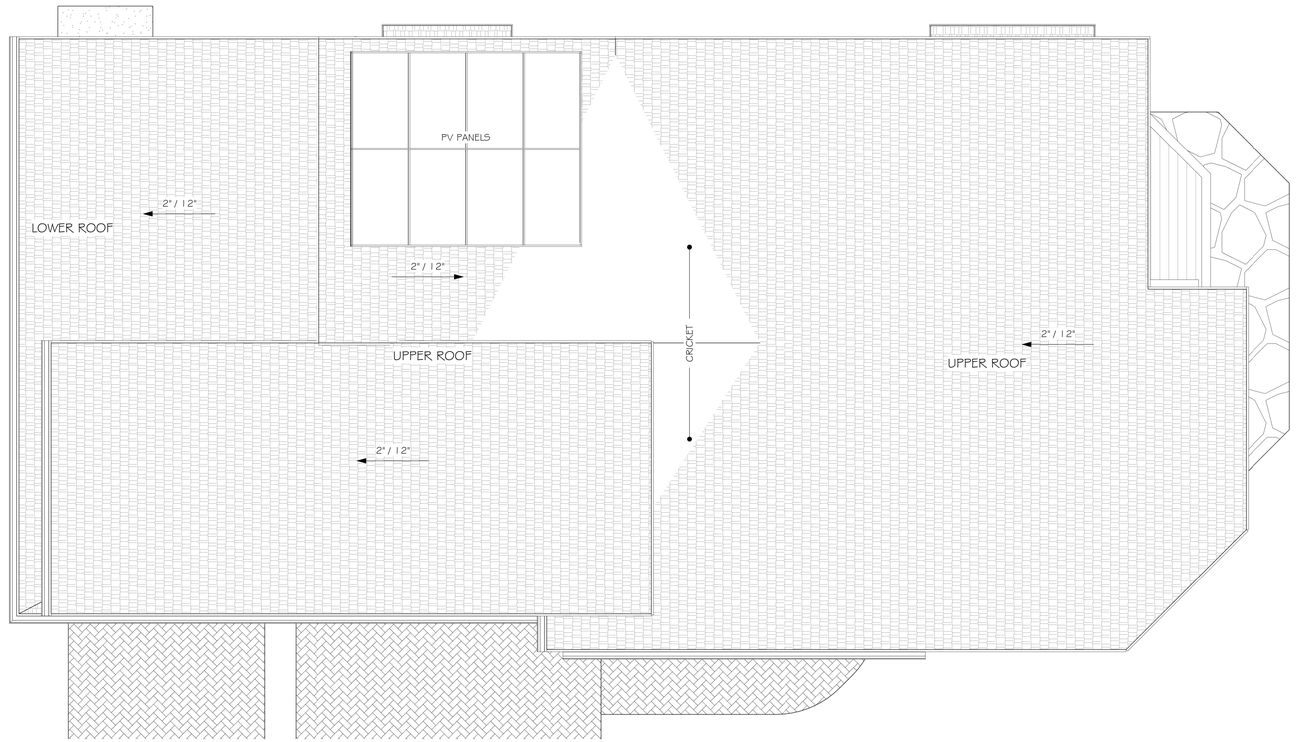
Second Floor Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A102
OF SHEETS



1 Roof Plan
1/4" = 1'-0"

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda-V03.rvt

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New Residence for
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Cypress Ave
Moss Beach, CA

Roof Plan

FOR
REVIEW
ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A103
OF SHEETS

Door Schedule

Mark	Count	Location	Door Type	Width	Height	Comments
LVL-1 1st Flr.						
4	1	1st Floor Bath	Hollow Core	2' - 6"	7' - 0"	
6	1	Entry	Solid Core	3' - 0"	7' - 0"	
16	1	Garage	Garage Door	10' - 0"	8' - 0"	
17	1	Garage	Garage Door	16' - 0"	8' - 0"	
19	1	Media Room	4 Panel Sliding Glass	10' - 0"	7' - 11"	
21	1	Media Room	Barn Door	4' - 0"	7' - 0"	
29	1	Entry	Hollow Core	2' - 6"	6' - 8"	
36	1	Garage	Solid Core	3' - 0"	6' - 8"	
38	1	Media Room	Solid Core	2' - 8"	6' - 8"	20-minute fire rated, self-closing, smoke strip
LVL-2 2nd Flr.						
7	1	Master Bath	Pocket Door	2' - 6"	6' - 8"	
8	1	Master Bath	Pocket Door	3' - 0"	6' - 8"	
10	1	Master Bedroom	Hollow Core	2' - 6"	7' - 0"	
11	1	Bedroom	Hollow Core	2' - 8"	7' - 0"	
14	1	2nd Floor Hall	Louvered Door	3' - 0"	7' - 0"	
15	1			0' - 0"	0' - 0"	
18	1	Dining Area	4 Panel Sliding Glass	12' - 0"	8' - 0"	
24	1	Bedroom	Double Bi-pass	5' - 0"	6' - 8"	
31	1	2nd Floor Bath	Hollow Core	2' - 4"	7' - 0"	
34	1	2nd Floor Hall	Hollow Core	2' - 6"	6' - 8"	
35	1	Master Bedroom	Hollow Core	3' - 0"	6' - 8"	
37	1	Pantry	Hollow Core	2' - 4"	7' - 0"	

Window Schedule

Mark	Rough Width	Rough Height	Sill Height	Temp. Glass	Egress	Type	Comments
LVL-0 Garage Flr @ Doors							
28	5' - 0"	5' - 0"	2' - 11 1/2"				
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
52	4' - 0"	3' - 0"	5' - 6"			Awning	
LVL-1 1st Flr.							
25	5' - 0"	5' - 0"	3' - 0"	Yes		Single Fixed, Single Casement	
87	5' - 0"	5' - 0"	3' - 0"			Double Casement	
92	3' - 6"	3' - 0"	5' - 0"			Awning	Obscured Glass
111	1' - 8"	7' - 0"	1' - 0"	Yes		Fixed	
LVL-2 2nd Flr.							
34	2' - 6"	5' - 0"	3' - 0"		Yes	Casement, Confirm Swing	
34	2' - 6"	5' - 0"	3' - 0"		Yes	Casement, Confirm Swing	
40	4' - 6"	5' - 0"	3' - 0"				
40	4' - 6"	5' - 0"	3' - 0"				
50	5' - 0"	4' - 6"	3' - 6"			Double Casement	
52	4' - 0"	3' - 0"	5' - 0"			Awning	Obscured Glass
52	4' - 0"	3' - 0"	5' - 0"			Awning	Obscured Glass
52	4' - 0"	3' - 0"	5' - 0"			Awning	Obscured Glass
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
53	6' - 0"	7' - 6"	0' - 6"			Fixed	
69	2' - 0"	7' - 6"	3' - 0"			Single Fixed, Single Casement	
69	2' - 0"	7' - 6"	3' - 0"			Single Fixed, Single Casement	
69	2' - 0"	7' - 6"	3' - 0"			Single Fixed, Single Casement	
74	6' - 0"	1' - 6"	6' - 6"			Fixed	
89	4' - 6"	5' - 0"	3' - 0"		Yes	Single Fixed, Single Casement	
112	4' - 0"	4' - 0"	4' - 0"				
112	4' - 0"	4' - 0"	4' - 0"				
LVL-2 Top							
71	6' - 0"	3' - 6"	0' - 0"			Fixed	
71	6' - 0"	3' - 6"	0' - 0"			Fixed	
75	2' - 0"		0' - 0"			Custom Polygon Window	Measure Angle in Field
75	2' - 0"		0' - 0"			Custom Polygon Window	Measure Angle in Field
75	2' - 0"		0' - 0"			Custom Polygon Window	
75	2' - 0"		0' - 0"			Custom Polygon Window	
78	8' - 0"	4' - 8"	0' - 0"			Fixed	
113	2' - 0"		-8' - 6"				Measure Angle in Field

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New Residence for the Mukaeda family
Cypress Ave
Moss Beach, CA

Door & Window Schedule

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE:
DRAWN: GMH
JOB: MUKAEDA
SHEET: A104
OF SHEETS

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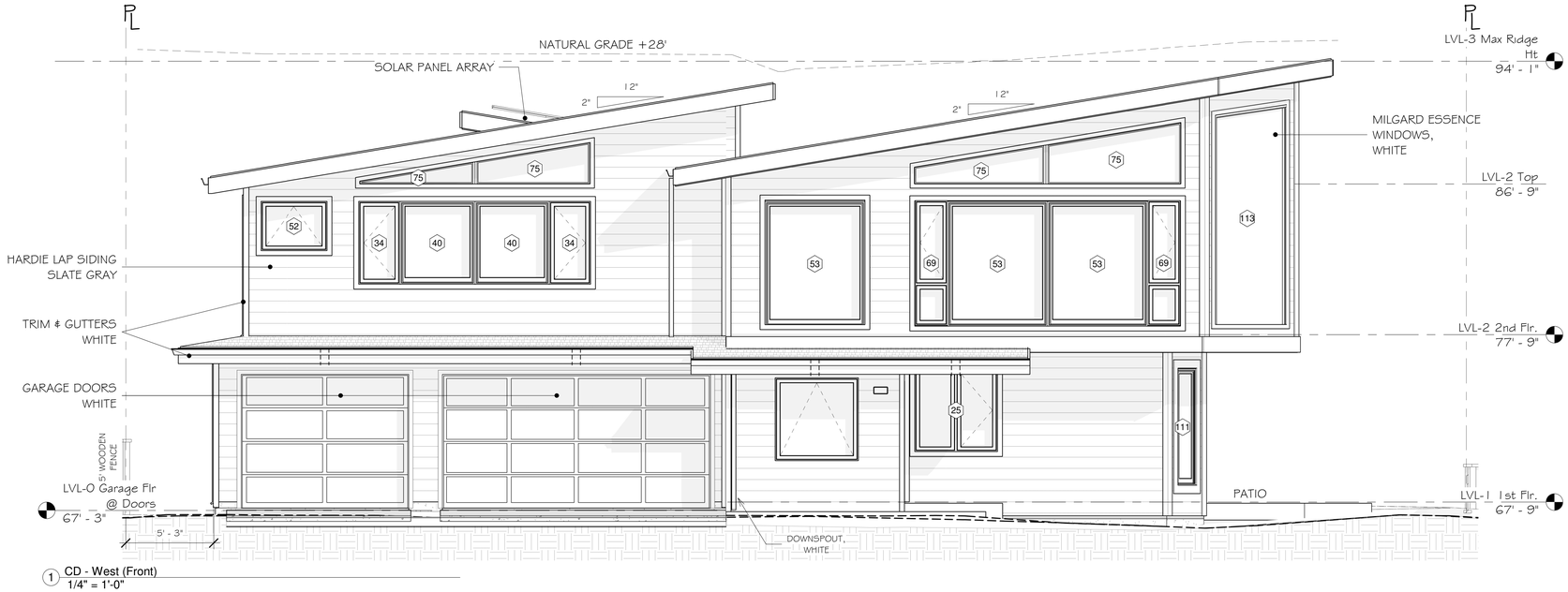

1 CD - West (Front)
1/4" = 1'-0"

2 CD - South (Right)
1/4" = 1'-0"

Attic Ventilation Calculation:

Attic Area (AA)	135.0 sqft
Ventilation Required (AA/150)	0.9 sqft
Number of 4" x 16" (.44 sqft) Vents	3

ILLUMINATED ADDRESS

DENOTES DOWNLIGHT IN OVERHANG (NO OTHER EXTERIOR LIGHTING)

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New Residence for
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Elevations - West & South

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A201
OF SHEETS

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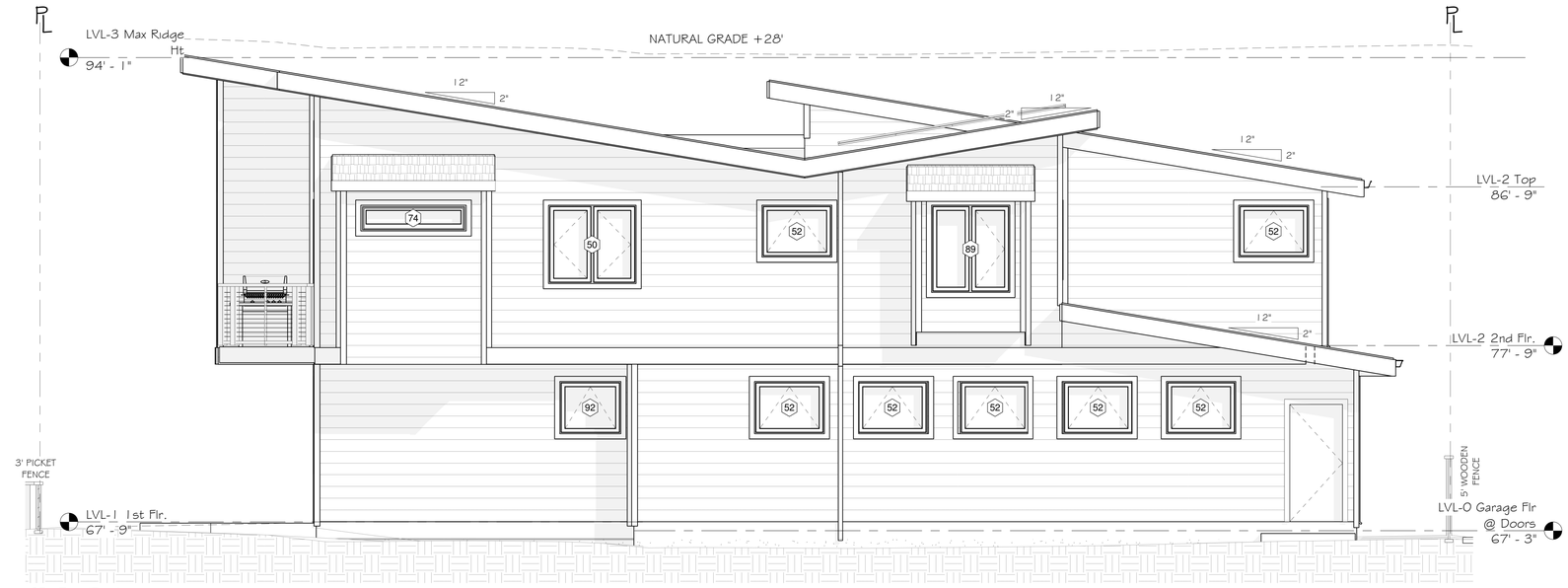
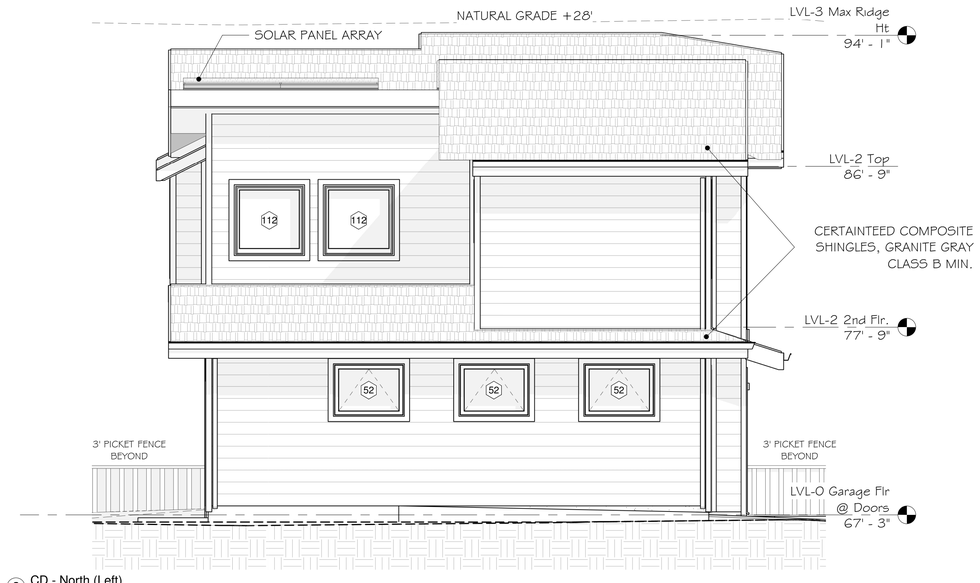


1 CD - East (Rear)
1/4" = 1'-0"



2 CD - North (Left)
1/4" = 1'-0"

Attic Ventilation Calculation:

Attic Area (AA)	135.0 sqft
Ventilation Required (AA/150)	0.9 sqft
Number of 4" x 16" (.44 sqft) Vents	3

ILLUMINATED ADDRESS

DENOTES DOWNLIGHT IN OVERHANG (NO OTHER EXTERIOR LIGHTING)

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New Residence for the Mukaeda family
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Moss Beach, CA

Elevations - East & North

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A202
OF SHEETS

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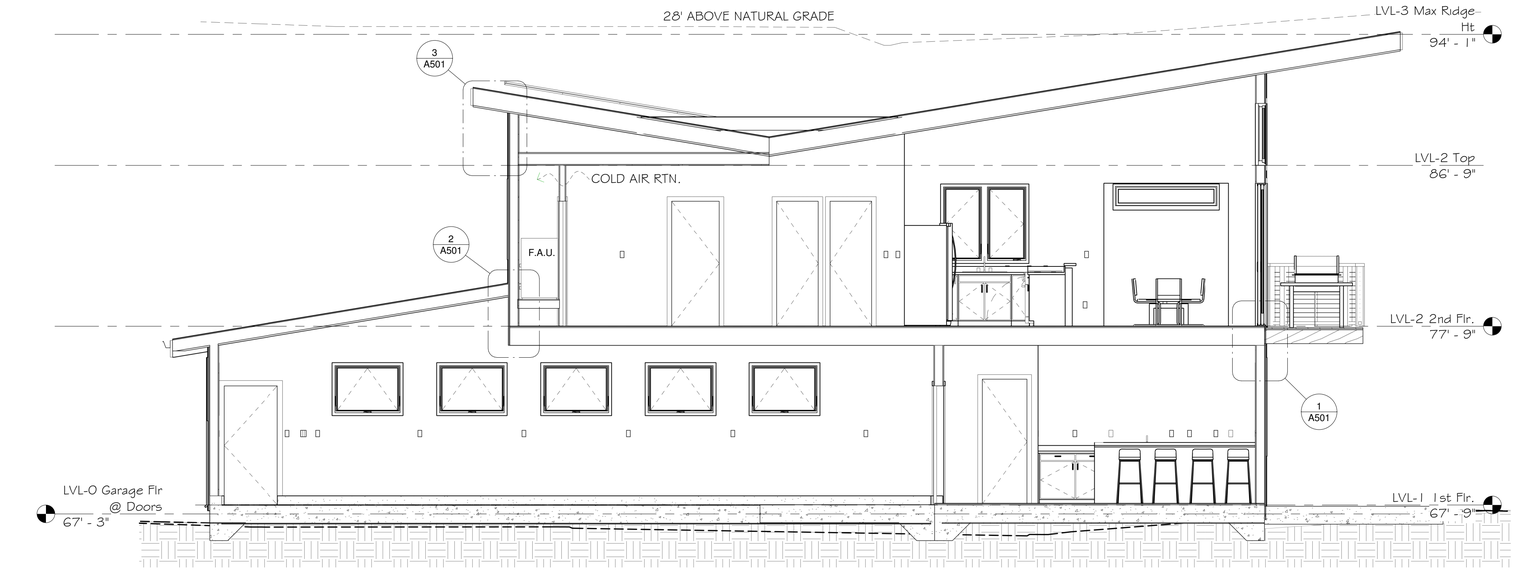
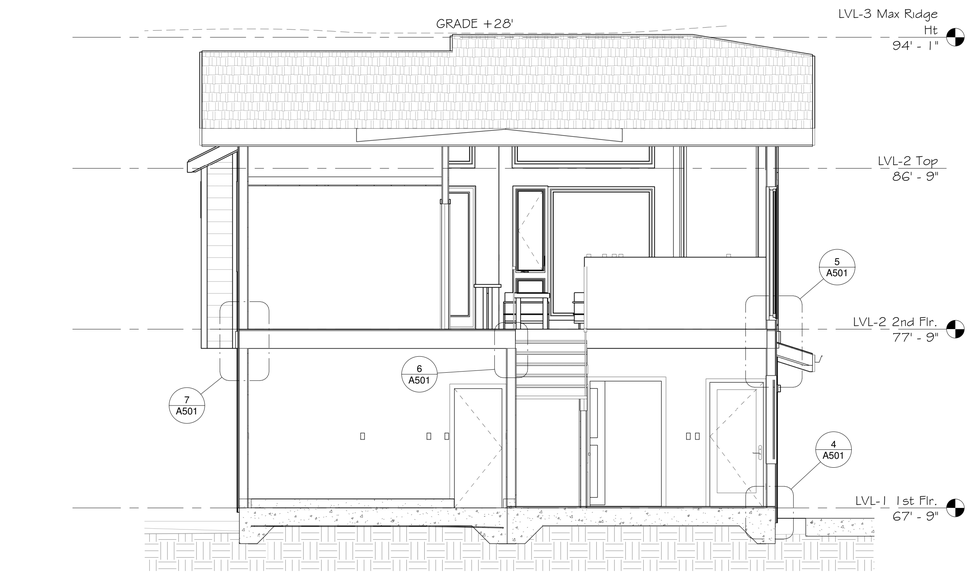


1 CD - Section 02 - EW
1/4" = 1'-0"



2 CD - Section 01 - NS
1/4" = 1'-0"

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New Residence for
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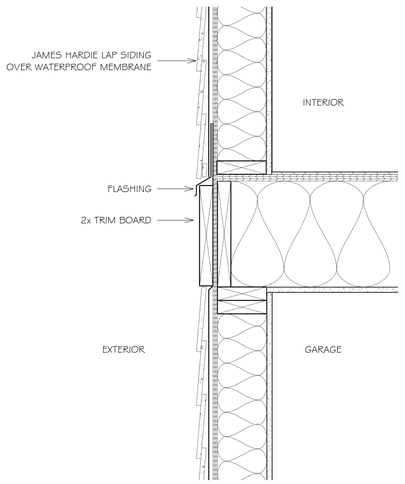
Moss Beach, CA

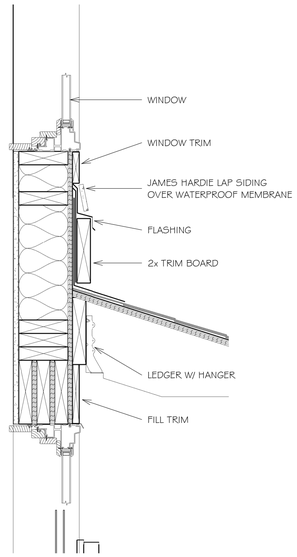
Section Views

FOR
REVIEW
ONLY

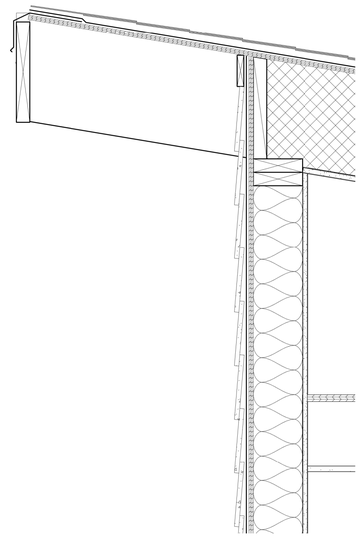
DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET:
A301
OF SHEETS



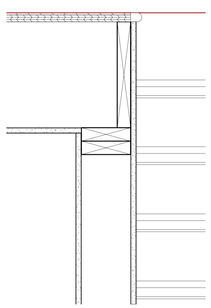
7 Detail - Back Wall
1 1/2" = 1'-0"



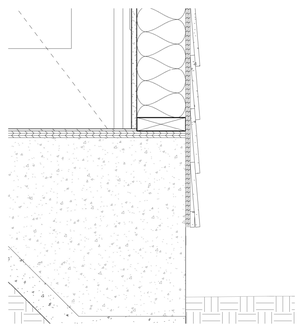
5 Detail - Entry Wall
1 1/2" = 1'-0"



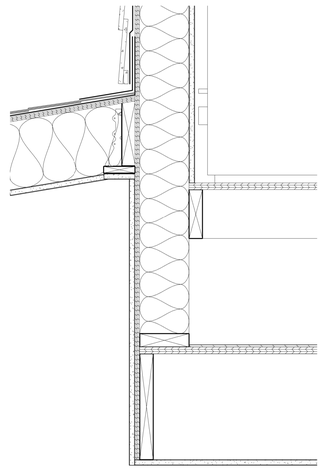
3 Detail - Roof Eave
1 1/2" = 1'-0"



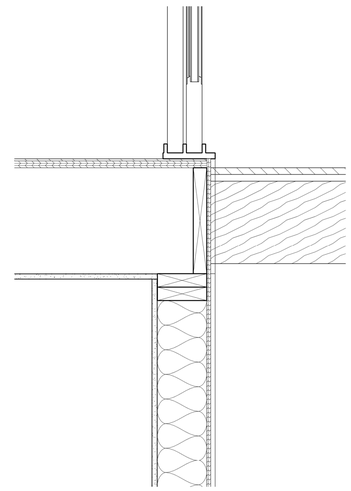
6 Detail - Stairwell & Garage
1 1/2" = 1'-0"



4 Detail - Entry Wall @ Floor
1 1/2" = 1'-0"



2 Detail - Garage Roof & Ceiling
1 1/2" = 1'-0"



1 Detail - Upstairs Deck
1 1/2" = 1'-0"

SEE STRUCTURAL PLANS FOR MATERIALS, DIMENSIONS & DETAILS

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Details

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1 1/2" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: A501
OF SHEETS

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Wayne Dalton GARAGE DOORS

MODEL **8850**

Central and East Region Availability

CONTEMPORARY ALUMINUM

Black powder coated aluminum, White Laminated glass

DOOR FEATURES

- Tongue-and-groove joints provide a great weather barrier
- Flexible vinyl bottom seal helps prevent dirt and elements from entering your garage
- Designed to be easy to maintain
- Constructed with rugged, anodized aluminum frame with equal panel spacing
- Reinforcing fins along with heavy-duty track and brackets help provide years of smooth, trouble-free operation (The fins are the extruded part of the door section that are not visible through the glass)
- Chose a 25,000 high cycle spring for almost twice the life of a standard torsion spring

R-VALUES OF INSULATED 8850	9X7 DOOR	16X7 DOOR	9X8 DOOR	16X8 DOOR
1/2" insulated glass Solar Ban 70XL argon filled (R=3.125)	4.06	4.05	3.97	3.96
1/2" insulated glass (R=1.75) with polyurethane filled rails and stiles	2.87	2.86	2.76	2.74
1/2" insulated glass Low E (R=2.58) with polyurethane filled rails and stiles	3.42	3.40	3.31	3.30

* Wayne Dalton uses a calculated door section R-value for our insulated doors.

Model 8850 offers a one-year limited warranty on the aluminum and one-year limited warranty on the glass. See full text of warranty for details.

1 Select the Platform

Standard Frames

8' Wide (2 panel)* 9'-12' Wide (3 panel) Over 12' Wide (4 panel)

Double-wide Frames

Due to the weight of this door, it is only offered in the 6' frame.

8' Wide (2 panel)* 9' Wide (3 panel) 16' Wide (4 panel) 18' Wide (5 panel)**

Panel spacing drawings shown are for illustrative purposes only and do not reflect actual stile and rail dimensions.
8" double wide rails and double end stiles apply only to larger doors and not available as options for smaller single doors.

If you are ordering a 16'3" or wider door as well as a single door, check with your dealer to ensure that the door frames match.
*2 panel wide is optional for 9' doors.
**Due to the weight of the 18' wide (5 panel) door, it is only offered in an 8' frame.

2 Choose your Color

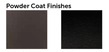
Anodized Finishes

Clear (Standard) Bronze

Painted Finishes

White Brown

Powder Coat Finishes



Dark Bronze Black

Black

RAL Powder Coat Finishes
Select from approximately 200 powder coat color options to best match your home.

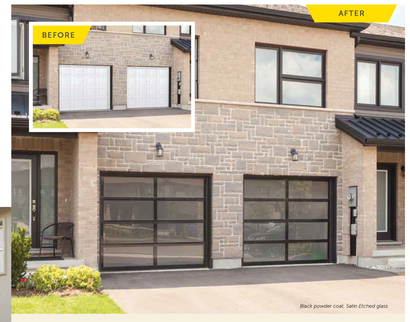
Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Wayne Dalton dealer for accurate color matching.

3 Choose your Glass

Clear Glass, Green Tinted, Gray Tinted, Bronze Tinted, Satin Etched, White Laminated, Obscure

Most panel styles are also available in both single pane and insulated configurations.

Bronze anodized aluminum, Satin Etched glass



Black powder coat, Satin Etched glass

Garage Door Design Center

To see this door on your home, visit **wayne-dalton.com,** or download our app, and try our Garage Door Design Center. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

Wayne Dalton GARAGE DOORS

DISTRIBUTED BY:

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067
wayne-dalton.com

Product Overview

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable aluminum construction with hand painted black finish and frosted glass gives a sophisticated look.

This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

Darksky certified
Light color is 3000K (bright white)
360 Lumens
80 CRI and uses only 5.5-Watt

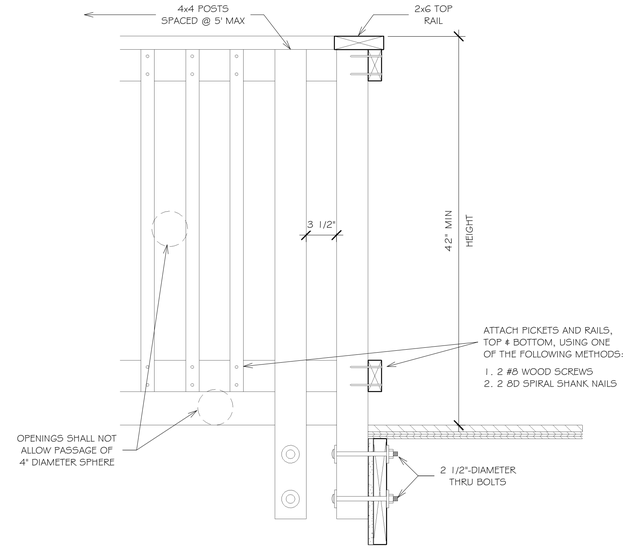
Specifications

Dimensions

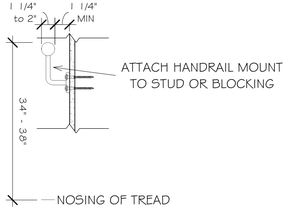
Product Depth (in.)	5.91	Product Height (in.)	8.01
Product Length (in.)	8.01	Product Width (in.)	4.49

Details

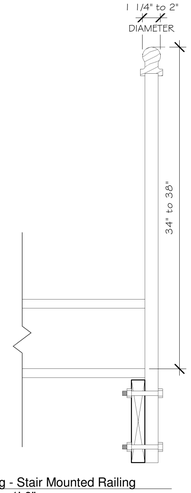
Actual Color Temperature (K)	3000	Color Rendering Index	80
Color Temperature	Bright White		
Exterior Lighting Product Type	Cylinder Lights	Fixture Color/Finish	Black
Fixture Material	Aluminum	Glass/Lens Type	Frosted
Light Bulb Type Included	Integrated LED	Light Output (lumens)	360
Maximum Wattage (watts)	0	Number of Bulbs Required	0
Watt Equivalence	60		
Outdoor Lighting Features	Dark Sky,Weather Resistant,Weather Resistant		
Power Type	Hardwired		
Product Weight (lb.)	2.29lb		
Style	Modern		



1 Drafting - Handrail
1 1/2" = 1'-0"



3 Drafting - Stair Handrailing to Wall
1 1/2" = 1'-0"



2 Drafting - Stair Mounted Railing
1 1/2" = 1'-0"

SEE STRUCTURAL PLANS FOR MATERIALS, DIMENSIONS & DETAILS

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
Architect
720 MILL STREET
HALF MOON BAY, CA 94019
(650) 728-7615
edwardclovearch@gmail.com

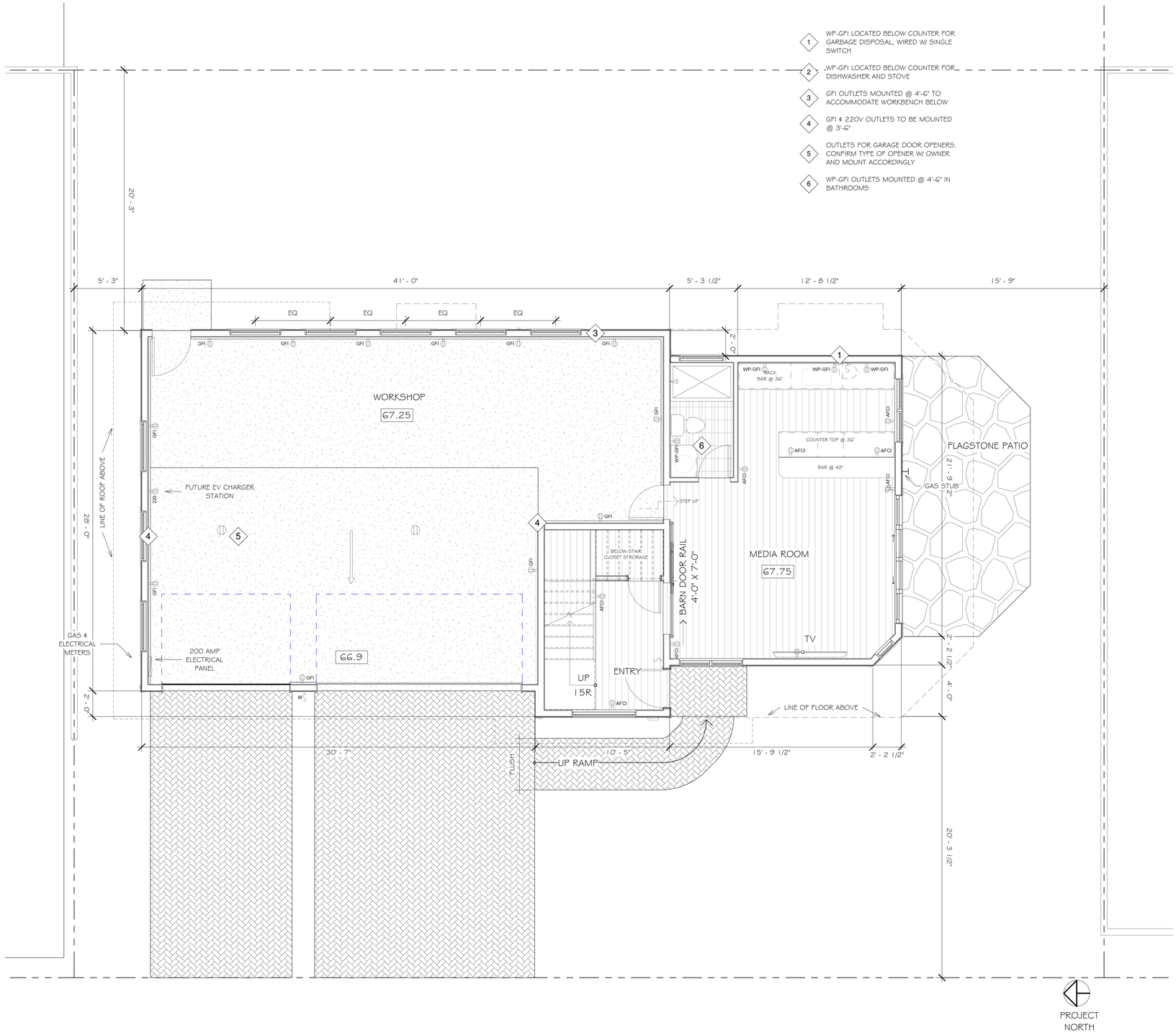
New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Details

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1 1/2" = 1'-0"
DRAWN: Author
JOB: MUKAEDA
SHEET: A502
OF SHEETS

S:\Client Projects 2017\Mukaeda\Revit\Mukaeda V03.rvt



1 First Floor Electrical
1/4" = 1'-0"

MEP NOTES:

1. ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)

2. ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)

3. IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)

4. 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))

6. A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))

7. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))

8. PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)

9. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING,AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

10. KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM

11. WATER CONSERVING FIXTURES & FITTINGS SHALL BE USED IN ACCORDANCE WITH CGBC 4.303. SHALL INCLUDE A MAXIMUM OF 1.28 GPF FOR WATER CLOSETS, MAXIMUM OF 1.8 GPM @ 80 PSI FOR SINGLE SHOWERHEADS, COMBINED FLOW RATE OF MULTIPLE SHOWERHEADS NOT TO EXCEED 1.8 GPM @ 80 PSI, MAXIMUM 1.2 GPM @ 60 PSI FOR LAVATORY FAUCETS, MAXIMUM 1.8 GPM @ 60 PSI FOR KITCHEN FAUCETS.

12. KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1

13. UFER GROUND OR OTHER APPROVED GROUND PER CEC 250

14. LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

WHOLE HOUSE VENTILATION NOTES:

ALL BATHROOMS TO BE EQUIPED WITH WHISPERGREEN SELECT™ ONE FAN - MULTIPLE IAQ SOLUTIONS, 50-80-110 CFM | FV-05-11VK1.

DUCT SIZE: 4" - 6" (BASED ON CONTRACTOR'S DECISION)

ASHRAE 62.2 REQUIRED MECHANICAL VENTILATION RATE:
Q_{FAN} CFM = 84.63

A LABEL/SIGN SHALL BE AT CONTROLLER OF SWITCH TO INFORM OCCUPANTS THAT FRESH AIR VENTILATOR IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED.

220 — 220-VOLT OUTLET
AFCI — ARC FAULT CIRCUIT INTERRUPT OUTLET
GFI — GROUND FAULT INTERRUPT OUTLET
Q — QUAD AFCI OUTLET
WP-GFI — WATER-PROOF GFI OUTLET
D — 220V DRYER OUTLET
CEILING MOUNTED DUPLEX OUTLET

REVISIONS

EDWARD C. LOVE, ARCHITECT
Edward C. Love Architect
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edwardclovearch@gmail.com

New Residence for the Mukaeda family
Cypress Ave
Moss Beach, CA

First Floor Electrical Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: E101
OF SHEETS

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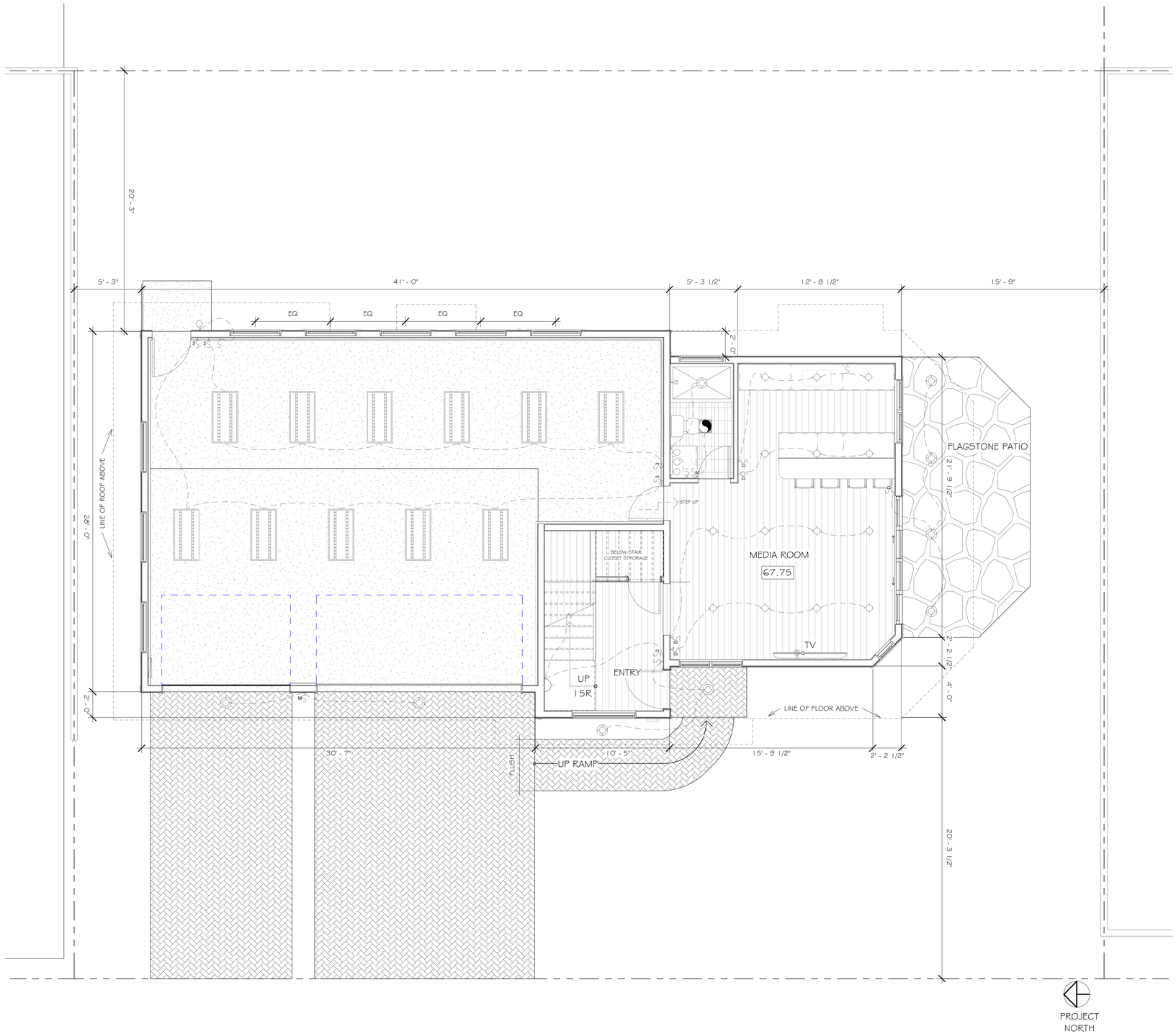

1 First Floor Lighting
1/4" = 1'-0"

- RECESSED BOX LED
- RECESSED LED
- RECESSED DIRECTIONAL LED
- RECESSED WATER-PROOF LED
- EXTERIOR LIGHT
- WALL SCONCE
- VANITY FIXTURE
- CEILING FAN
- SINGLE SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- MOTION-TIMER SWITCH
- THREE-WAY SWITCH

REVISIONS

EDWARD C. LOVE, ARCHITECT

Edward C. Love
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edwardclovearch@gmail.com

New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

First Floor Lighting Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: GMH
JOB: MUKAEDA
SHEET: E102
OF SHEETS

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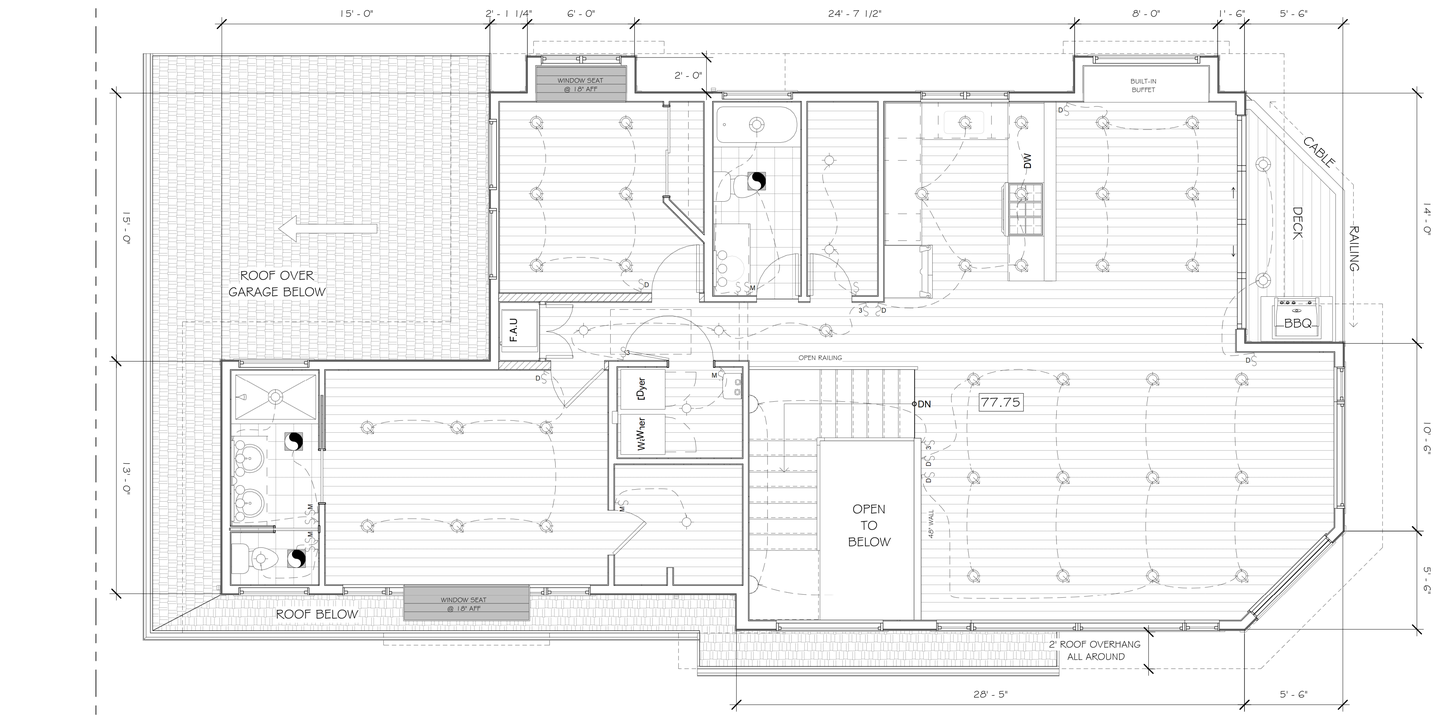

PROJECT NORTH

RECESSED BOX LED
RECESSED LED
RECESSED DIRECTIONAL LED
RECESSED WATER-PROOF LED
EXTERIOR LIGHT
WALL SCONCE
VANITY FIXTURE
CEILING FAN
SINGLE SWITCH
DIMMER SWITCH
3-WAY DIMMER SWITCH
MOTION-TIMER SWITCH
THREE-WAY SWITCH

1 Second Floor Lighting
1/4" = 1'-0"

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REVISIONS

EDWARD C. LOVE, ARCHITECT

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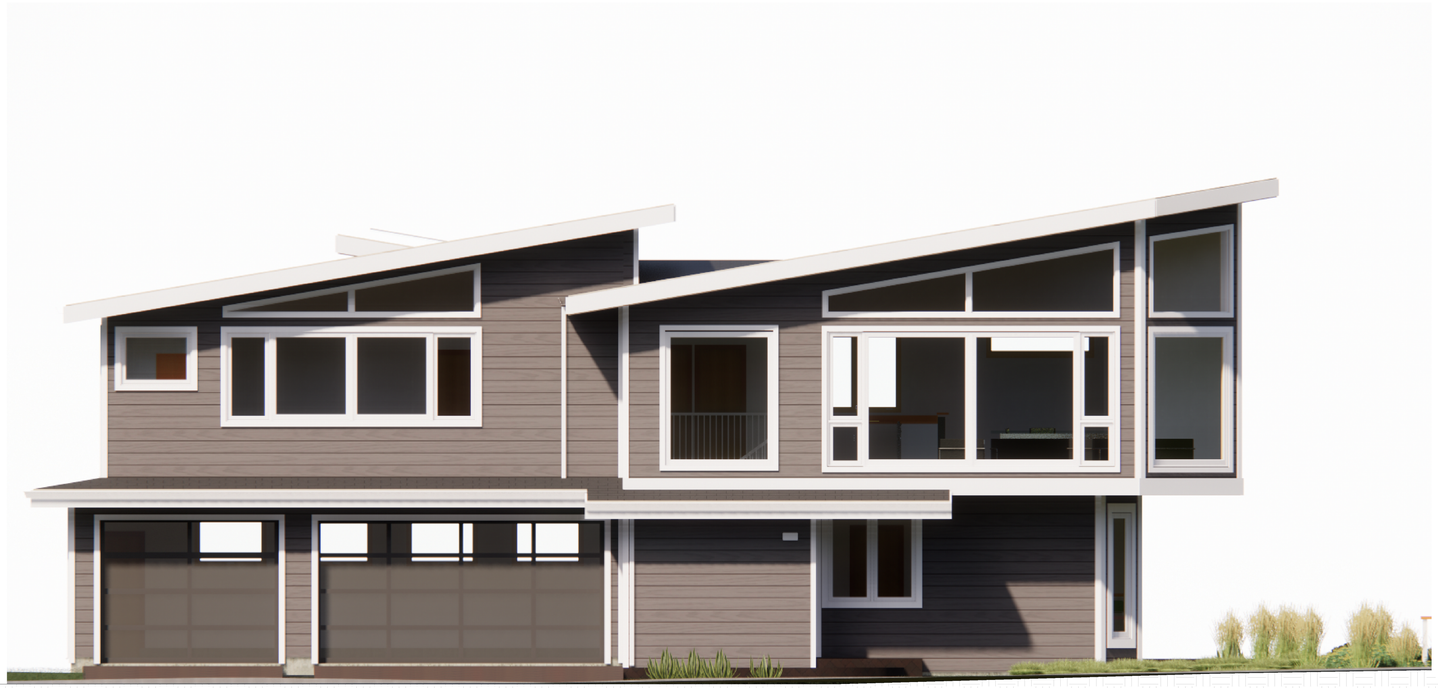
edwardclovearch@gmail.com

New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Second Floor Lighting Plan

FOR REVIEW ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: ECL
JOB: MUKAEDA
SHEET: E104
OF SHEETS



1 Color Board
1/4" = 1'-0"

HARDIE PLANK LAP SIDING PRIMED
THE STATEMENT COLLECTION

SIDING PAINT COLOR - BEHR -
SLATE GRAY -6695

TRIM PAINT COLOR - BEHR -
WHITE - 52

REVISIONS

EDWARD C. LOVE, ARCHITECT

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New Residence for
the Mukaeda family
Cypress Ave
Moss Beach, CA

Color Board

FOR
REVIEW
ONLY

DATE: 4/30/2024
SCALE: 1/4" = 1'-0"
DRAWN: Author
JOB: MUKAEDA
SHEET:
A503
OF SHEETS

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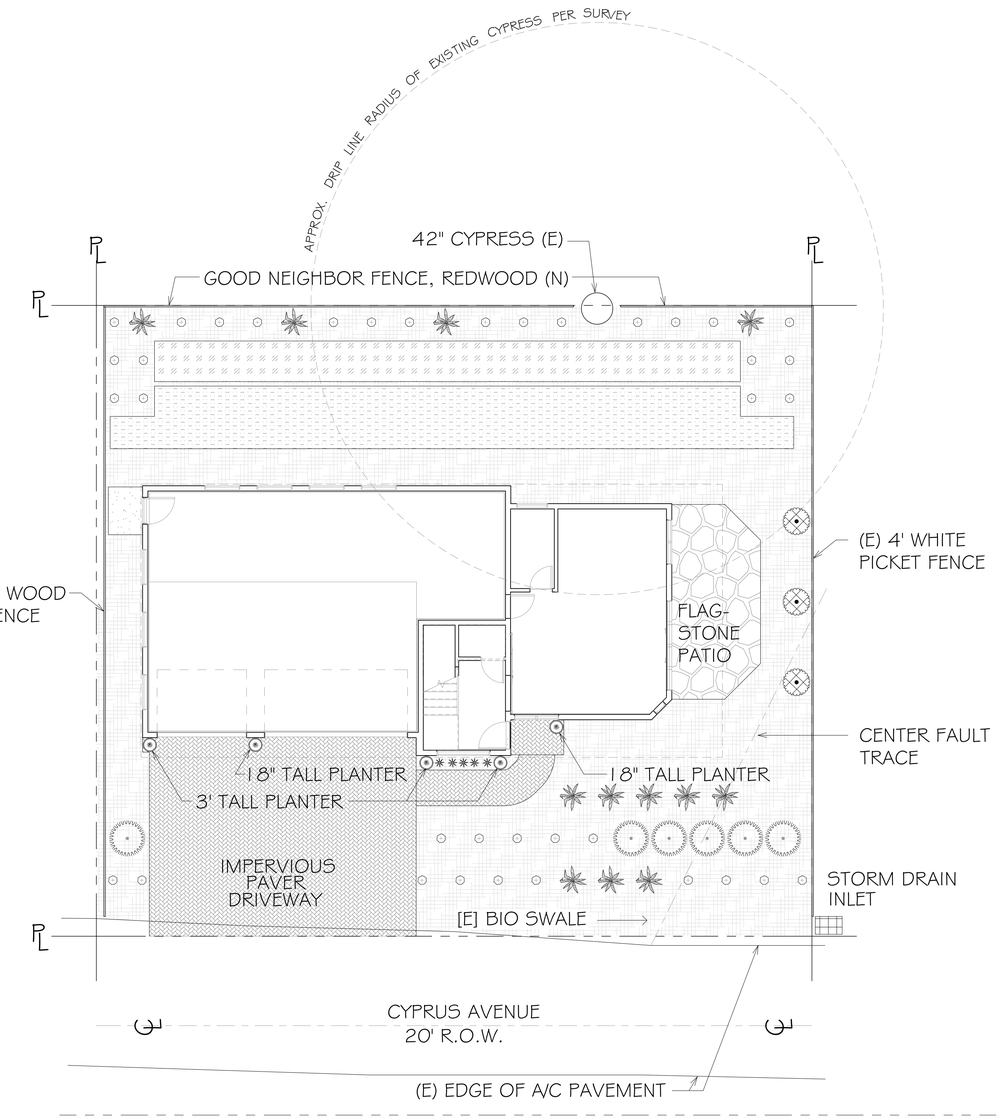


SEE GRADING & DRAINAGE PLAN C-1

PROJECT NORTH

TRUE NORTH

0' 8' 16' 24'

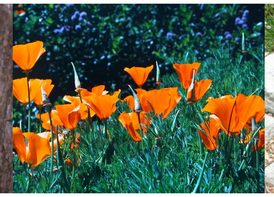
1" = 8'

Plant Schedule							
Key	Botanical Name	Common Name	Light Needs	Avg. Plant Size	WUCOLS	Plant Type	Origin
	Leymus condensatus 'Canyon Prince'	Canyon Prince wild rye	Sun-Part Shade	6'h x 4'w	Low	Grass	Ca. Native
	Agave 'Blue Flame'	Blue Agave	Sun	3'h x 3'w	Low	Per. Shrub	Hybrid (Ca.N)
	Dudleya lanceolata	Dudleya	Sun-Part Shade	6"h x 6"w	Low	Per. Succulent	Ca. Native
	Eschscholzia californica	California poppy	Sun	1'h x 1'w	Very Low	Perennial	Ca. Native
	Carex pansa	Sand dune Sedge	Sun-Part Shade	1'h x spreads w	Moderate	Perennial	Ca. Native
	Thunbergia gregorii	Orange clock vine	Sun-Part Shade	8'h	Moderate	Vine	Africa
	Dichondra occidentalis	Western Dichondra	Sun-Part Shade	4"h x spreads w	Low	Perennial	Ca. Native
	Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop	Sun-Part Shade	6"h X 2'w	Low	Groundcover	Europe
	Mulch						


Leymus condesatus 'Canyon Prince'


Agave 'Blue Flame'


Dudleya lanceolata


Escholzia californica


Carex pansa


Thunbergia gregorii


Dichondra occidentalis


Sedum spurium 'Dragon's Blood'

PLANTING NOTES

1. Contractor to provide a soils test and amend soils per recommendation. For bid purposes amend soil as follows to a 6" depth:
   - 6 cy per ksf — Organic compost
   - 10# per ksf — Fertilizer
2. Contractor to apply a 3" layer of mulch on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
3. Landscape shall comply with all County of San Mateo requirements.

LANDSCAPE AREAS (APPROXIMATE)

1,255 SF Hardscape
650 SF Vegetation (WUCOL: moderate)
1,209 SF Vegetation (WUCOL: low - very low)
1,200 SF Mulch Only

Drawn by:
Yesenia Staal
P.O. Box 157
San Gregorio
Ca 94074
yesenia@hiddencreek.us

Mukaeda Residence

Cypress Ave
Moss Beach, CA

Date: 07/20/18

Scale: 1/8" = 1'

Landscape & Planting Concept

Sheet: L1

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

March 20, 2024 File No.: 23-1297

Glen Jia, Project Planner
San Mateo County Planning and Building Division
455 County Center
Redwood City, CA 94063

re: PLN2020-00070 / APN 037-221-020 at Cypress Ave., Moss Beach / The Mukaeda Family

Dear Glen Jia,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

The project requires a Design Review Permit (DRP) and Coastal Development Permit (CDP) for the construction of a new2-story, 1,971 sq. ft. residence with a 1,015 sq. ft. attached garage on a 5,643 sq. ft. legal parcel (Certificate of Compliance No. PLN2017-00532). The project site is accessed from Cypress Avenue, a public roadway which is improved at the project location. The project involves no tree removal and only minor grading. The subject property is located within Zone 1 of the Seal Cove Geologic Hazard District. The project is appealable to the California Coastal Commission.

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian *(see recommendation below)*.

Archaeological and Native American Resources Recommendations:

XX The proposed project area is located in close proximity to a nearby recorded Native American archaeological site [P-41-000136] and is within an approximated boundary for another Native American archaeological site [P-41-000060]. Prior to commencement of project activities, we recommend a field study by a qualified professional archaeologist to update the conditions of this possible site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted.

XX We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

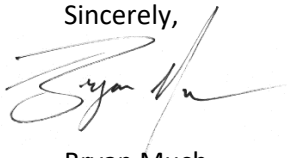
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Bryan Much
Coordinator

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

March 8, 2024

Camille Leung
San Mateo County Planning and Building Department

Via Email to: cleung@smcgov.org

Re: Mukaeda Residence Project, San Mateo County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Amah Mutsun Tribal Band of Mission San Juan Bautista and The Ohlone Indian Tribe on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

Developers Form

COMPLETE

Started:	Tuesday, April 02, 2024 8:29:18 AM
Last Modified:	Wednesday, May 08, 2024 12:00:12 PM
Time Spent:	Over a month

Page 1

Q1

Select Your Project Type(s)

New Building

Page 2

Q2

For Remodels and Additions: Conduct an energy audit to identify energy efficiency opportunities for remaining building areas.Resources: Residents: BayREN Home Energy Score HomeIntel's Smart Audit Will you incorporate this action?

Respondent skipped this question

Q3

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q4

For Small Businesses: Conduct County benchmarking and/or energy audit to identify energy efficiency opportunities of remaining building areas.Resources: Small Businesses: San Mateo County Energy Watch Benchmarking Energy Analysis Will you incorporate this action?

Respondent skipped this question

Q5

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q6

Improve building energy efficiency (e.g. insulation, windows, door seals, airflow, façade materials) of building areas to remain.Resources: BayREN Energy Upgrades Rebates & Financing Will you incorporate this action?

Respondent skipped this question

Q7

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q8

Planning and Building Department Will you incorporate this action?

Respondent skipped this question

Q9

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q10

For Remodels and Additions: Electrify appliances (e.g. water heaters, furnaces, space heaters, stoves, and dryers) and eliminate natural gas appliances in remaining building areas. Indicate how many decommissioned and new appliances by type.Resources: Peninsula Clean Energy Residential Programs and Rebates Will you incorporate this action?

Respondent skipped this question

Q11

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q12

Install energy storage technology (e.g. solar or home battery storage system). Show system on project plans submitted for the Planning Application.Resources: Power On Peninsula Program Will you incorporate this action?

Incorporated into project

Q13

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q14

Exceed cool roof efficiency standards determined by the California Energy Commission for Climate Zone 11 (zoning restrictions may apply in rural, scenic, or design review areas).Resources: Cool Roof: Codes and Standards Planning and Building Department Will you incorporate this action?

Not incorporated

Q15

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Page 3

Q16

Exceed existing bike parking requirements.Resources: Planning and Building Department Will you incorporate this action?

N/A

Q17

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Q18

Install EV charging station(s); For Multi-Family Residential/Institutional/Commercial Projects, stations should allow for shared or public charging.Resources: Peninsula Clean Energy EV Ready Program Will you incorporate this action?

Incorporated into project

Q19

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q20

Incorporate bicycle and pedestrian-friendly design (e.g. green spaces, traffic calming, complete streets, or pavement-to-parks) and/or integrate into existing networks. Show on project plans submitted for the Planning Permit Application.Resources: Planning and Building Department Will you incorporate this action?

N/A

Q21

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q22

For Multi-Family Residential/Commercial/Institutional Projects: Incorporate mixed-used development.Resources: Planning and Building Department Will you incorporate this action?

N/A

Q23

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q24

For Multi-Family Residential Projects: Incorporate affordable housing near transportation.Resources: Planning and Building Department Will you incorporate this action?

N/A

Q25

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q26

For Multi-Family Residential/Commercial/Institutional Projects: Incorporate on-site child care facilities.Resources: Planning and Building Department Will you incorporate this action?

Respondent skipped this question

Q27

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Q28

Exceed tree planting and replacement ratio of 1:1.Resources: Flows To Bay Will you incorporate this action?

N/A

Q29

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Page 4

Q30

If a Waste Management Plan is required, exceed landfill diversion requirements; If a Waste Management Plan is not required, contact the Office of Sustainability for information on where to reuse and recycle the materials.Resources: Construction & Demolition Resources Will you incorporate this action?

Incorporated into project

Q31

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q32

For Demolitions, implement Deconstruction as an environmental alternative.Resources: Construction & Demolition Resources Will you incorporate this action?

N/A

Q33

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Page 5

Q34

For landscape projects subject to the Water Efficient Landscape Ordinance (WELO), exceed WELO standards; For landscaping projects under 500 square feet, reduce waste in landscaping (e.g. incorporate compost, install climate-adapted plants, apply mulch, eliminate turf).Resources: Water Efficient Landscape Ordinance (WELO) Will you incorporate this action?

Not incorporated

Q35

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q36

Incorporates Green Infrastructure (GI) stormwater treatment measures, such as rain gardens, bioretention areas, vegetated/dry swales, green roofs, and porous pavements, which exceed local and State regulations.Resources: Flows To Bay Will you incorporate this action?

Q37

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Q38

Where feasible, utilize drought-resistant landscape design principles which include replacing lawns or installing new gardens with native and drought-resistant plants, utilizing mulch, installing a rain garden, and avoiding the use of invasive and/or water-intensive plant selections.Resources: Bay Area Water Supply & Conservation Agency's Water Conservation ProgramsWater Efficient Landscape Ordinance (WELO) Will you incorporate this action?

Incorporated into project

Q39

If incorporated into project, please provide a description of how the action will be taken. If details are included in the planning application, please also reference the plan page number.

Respondent skipped this question

Page 6

Q46

Contact Information

Name	Edward C. Love
Address	720 Mill Street
City/Town	Half Moon Bay
State/Province	CA
ZIP/Postal Code	94019
Email Address	edwardclovearch@gmail.com
Phone Number	650-728-7615

Q47

Project Information

Project Case Number (PLN____-_____)	PLN2020-00070
Project Planner Name	Camille Leung
APN	037-221-020, 030
Planner Email Address	cleung@smcgov.org

Q48

The Office of Sustainability would like to be able to reach out to applicants about climate action resources, during or after a development project. If you prefer NOT to be reached out to, please let us know below.

Yes, please reach out.

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

MUKAEDA PROPERTY
CYPRESS AVENUE
MOSS BEACH, CALIFORNIA

PREPARED FOR:
RANDY MUKAEDA
105 ROSA FLORA CIRCLE
SOUTH SAN FRANCISCO, CA 94080

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

JUNE 2020

Sigma Prime Geosciences, Inc.
Effective Solutions

June 24, 2020

Randy Mukaeda
105 Rosa Flora Circle
South San Francisco, CA 94080

Subject: Geotechnical Report for Proposed Construction at Cypress Avenue, Moss Beach, California. (APN's: 037-221-020,030)
Sigma Prime Job No. 16-128; PLN2020-00070

Dear Mr. Mukaeda:

As per your request, we have performed a geotechnical study for the proposed construction at Cypress Avenue in Moss Beach, California. The accompanying report summarizes the results of our field study and engineering analyses, and presents geotechnical recommendations for the planned improvements.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E., CEG

332 Princeton Avenue, Half Moon Bay, CA 94019 (650) 728-3590 fax 728-3593

GEOTECHNICAL STUDY
CYPRESS AVENUE
MOSS BEACH, CALIFORNIA
APNs 037-221-020,030
PLN2020-00070

PREPARED FOR:
RANDY MUKAEDA
105 ROSA FLORA CIRCLE
SOUTH SAN FRANCISCO, CA 94080

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

June 24, 2020

TABLE OF CONTENTS

Page No.

1. INTRODUCTION

We are pleased to present this geotechnical study report for the proposed construction located at Cypress Avenue in Moss Beach, California, at the location shown in the vicinity map in Figure 1. The purpose of this investigation was to evaluate the subsurface conditions at the site, and to provide geotechnical design recommendations for the proposed construction.

1.1 PROJECT DESCRIPTION

We understand that you plan to construct a new two-story home. Structural loads are expected to be relatively light as is typical for this type of construction.

1.2 SCOPE OF WORK

In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Subsurface study consisting of a fault trench across the property
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed improvements.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and fault trench investigation were performed in July, 2016. The fault trench was 89 feet long. 2 feet wide, and about 10 feet deep. It's location is shown in Figure 2, with a trench log and explanation in Figures 3 and 4.

2.2 SITE CONDITIONS

At the time of our study, the lot was undeveloped. The lot is very flat and covered with grass. There is a drainage ditch down the middle of the lot that drains runoff from the developed property to the south.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb et. al. (1998), the site vicinity is primarily underlain by Pleistocene-age marine terrace deposits. These deposits are described as poorly consolidated sand and gravel. The marine terrace deposits are underlain by the mudstone of the Purissima formation. Based on the contact between the two units exposed in the nearby sea cliff, the depth to the Purissima formation is estimated to be about 25 feet.

2.4 SITE SUBSURFACE CONDITIONS

Based on the fault trench, the subsurface conditions consist of 1.5 feet of stiff clay topsoil, overlying about 6 feet of very stiff sandy clay. The topsoil has moderate to high plasticity, with a plasticity index of 24. Below the sandy clay, the soil grades sandier to a clayey sand. There are two gravelly clay marker beds. The stratigraphy is described in more detail in Section 3.2.1 below.

2.5 GROUNDWATER

Groundwater was encountered in the trench at a depth of 9.5 feet. Groundwater is not expected to have an impact on the construction.

2.6 FAULTS AND SEISMICITY

The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio-Seal Cove fault, located perhaps as close as about 10 feet from the northwest corner of

the property. The best estimate of the fault location is discussed in Section 3.2.1 below.

Other faults most likely to produce significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

Date	Magnitude	Fault	Locale
June 10, 1836	6.5[1]	San Andreas	San Juan Bautista
June 1838	7.0[2]	San Andreas	Peninsula
October 8, 1865	6.3[2]	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0[2]	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9[3]	San Andreas	Golden Gate
July 1, 1911	6.6[4]	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1[5]	San Andreas	Loma Prieta, Santa Cruz Mountains

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

2.7 2019 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2019 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition D (stiff soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.124	0.869	2.124	null	1.416	null

Because the S_1 value is greater than 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitude and longitude were 37.5200 and –122.5132, respectively, and were accurately obtained from Google Earth™. These same values can be obtained directly from maps in the CBC, however the scale of the map makes it impractical to achieve satisfactory accuracy. The map in the CBC was derived from the same work that led to the USGS software. The remaining parameters were also obtained by the same USGS program.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical viewpoint, the site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations are presented in the following sections of this report.

Because subsurface conditions may vary from those encountered at the location of our trench, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture – See discussion below.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Due to the stiff and dense nature of the underlying marine terrace deposits, the likelihood of significant damage to the structure from differential compaction is low.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose silty sands were not

encountered at the site and are not typically present in the marine terrace deposits. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is low.

3.2.1 Fault Study

The Seal Cove fault is thought to exist very close to the subject property. Therefore, prior to trenching, we performed a desk study to identify evidence of faulting in the area. The Seal Cove fault is a section of the San Gregorio fault system and is often identified in the study area as the San Gregorio fault. The Seal Cove fault is an active fault with up to 156 kilometers of cumulative total displacement (Clark, et al, 1984). The fault is considered capable of a magnitude of up to M7-1/4. (Simpson, et al, 1997). The slip rate of the fault is estimated to be at least 4.5 mm/yr, and possible as high as 7 to 10 mm/yr (Koehler et al, 2005). The recurrence interval between maximum seismic events is estimated to be 1037 to 2205 years (Koehler et al, 2005).

We reviewed 16 fault studies on neighboring properties. A parcel map of the area, showing the locations of the studies, and the associated fault trenches and features identified as fault traces, is shown in Figure 6. The 16 fault studies, numbered in the reference section from 1 to 16, are identified on the corresponding parcels.

As Figure 6 shows, the most likely main trace of the fault borders the west side of the neighborhood, as identified in 3 of the studies (Numbers 9, 12, and 13). The other identified fault traces to the east are scattered and discontinuous, with no obvious major fault characteristics.

A study of the trench logs in all 16 studies reveals a striking difference between the 3 studies along the main trace, and the remaining studies to the east. The trench logs on the properties to the east describe somewhat vague features in which the suspected fault showed little or no evidence of major displacement. For example, the trench study number 8 shows the fault as a narrow feature with no real description. (The description is limited to, “Fault trace oriented N 20^{O} N [sic]”.) On either side of the fault, the soil consists of sandy clay marine terrace material, with no difference in lithology. Every other fault study on the properties to the east has similar vague descriptions of the fault, with no change in lithology from one side of the fault to the other. At the corner of Alton Avenue and Park Way, two different studies were performed (study numbers 2 and 10), with no correlation in the locations of identified fault traces. In addition, the trends of the faults differed by 20 degrees. In both studies, the lithology did not change across the fault traces. The width of the fault in some cases was 2 inches.

Sigma Prime performed studies on two lots to the east, numbers 15 and 16. In both we identified a minor fault trace with up to 1 foot of vertical off-set. It should

be noted that for study number 15, which we performed on the same site for study number 8, we identified an obvious fault trace that the previous study by others did not identify. We also could not find any evidence of the fault that they did identify, even though our trench was just a few feet away from the older trench.

The 3 studies to the west included fault trench logs with completely different findings. In all cases, the identified fault was much wider, measured in feet, as opposed to, typically, 2 to 4 inches. In addition, the lithology on one side of the fault was different from the lithology on the other side.

The most detailed study was performed by Simpson et al (1997) (study #12), in a study that was funded by the National Earthquake Hazard Reduction Program (NEHRP). The research group that performed the study is among the world leaders in fault evaluations. One of the most important findings of their study, besides identifying timing and maximum potential of the fault, was their conclusion that the mapped fault trace should be moved to the west, where it is shown in Figure 6. They dismissed the other studies to the east, in the following paragraph on page 1161:

> *Prior to this study, the precise location of the San Gregorio Fault within the Seal Cove gap was poorly constrained because of a lack of a large, distinct scarp or other well-defined geomorphic features. In this study, we refine the location of the fault across the gap based on the results of our trenching study, a compilation of previous trenching studies, and detailed assessment of subtle geomorphic features. Previous mapping of the San Gregorio fault shows the fault as a straight projection across the Seal Cove gap between the large east-facing scarps to the north and south…. Our review of consultant reports, however, suggests that the fault arcs westward across the topographic gap at Seal Cove. This alignment is coincident with a 1.5- to 6-m-high east-facing scarp that can be traced across the entire gap. Our trench, as well as previous consultant trenches across this scarp, shows a distinct lithologic break across the fault indicative of significant cumulative displacement. Conversely, consultant trenches across the previously mapped straight-line projection of the fault revealed only fractures and secondary faults with minor displacements that do not juxtapose dissimilar strata.*

The Simpson paper lists only 2 consultant studies in their reference list among the 13 other studies we reviewed. The 11 additional studies that we obtained only confirmed their conclusions in every case.

Figure 6 also shows the original location of the main fault trace, based on the Alquist-Priolo Special Studies Zone map, compiled by the State of California. This is the location that Simpson et al concluded was erroneous. Further evidence to

support the incorrect placement of the fault occurs in many of the reports we reviewed. As Figure 6 shows, several of the trenches by other consultants should have crossed the main trace of the fault. Most notably, the property along Cypress Avenue (Reference #7) should have revealed a major seismic feature. Instead, the trench log describes minor, 2 to 4 inch wide fractures with no changes in lithology.

Based on our desk study, it appears very likely that the Seal Cove fault follows the westward trend shown in Figure 6. The features mapped to the east are ground fractures and other minor ground disruptions likely associated with past seismic events. Some of these features may be the result of no more than a few inches of displacement at a time when the causative seismic event resulted in several feet of displacement along the main fault trace. Future events may produce similar ground disruptions in the neighborhood, either at the same locations, or at other, new locations.

Fault Trench On Subject Property

We excavated an 89-foot long by 10-foot deep trench across the subject property, at the location shown in Figure 2. A log of the trench is shown in Figure 3, with lithologic descriptions in Figure 4, and photographs in Figures 5a through 5c. We found evidence of a minor trace fault in the west end of the trench. The trench revealed a soil column entirely within the marine terrace deposit. There was a well-developed soil column, with a distinct dark brown A-horizon and a distinct orange-brown B-horizon (Units 1 and 3 in the trench log). Below the B-horizon (unit 4), the soil is grades sandier, to a sandy clay, consistent with the marine terrace deposits.

Besides the three main lithologic units, there is a thin gravelly clay marker bed that extends across most of the trench. It pinches out before it makes contact with the fault trace and is undisturbed. The fault trace feature consists of a tension crack that is in-filled with topsoil from above and an olive-brown clay. There is no vertical offset of the adjacent lithologic units and differing lithologic units are not juxtaposed. There are no shears or slickensides in the clay. This feature appears to be a minor secondary fault trace.

Based on our studies, there is no major trace of the Seal Cove fault on the property. However, there is a minor trace that should require a 10-foot offset. The main trace is estimated to be as little as 10 feet west of the northwest corner of the property, as shown in Figure 6. The trace shown in Figure 6 is derived by connecting the mapped traces located in trenches to the north and south. The location is very approximate, since the trenches were somewhat far away. However, our fault trench on the property clearly showed that the main trace is not on the property.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, designated utility lines, etc., should be cleared from the building area. The actual stripping depth required will depend on site usage prior to construction, and should be established by the Contractor during construction. Topsoil may be stockpiled separately for later use in landscaping areas.

3.3.2 Compaction

Scarified surface soils that will support foundations should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557-78. All trench backfill should also be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 90 percent of the maximum dry density. The upper 3 feet of trench backfill below foundations or paved areas should be compacted to 95 percent of the maximum dry density.

3.3.3 Surface Drainage

The finish grades should be designed to drain surface water away from foundations and slab areas, to suitable discharge points. Slopes of at least 2 percent within 10 feet of the structures are recommended, as per the CBC. Ponding of water should not be allowed adjacent to the structure.

3.4 FOUNDATIONS

We recommend a mat slab foundation. The mat slab should be at least 5 inches thick and underlain by at least 12-inches of non-expansive granular fill. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent should be used. The slabs should be structurally tied to the perimeter footings, either as a continuous pour or separate pours with dowels connecting the two, or an equivalent method.

All slabs should be reinforced to provide structural continuity and to permit spanning of areas of earthquake-induced ground deformation. The slabs should be capable of spanning 10 feet, point to point, and should cantilever a minimum of 3 feet.

The perimeter of the slab should be thickened with footings at least 15 inches wide and extending at least 6 inches below the cut for the interior slabs. Load bearing interior walls should also be founded on thicker slab sections of the same

dimensions. The excavation for the footings may slope up to the interior slabs at a slope of 1:1. An allowable bearing capacity of 2500 psf may be used in design.

3.4.1 Lateral Loads

Resistance to lateral loads may be provided by passive pressure acting against the sides of the footings, below a depth of 1 foot. We recommend that an equivalent fluid pressure of 350 pcf be used in design. A skin friction value of 0.3 may be used.

3.4.2 Garage Slab-on-Grade

The garage slab-on-grade should be constructed as a free-standing slab, structurally isolated from surrounding grade beams or footings. We recommend that the slab-on-grade be underlain by at least 6 inches of non-expansive fill. The fill should consist of ½- to ¾-inch clean crushed rock. Where floor wetness would be detrimental, a vapor barrier, such as Stego wrap or equivalent should be used.

3.5 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

4. LIMITATIONS

This report has been prepared for the exclusive use of the property owner for specific application in developing geotechnical design criteria for the currently planned construction at Cypress Avenue in Moss Beach, California. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our study; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during a study of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

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N

0 1000

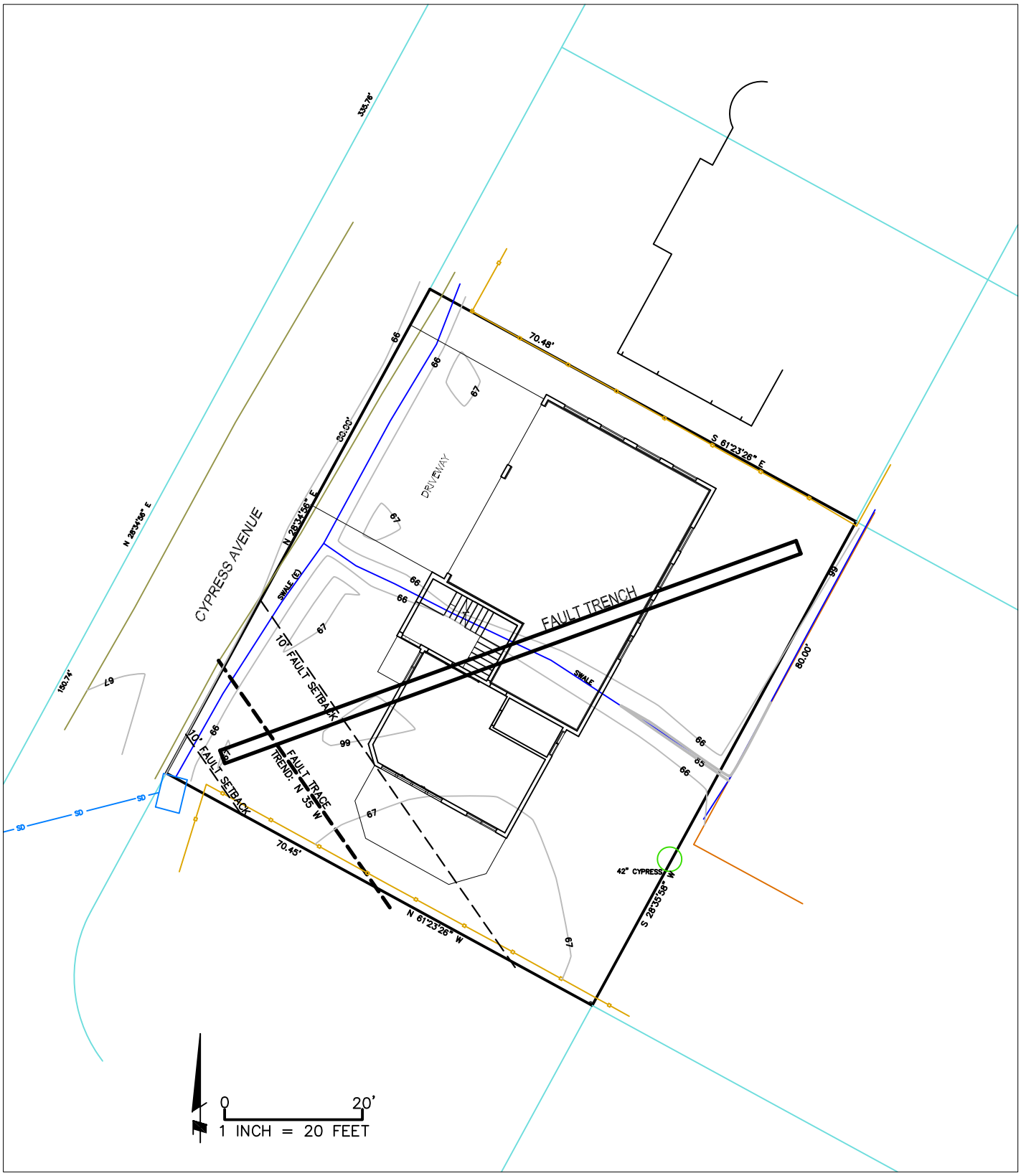
Scale - feet

Sigma Prime Geosciences, Inc.

Figure	1
Date:	12/19/17
Job No.:	16-128

Location Map

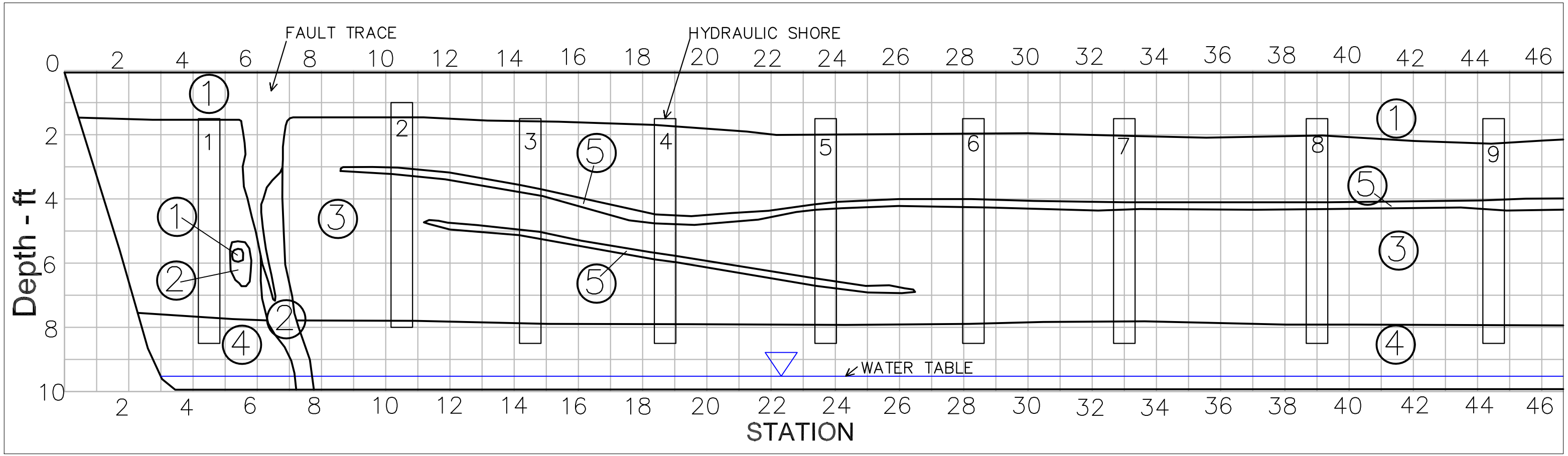
Mukaeda Property, Cypress Ave., Moss Beach

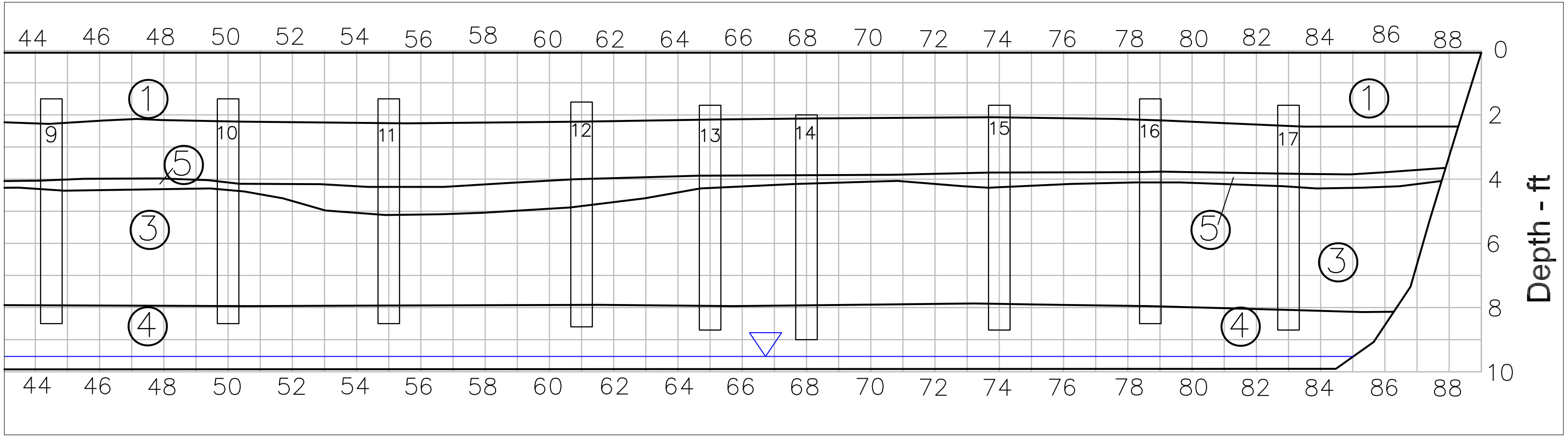


Sigma Prime Geosciences, Inc.	Figure 2
	Date: 12/19/17
	Job No.: 16-128

Site Map

Mukaeda Property, Cypress Ave., Moss Beach





1"=3' LOOKING AT NORTH WALL: TRENCH TRENDS N 70 E

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Figure	3
Date:	12/19/17
Job No.:	16-128

Trench Log

Mukaeda Property, Cypress Ave., Moss Beach

EXPLANATION

① CLAY (CL) (Topsoil, A-Horizon): dark brown; moist. 1" to 3" caliche at base of unit.

② CLAY (CL): olive-brown; very stiff; moist. No shears or slickensides.

③ SANDY CLAY (CL) (B-Horizon): yellowish brown; very stiff; moist.
Gradual change to:

④ CLAYEY SAND (SC) (C-Horizon): yellowish brown; dense; moist.

⑤ GRAVELLY CLAY (CL) : orange-brown; very stiff; moist. (Marker Bed)

Sigma Prime Geosciences, Inc.	Figure 4
	Date: 12/19/17
	Job No.: 16-128

Fault Trench Explanation
Mukaeda Property, Cypress Ave., Moss Beach

Looking East

Looking West

Sigma Prime Geosciences, Inc.

Figure	5a
Date:	12/19/17
Job No.:	16-128

Photos

Mukaeda Property, Cypress Ave., Moss Beach

Fault trace at Shore #1

Fault trace at Shore #1

Sigma Prime Geosciences, Inc.

Figure	5b
Date:	12/19/17
Job No.:	16-128

Photos

Mukaeda Property, Cypress Ave., Moss Beach

Fault trace at Shore #1

Typical Lithology at Shore #10

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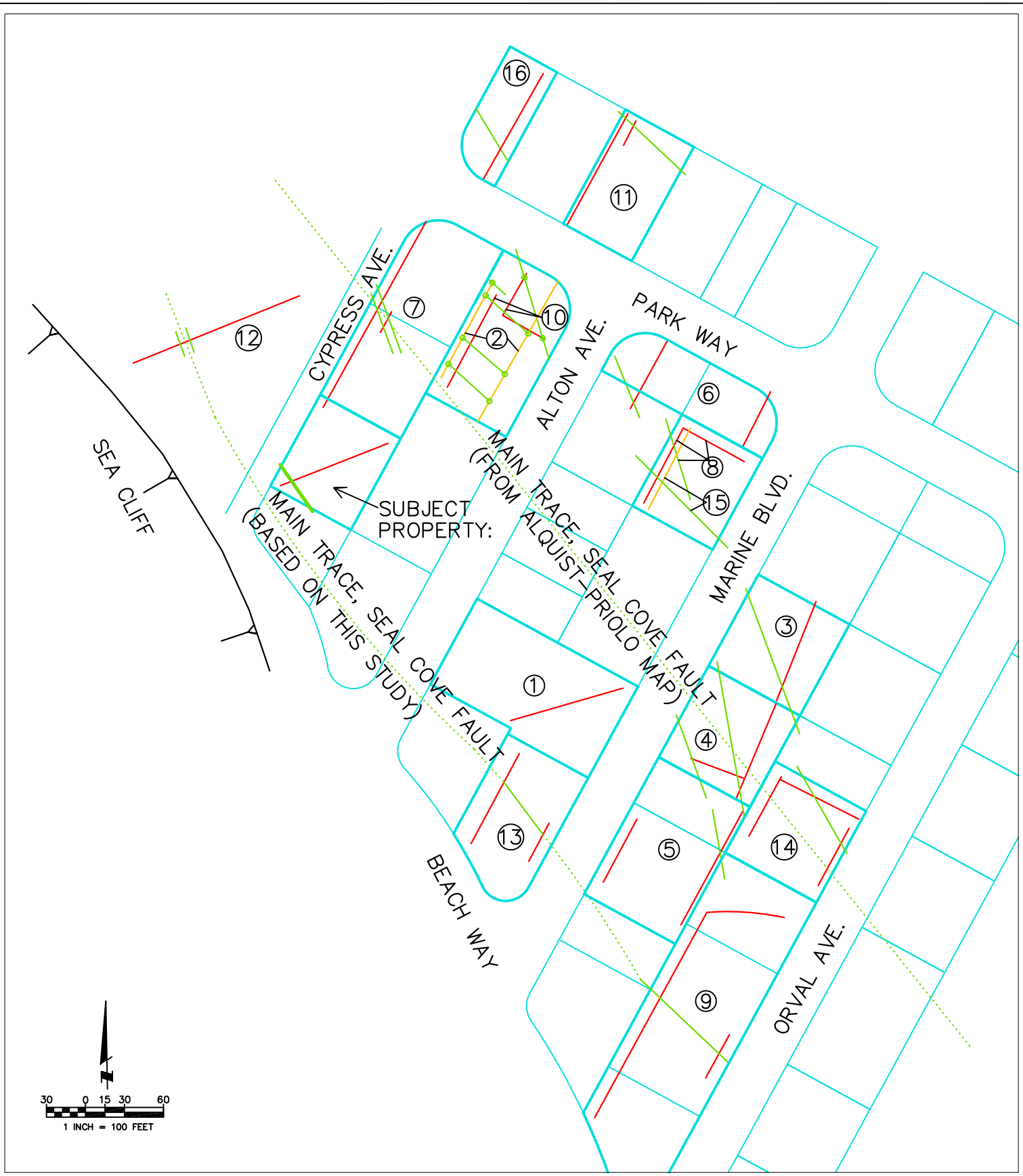
Figure	5c
Date:	12/19/17
Job No.:	16-128

Photos

Mukaeda Property, Cypress Ave., Moss Beach



EXPLANATION

or: Fault Trench

Feature Identified as a Fault Trace

③ Consultant's Report in Reference List

Sigma Prime Geosciences, Inc.

Figure	6
Date:	12/19/17
Job No.:	17-128

Faulting in Study Area

Mukaeda Property, Cypress Ave., Moss Beach

April 20, 2022
CSA Project No: SMC6280A

TO: Sherry Liu
Geotechnical Section
San Mateo County Building and Planning Department
San Mateo, California 94403

SUBJECT: **Supplemental Engineering Geologic Peer Review**
RE: Mukaeda; New Residence on a Vacant Lot
PLN2020-00070
APN 037-221-020
"0" Cypress Avenue

At your request, we have completed a supplemental engineering geologic peer review of the subject planning permit application using:

- Third Response to Comments (letter) prepared by Sigma Prime Geosciences, Inc., (SPG) dated April 18, 2022.

In addition, we reviewed pertinent technical maps and reports from our office files.

DISCUSSION

We understand the applicant proposes to construct a new two-story main residence at the currently vacant property. The site is located in a State designated Alquist Priolo/ Earthquake Fault Rupture Hazard Zone associated with the active Seal Cove/San Gregorio Fault. In our previous engineering geologic peer review letter dated April 14, 2022, we noted that it appeared that referenced trenches were mislocated on Figure 6 of the report submitted by the Project Geologist (SPG). In addition, we noted that the locations of the faults found in previous trenching, as located by the Project Geologist, indicated a potential that an active trace of the Seal Cove Fault crossed the subject property at the location where a fault trace was logged by SPG. Consequently, we found that we were unable to accept the findings of the Project Geologist and noted that habitable structure setbacks on the order of 50 feet are the standard of practice from active traces as defined by the State. We also noted that the trenching referenced north of the site described a zone of active faulting 22 meters wide and recommended the applicant's

Consultant consider the likelihood that encountered faulting at the subject property brackets the edge of this fault zone. We refer to our prior letter for a description of the site conditions and prior geologic evaluations.

CONCLUSIONS AND RECOMMENDED ACTION

We concur with the Project Geologist that the original plotted location of the trench north of their site (Simpson, 1997) was incorrect. However, we find that the revised location provided by the applicant's Consultant lacks appropriate justification and is also likely mislocated. Typically, the appropriate trench logs, reports and details regarding how they were located for analysis are included in the materials provided for our peer review. Specifically, trench logs and reports for unpublished investigations south of the site should be provided. These materials should be provided in all future submittals as appendices to the subject report and response letters if they are to be relied on for extrapolations regarding locations of active faulting.

We also find that active faulting described in the trench north of the site has not been adequately considered in the supplemental analysis and discussion provided by the Project Geologist. Specifically, the approximately 0.5-foot to 1.5-foot-wide trace oriented N34W at station F34.5 of the Simpson (1997) trench which we understand was also encountered in an additional trench north of the Simpson study per Figure 3 of the 1997 report.

Consequently, we find that conclusions and analysis provided for our peer review are incomplete and we recommend the Project Geologist consider the likelihood that the fault trace logged on the western side of the subject property represents a through-going active fault zone associated with the Seal Cove Fault.

To further aide in the evaluation of surface fault rupture at the subject site we performed a limited analysis intended to better locate the Simpson 1997 trench for review by the Project Geologist (SPG). Utilizing the publicly available LiDAR data set "2016 USGS West Coast El-Nino LiDAR DEM" as a base map, we identified distinct topographic features (mounds) that appear on both the 2016 LiDAR and on Figure 3 of the Simpson report (see Figure 1). We plotted contour intervals (0.656 feet minor and 3.28 feet major) to match those included on Figure 3 of the Simpson report, which provides measurements and scales in meters and uses a 1-meter major contour interval and a 0.2-meter minor contour interval. To confirm whether our georeferencing of the 1997 trench location was reasonable we plotted a topographic profile utilizing the 2016 LiDAR data in relation to the trench log profile (see Figure 2). We note that based on our georeferencing of Figure 3 of the Simpson 1997 report we believe that north is slightly misoriented as published. We also include a straight line extending south from the trench and fault trace location identified in the Simpson report, and oriented N34W as measured in the Simpson report.

We continue to find that the fault trace identified by the Project Geologist at the subject property may represent a potential serious hazard to the proposed site development. We also find it unlikely for compelling evidence to be provided that will allow Cotton, Shires, and Associates to accept a finding that the fault trace identified at the subject property is not associated with significant through-going active fault rupture hazards. This is based on the repeated uncertainties in plotting trench locations, along with the observable continuity of identified active fault traces by multiple investigators north and south of the site. We refer to our prior letter for a description of standard of practice setbacks from active faults.

LIMITATIONS

This supplemental engineering geologic peer review has been performed to provide technical advice to assist the County with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

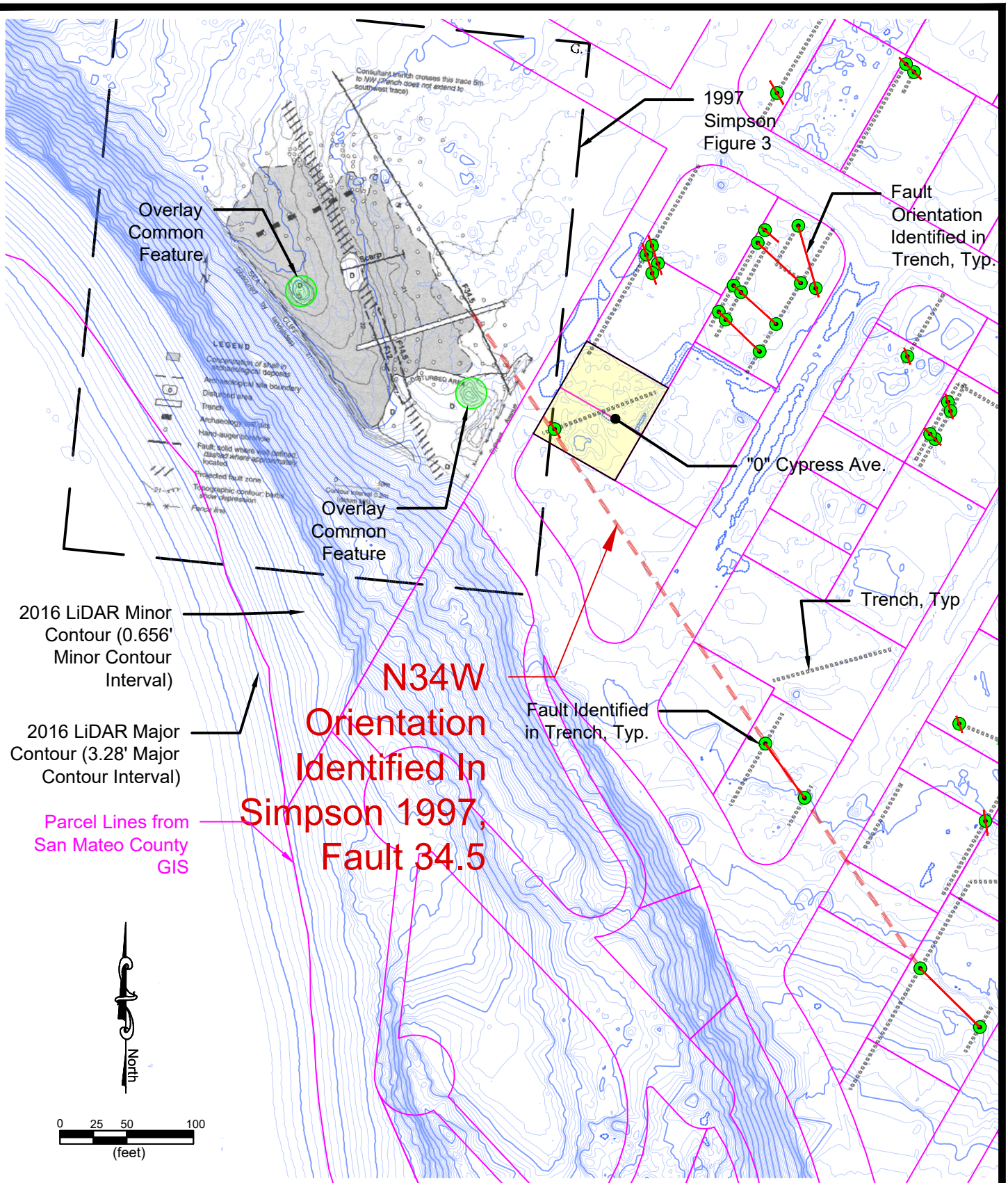
COTTON, SHIRES AND ASSOCIATES, INC.
COUNTY GEOLOGIC CONSULTANT

Craig Stewart
Senior Geologist
PG 9786

Andrew T. Mead
Principal Engineering Geologist
CEG 2560

CS:AM:DTS

Attached: Figure 1 "1997 Simpson Map/2016 LiDAR Overlay"
Figure 2 "2016 LiDAR Profile/1997 Simpson Overlay"



NOTE: With the exception of the Simpson 1997 overlay all fault trench locations, identified faults, and identified fault orientations from Sigma Prime 2000 "Figure 6" and have not been verified.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

1997 SIMPSON MAP/2016 LIDAR OVERLAY
"0" Cypress Avenue
SAN MATEO COUNTY, CALIFORNIA

GEO/ENG BY	SCALE	PROJECT NO.
CS/AM	1"=100'	SMC6280
APPROVED BY	DATE	FIGURE NO.
DTS	April 2022	1

Georeferenced Location Profile

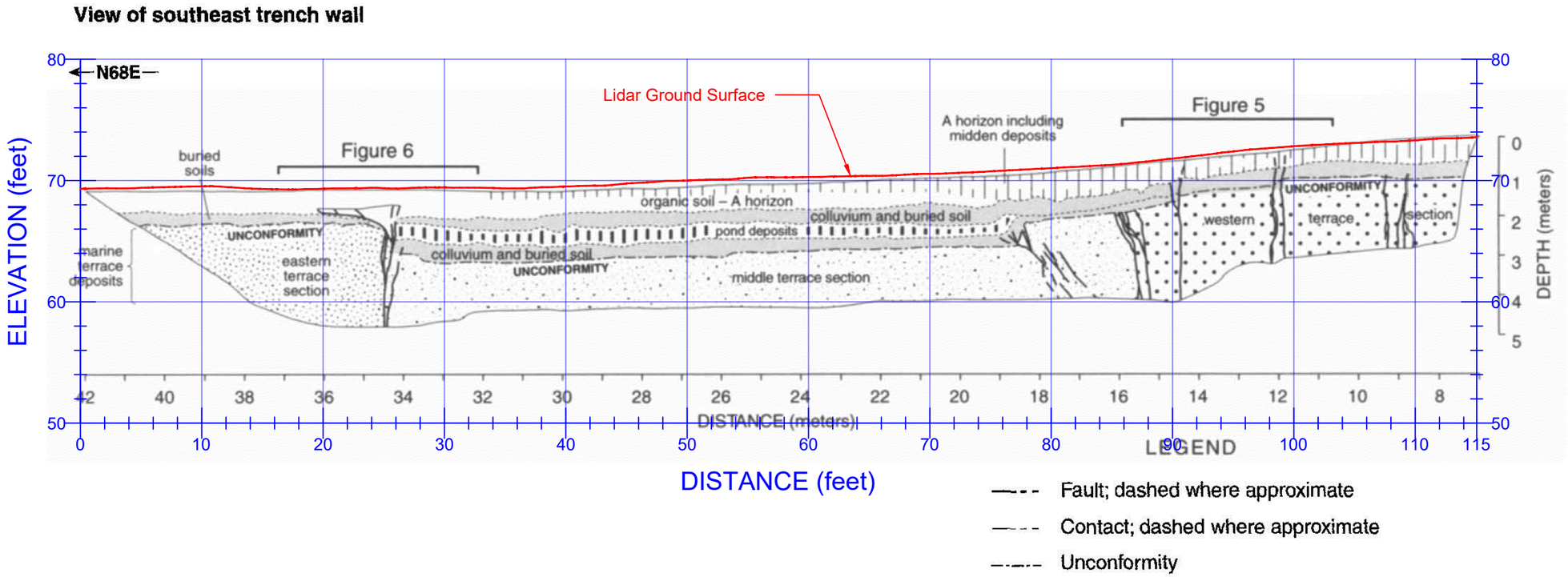


Figure 4. Schematic log of the Seal Cove trench, view to the southeast, showing principal stratigraphic groups and faults. Horizontal scale is tied to an arbitrary survey station 7 m southwest of the end of the trench.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

2016 LIDAR PROFILE/1997 SIMPSON OVERLAY
"0" Cypress Avenue
SAN MATEO COUNTY, CALIFORNIA

GEO/ENG BY	SCALE	PROJECT NO.
CS/AM	1"=10'	SMC6280
APPROVED BY	DATE	FIGURE NO.
DTS	April 2022	2

ECO GEO BUILD
Soil Engineering and Geology

July 27, 2023

Mr. Charles Kissick
Sigma Prime Geosciences, Inc.
332 Princeton Avenue
Half Moon Bay, CA 94019

Subject: Geologic Review Letter: Cypress Avenue, Moss Beach.
(APN's: 037-221-020,030); PLN2020-00070

Dear Mr. Kissick:

We have reviewed the soils report by Sigma Prime Geosciences (SPG) dated June 24, 2020, the peer review letters by Cotton Shires & Associates, Inc. (CSA) and the responses to the reviews by SPG. The final two issues came down to a disagreement regarding the location of the main active trace of the San Gregorio fault and the appropriate setback distance from the fault trace identified on the subject property.

CSA is of the opinion that the fault trace identified in the trench on the subject property is the main active trace of the San Gregorio fault, and that a 50-foot setback should be applied. CSA came to this conclusion by inferring the location of the fault based on the location of a topographic high point to the north, combined with the identification of the main trace of the fault in trenches for other projects to the north and south. However, SPG concluded that the main trace is farther to the west, based on a different interpretation of the same data. We agree with SPG's interpretation.

In our opinion, the best evidence to suggest that the trace found in the trench on the subject property is not the main trace, is the fact that the fault trace is very narrow, wedge-shaped and wider at the top, has no slickensides, no vertical offset, and no change in the geology from one side to the other. It has the distinct appearance of a minor secondary fault trace or simple pull-apart structure.

Trenches to the north and south, (as mentioned above) showed the main fault trace to be several feet wide, slickensided, with vertical offsets, and distinctly different geology from one side to the other. It is very clear that the trace found on the subject property is not the main trace.

We understand that CSA has stated in phone conversations and emails on this and other projects in the neighborhood, that a 50-foot setback should be applied not only for the main trace, but for all secondary fault traces, no matter how minor. However, our review of SPG's documentation of past soils reports in the neighborhood shows that a 10-foot setback has been the norm since 1980, with 10-foot setbacks recommended in 13 out of 14 reports. The other report

recommended a 25-foot setback. The 10-foot setback has been approved by the County as recently as 2020.

We also looked at email correspondence with the County's geologist, Jean de Mouthe, in which it is made clear that she inspected the trench. She did not put into writing that a 10-foot setback would be acceptable, but we're told that she stated this verbally during her site visit. That is why a 10-foot setback was applied when the house was designed.

It appears that the main trace of the fault is about 40 feet or more west of the secondary trace. A 50-foot setback from the main trace corresponds to a 10-foot setback from the secondary trace.

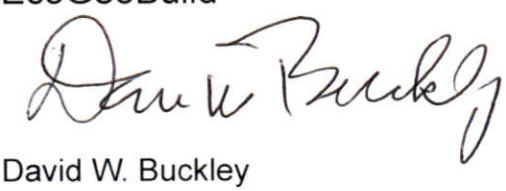
The fault trench showed that the soil east of the secondary trace, and across the entire property, was completely undisturbed, down to the marine terrace deposits, which are likely more than 10,000 years old. Therefore, the likelihood that the property will experience significant ground deformation in future seismic events is low. Even so, SPG recommends a rigid mat slab foundation, as there always remains a possibility for ground deformation anywhere in the area. The recommended foundation design will minimize the impact of ground deformation of the proposed structure and keep the occupants safe from catastrophic failure. CSA has stated that an engineering solution to potential seismically induced ground failure is not an option. However, one of the most common objectives of a civil, structural, or soils engineer is to arrive at engineering solutions to potential hazards, from earthquakes, to fires, to hurricanes.

Given the conservative foundation recommendations, the low likelihood of ground failure beyond 10 feet from the secondary fault trace, and the 40 plus year history of approved projects with 10-foot setbacks, it is unreasonable at this time for CSA to arbitrarily require a 50-foot setback. The project should be allowed to proceed with a 10-foot setback.

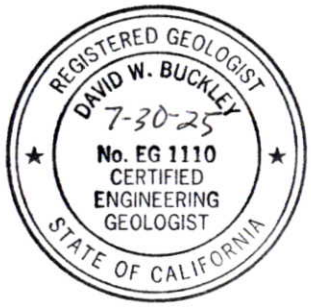
If you have any questions regarding this letter, please contact our office.

Very truly yours,

EcoGeoBuild



David W. Buckley
President



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Camille Leung

From: Dianne Kavanagh <diannekavanagh@gmail.com>
Sent: Thursday, May 9, 2024 12:52 PM
To: Glen Jia; Camille Leung
Cc: Rob Kavanagh - home
Subject: Resend: Comments for CDR May9 Agenda regarding PLN2020-00070

resend to correct Ms. Leung's email address

On Thu, May 9, 2024 at 10:58 AM Dianne Kavanagh <diannekavanagh@gmail.com> wrote:

May 9, 2024 Agenda item 2
Coastside Design Review Committee Meeting
File Number: PLN2020-00070
Owner Randolph Mukaeda
Applicant: Edward C. Love

My name is Susan Kavanagh. My husband, Robert, and I own the property adjacent to the back of the proposed building site. We are strongly opposed to the as planned development of the property at 10 Cypress Ave in Moss Beach.

The design as presented does not meet the standards for neighborhood improvement and in fact detrimentally impacts the neighborhood by it's failure to properly address the annual storm water and flooding issue that is well know by San Mateo County planning, roads and infrastructure departments.

The lot in question is a vital part of the storm water plan as designed by San Mateo County. The ONLY storm drain in a 6 street, 3 block area is located at the southwest corner of this lot. ALL storm water is expected to flow from Orval Ave., Marine Blvd., Alton Ave., Beach Way and Park Way into this storm drain. As our Seal Cove neighborhood has no gutters or curbs, storm water runoff must traverse the streets and various low points across the lot at 10 Cypress to reach the storm drain.

Annual flooding occurs in the neighborhood whenever there is a disruption in the natural drainage path to the storm drain. The water pools on Alton Ave to depths up to 6" above the crown of the street and up to 10" on the edges and remains for weeks. There has been a channel through the middle of the lot for the 9 years we have lived in the neighborhood and it was maintained by the County until recently.

The plans submitted by Mr. Mukaeda and his architects do contain a provision to channel the water however it is insufficient in size for the accumulation of the thousands of gallons which impact the neighborhood each winter. The proposed, non-permeable, concrete channel is half the width and depth of the current earthen channel. In fact this past Sunday, May 4, 2024, when we received ¾" of rain, Alton flooded. Earlier in the week the lot was mowed for fire prevention and vegetation left behind clogged the channel. Within 2 hours of the rain starting Alton was flooded as the vegetation left behind had blocked the water flow. For your reference one inch of rain falling on an acre results in 27,154 gallons of water. The proposed containment basin and channel are woefully undersized and will provide no mitigation to any rain event.

In addition to the SMC storm water plan, the State of California has also decided that the property is part of their sediment runoff reduction plan for Fitzgerald Marine Preserve. The Fitzgerald area has been declared an "area of special biologic concern". The State wants to prevent sediment from entering the ocean and has taken measures with an environment firm to slow the flow of water into the storm drain. The State's actions actually CAUSE water to back up onto the property in question. Interestingly enough, until very recently there was a plaque placed on Mr. Mukaeda's property stating that the rock, sand, and vegetation along the front edge of the property were there to slow the flow of water and prevent sediment from entering the ocean. Mysteriously that plaque has been removed from Mr. Mukaeda's property and relocated 30 feet away to a different property. Curiously this happened at the same time as reviews are taking place to allow development.

Standing water on Alton is a problem. Our street deteriorates each year from flooding. Patching performed last summer needs to be redone this summer. Our weekly sanitation pickup is compromised time it rains near our scheduled pickup days. We have to place our trash cans in the middle of the street so that Recology will pick them up. This pattern of street flooding due to storm water runoff has been occurring for as long as we have lived at our home.

Standing water is a health hazard. Vector control has been called to the neighborhood several times to respond to mosquito blooms. The lack of proper drainage causes the mosquito issue.

The plans submitted to you for consideration do not meet your standards for proper design. They do not address the neighborhood impact for proper drainage and storm runoff. To approve this design places the County of San Mateo as responsible for increased flooding, property damage, road damage, and serious health issues. You can not approve this design without failing to meet your responsibility for due diligence and public safety.

To recap – The design as submitted is insufficient in managing an issue known to the SMC Planning Department, The SMC Roads Department and Coastside Roads Supervisor, the SMC Department of Public Works as well as SMC Vector Control.

The design will worsen the storm water runoff situation by closing off the natural rainwater pathway and sending water to a State imposed barrier for access to the storm drain. The designed mitigations of a containment basin and concrete channel are not sufficiently sized to accommodate average rainfall.

The design is at odds with the State of California's measures to reduce sediment in runoff by eliminating the absorption basin that is currently in place in the undeveloped lot.

We urge you to review the plans once again with special attention to the drainage impact of this design and to vote NO on moving this project forward as designed.

I request that my comments be made part of the formal record of this meeting and provide copy to your for inclusion in the minutes.

Thank You

Attachments:
Photo – relocated bio treatment area sign moved from subject property
Photo – Storm water accumulation May 4, 2024 (2 photos)
Photo – Storm water accumulation Dec 31, 2022

Photo – Storm water accumulation Dec 27, 2022
Photo – Storm water accumulation Dec 29 2021
Photo – Storm water accumulation Dec 23, 2021
Photo – Storm water accumulation Mar 7, 2019
Photo – Storm water accumulation Jan 22, 2017 (2 photos)
Photo – Storm water accumulation Oct 14, 2016--

Susan Dianne Kavanagh
diannekavanagh@gmail.com
Robert Kavanagh
kavanaghrj@hotmail.com

Cypress lot May 4 2024.HEIC

flood Dec 23 2021.JPG

flood Dec 27 2022 2.HEIC

flood Dec 27 2022.HEIC

flood Dec 29 2021.JPG

flood Dec 31 2022.HEIC

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“If we have data, let's look at the data. If all we have are opinions, let's go with mine.” ~Jim Barksdale, the former CEO of Netscape

Dianne Kavanagh
diannekavanagh@gmail.com

Camille Leung

From: Camille Leung
Sent: Tuesday, May 14, 2024 8:20 PM
To: Dianne Kavanagh
Subject: RE: Release of Negative Declaration for PLN2020-00070

Thanks for your comment. The County will be taking these comments in and responding. I will likely have the Project Civil respond to these comments as well.

Thanks

From: Dianne Kavanagh <diannekavanagh@gmail.com>
Sent: Monday, May 13, 2024 4:20 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Release of Negative Declaration for PLN2020-00070

Your assumption that the water situation will not be severely impacted and your conclusion in the Neg Dec is erroneous. The loss of the lot as an absorption basin for run off is not addressed in the water mitigation proposal. The property is part of the sediment reduction efforts by the SF Bay RWQCB. I am happy to meet with you in person and on property or your office to discuss. Further mitigation is required to accommodate the storm water runoff from the Seal Cove neighborhood. Calculating just the surface street area and topography must be taken into consideration.
When can we discuss this further?

Dianne Kavanagh

On Mon, May 13, 2024 at 2:40 PM Camille Leung <cleung@smcgov.org> wrote:

> FYI, the Neg Dec for the Mukaeda Residence has been released and is available at the link below. Comment period starts tomorrow at 5/14 and ends on 6/3/24 at 5pm. Please send me comments directly to this email address. Planning Commission review will likely be scheduled for the July 24, 2024 meeting. Thanks
>
> https://www.smcgov.org/planning/mitigated-negative-declaration-mukaeda-residence-cypress-avenue-moss-beach

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"If we have data, let's look at the data. If all we have are opinions, let's go with mine." ~Jim Barksdale, the former CEO of Netscape

Dianne Kavanagh
diannekavanagh@gmail.com

Camille Leung

From: Camille Leung
Sent: Tuesday, July 16, 2024 2:29 PM
To: Dianne Kavanagh
Cc: Michael O'Neill; Gina Quiney
Subject: RE: meeting committment?

Hi Dianne,

To clarify, the project itself proposes the use of on-site private treatment of run-off, for runoff from the neighborhood (pre-existing) and for the project itself (new runoff). This is in line with "DPW staff stated that the solutions/circumstances remain the same for the flooding issue since 2022, which requires the use of on-site private treatment of run-off."

Thanks

From: Dianne Kavanagh <diannekavanagh@gmail.com>
Sent: Friday, July 12, 2024 4:57 PM
To: Camille Leung <cleung@smcgov.org>
Cc: Michael O'Neill <MJOneill@smcgov.org>; Gina Quiney <gquiney@smcgov.org>
Subject: Re: meeting committment?

Additionally - one very large thing has changed, the lot in question used today as the traditional runoff water pathway to the storm drain is being considered for construction. This will have a major impact so the DPW statement "nothing has changed" is also grossly incorrect.
We are trying to prevent damage to homes, roads and prevent a standing water health issue. Why is the county deaf to listening? I am at a loss on this to see how the departments are able to sidestep responsibility for issues they have created.

Please advise whom I need to meet with.

thank you

On Thu, Jul 11, 2024 at 5:45 PM Dianne Kavanagh <diannekavanagh@gmail.com> wrote:

> If I understand DPWs position properly they are stating a) there is a problem in the neighbor and that b) they hold no responsibility for what the county designed and implemented originally. So all errors on their part are not their responsibility to resolve? Supervisor Horsely was on his way out the door and had no interest in the problems of his constituents. I am not in agreement that a County caused problem is the responsibility of the neighbors to remedy. Where does the poor solution design get addressed? Is this another case of unacceptable unaccountability on the part of San Mateo County? I would like a meeting with anyone who can explain this to me
>
> Dianne Kavanagh

On Jul 9, 2024, at 3:20 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Dianne,

I have been informed by DPW staff that they met with neighbors on 3/26/22 with Supervisor Horsley, where drainage/flooding was discussed (see minutes attached). In a meeting with DPW and Planning staff today, DPW staff stated that the solutions/circumstances remain the same for the flooding issue since 2022, which requires the use of on-site private treatment of run-off. Due to the legal structure of property tax funding (none of this tax goes to road or drainage maintenance) and roadway mitigation fees (can only be spent on repair and replacement of existing infrastructure, not new storm drainage systems), the only funding options that are left are: 1)Community funded drainage improvements or 2) Board-approved capital improvement projects.

I don't believe another meeting with DPW would be productive, given that a meeting has already occurred. Please feel free to set up a meeting with Board aides Mike and Gina, who are copied here. I will be happy to attend. I will also forward the revised drainage plan once I get it, which will follow DPW's guidance that run-off should be treated on-site.

Thanks

From: Camille Leung
Sent: Friday, June 14, 2024 11:31 PM
To: Dianne Kavanagh <diannekavanagh@gmail.com>
Subject: RE: meeting committment?

Hi Dianne,

As I said in my email, I am open to a meeting with the project team, County staff, and neighbors. Its simply the order that I was suggesting, either before or after the engineers formal response, with preference on the latter.

The engineer has your comments and can access a taped recording of the meeting. In waiting for his formal response, I was hoping that he can come prepared having reviewed your comments and having come up with some answers/explanation/solutions and a graphical illustration (plans) of solutions etc.

The permit decision is not mine but the Planning Commission's, so I am not sure what you mean by "I am at a loss as to why you are insisting on making decisions without the benefit of complete information." You and the neighbors within 300 feet and those who spoke at the CRC will be notified of that hearing. The hearing would only take place after a response from the Engineer to all the comments and potentially a revised plan, and the County's review and approval of that plan, considering the comments received.

I will ask him what he prefers, a meeting with neighbors before or after his formal response to comments.

Thanks

From: Dianne Kavanagh <diannekavanagh@gmail.com>
Sent: Friday, June 14, 2024 1:03 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: meeting committment?

You committed to a face to face meeting with the engineer to discuss the issues we brought forward. This was your statement during the CDRC meeting. How can the engineer make recommendations without full understanding? I am at a loss as to why you are insisting on making decisions without the benefit of complete information. We are trying to help avoid a county caused worsening of the situation. The path proposed will create more flooding and will be the direct result of your actions. We would like to resolve this without property damage which would be directly tied to your actions. We seek an audience with the engineer and roads supervisor to make sure they understand the facts.

Your reconsidering the timeline seems appropriate

Please advise when we can meet. I propose a meeting in the neighborhood to see first hand the situation

Dianne Kavanagh

On Jun 12, 2024, at 3:07 PM, Camille Leung <cleung@smcgov.org> wrote:

Hi Dianne,

The Project Engineer will respond to the drainage comments received. They may be making changes to the plans. I will send that to you once I get a response. There will be a public meeting as well in front of the Planning Commission. If you want another meeting with myself, the Project Applicant and engineer, and County DPW staff, I would recommend us setting that up after the engineer's response and before the PC.

I'll let you know when something comes in

Thanks!

From: Dianne Kavanagh <diannekavanagh@gmail.com>
Sent: Tuesday, June 4, 2024 8:23 AM
To: Camille Leung <cleung@smcgov.org>
Subject: meeting committment?

Ms. Leung - during the CDRC for the Mukeada property on Cypress in Moss Beach you committed to a meeting with you, the storm water engineer and the neighborhood to discuss the details of the situation. In my email to you of May13 I asked for this meeting to be scheduled.

As of today, no information has been received from you on this meeting. Can you please advise? Decision making without information is not the right approach and there are factors that you are unaware of by basing your decisions on a "paper review"

Please advise when you will be able to meet with the engineer? Additional I would request that Ryan Rasmussen, Coastside Roads Supervisor also be present as the water situation is a constant element in the annual deterioration of our streets which the Roads Department must maintain.

Thank you.

Dianne Kavanagh

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"If we have data, let's look at the data. If all we have are opinions, let's go with mine." ~Jim Barksdale, the former CEO of Netscape

Dianne Kavanagh

diannekavanagh@gmail.com

<Seal Cove Neighbor Meeting 3-26.pdf>

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"If we have data, let's look at the data. If all we have are opinions, let's go with mine." ~Jim Barksdale, the former CEO of Netscape

Dianne Kavanagh
diannekavanagh@gmail.com

Camille Leung

From: Dianne Kavanagh <diannekavanagh@gmail.com>
Sent: Thursday, May 9, 2024 1:00 PM
To: Camille Leung
Subject: Fwd: Letter regarding pre-application for develop of lots on Cypress Ave. Moss Beach
Attachments: IMG_0435.jpg; IMG_0434.jpg; IMG_0433.jpg; IMG_0431.jpg; Dave Holbrook storm water issue dec 21 2018 .docx

---

regarding PLN2020-0070 This contact with planning dates back to 2018
for your reference

---------- Forwarded message ---------
From: **Dianne Kavanagh** <diannekavanagh@gmail.com>
Date: Wed, Dec 19, 2018 at 11:45 AM
Subject: Letter regarding pre-application for develop of lots on Cypress Ave. Moss Beach
To: <dholbrook@smcgov.org>
Cc: Rob Kavanagh - home <kavanaghrj@hotmail.com>

Dave Holbrook
San Mateo County Planner
650-363-1837
dholbrook@smcgov.org

Planner Holbrook,
We are the property owners at 151 Alton Ave. in the Seal Cove neighborhood of Moss Beach. We understand that you have been the preliminary planner of record for proposed development by Mr. Randolph Mukaeda for the 2 parcels located on Cypress Ave., Moss Beach, parcels 037-221-020 and 037-221-030. We also understand that Mr. Mukaeda has completed legalization of the parcels (PLN2017-00532) and submitted pre-application conference (PRE2018-00043) for a single family home on the parcels.

In a recent conversation with Mr. Mukaeda's architect, Ed Love, we brought up the significant issue of storm water run-off and drainage of the area which continues to be an ongoing issue in Seal Cove. As detailed below the natural path of this water runs between Mr. Mukaeda's two parcels. Mr. Love stated he was unaware of the issue and that lack of awareness is what is prompting us to reach out to you.

As you may be aware, there is no curbing or storm drain system within Seal Cove and all storm water is channeled by topography to the storm drain located on the western corner of Cypress Ave and Beach Ave. The streets of Alton and Cypress share the same elevation however the drain location is on Cypress. Alton is inwardly sloped at both ends and water from the surrounding streets empties into Alton and flows through a drainage channel in our property, through easement area of the 2 parcels to the storm drain on Cypress. The county has maintained this easement channel for the past several years. Without this outlet Alton Ave. floods. This route has been the natural historic path of the water for the entire neighborhood. When the path is disrupted due the collapse of the county-maintained channel between

parcels 037-221-020 and 037-221-030, Alton floods. As recently as Nov 21, 2018, our first significant rain of the year, the Roads Department had to service the channel to relieve flooding on Alton. I am including a few photos of the situation on Nov 21 when the channel between the parcels had collapsed due to lack of maintenance. The roads crew responded quickly that day, cleared the channel and water drained as designed and intended.

We asked for an assessment back in January 2017 of the Roads Maintenance group from previous Roads Supervisor for Moss Beach, Mark Marelich (sp.) for the Coastside area, to determine if the Cypress storm drain could be augmented with one on Alton to alleviate the annual issue. It was determined that since both streets sit at the same elevation, the history water run-off path through the vacant and unjoined Cypress parcels was sufficient. Mr. Marelich did state that should those parcels ever be developed that the property owner would need to resolve the drainage issue.

We bring this situation to your attention and ask that any development of the Cypress parcels include a resolution to the neighborhood water issue. The lack of awareness by Mr. Mukaeda's architect is of great concern. Should the development not provide sufficient ground area for saturation and a path for the water, street flooding will continue and standing water will result in an increased health risk due to mosquitoes.

Additionally, we are sure that with the earthquake fault finding on the property, the location of the dwelling will be carefully considered and that the substantial cedar tree that straddles both Mr. Mukaeda and our properties will not be compromised or harmed in any way during this parcel development process.

Should your schedule allow, we would be happy to review the issue with you in person and can be available to meet any time between Dec 21 and Jan 7, 2019. Thank you for your attention to this matter and we look forward to a successful outcome for everyone involved.

Sincerely,
Robert and Dianne Kavanagh
Property owners: 151 Alton Ave. Moss Beach
650 303-9867Dianne Kavanagh
diannekavanagh@gmail.com

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"If we have data, let's look at the data. If all we have are opinions, let's go with mine." ~Jim Barksdale, the former CEO of Netscape

Dianne Kavanagh
diannekavanagh@gmail.com


MAY 4,
2024


Dec 23
2021


Biotreatment Area
The plants and soils in this Biotreatment Area are specifically designed to filter rainwater runoff and should not be disturbed.
CAUTION: Uneven surface. For your safety, please do not walk in this area.


Dec. 31, 2022
FLOODED

From: Camille Leung
To: Edward Love (edwardclovearch@gmail.com); Andrew Boon; Sigma Prime Geosciences, Inc.
Subject: FW: Coastside Design Review Committee Meeting May 9th
Date: Wednesday, June 12, 2024 8:33:00 PM
Attachments: image.png

Another comment

From: Karen Egan <karenegan7123@gmail.com>
Sent: Monday, June 3, 2024 4:36 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Fwd: Coastside Design Review Committee Meeting May 9th

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Ms. Leung, I am resubmitting my origonal email to again opose this project until the county creats a water mitigation plan to elimitnate the flooding that occurs.This is cause by por planning that preceeds your tenure, We can all agree that projects must go through rigous step to make it to construction. I believe this is a gross oversite and understatement that drainage will have a less than significant impact. I would appreciate a response to this email in a timely manner we are not opposed to the home being built if the proper measures are taken and the county can assure us that there will be no signifant impact to our home or properties.
More photos are attached. I ask the planning commission to take this seriously and to consider my concerns before allowing construction.
Photos PLN 2020-00070
Re: File No:2020-00070
Regarding the Negative declaration for the construction of the home on Cypress Avenue.
We are excited to welcome new neighbors to Moss Beach. However, I am concerned about building a home on adjoining parcels 037-221 020 and 037-221 030.
The application for these parcels states only minor grading; however, as a contractor, Photos PLN 2020-00070, I believe substantial infrastructure for draining will be needed.

In the above and attached photos, you will see pools on both sides of Alton Ave. This is due to the inadequate storm drainage for the streets of Marine, Alton, and Cypress. Based on information from city planning, the run-off route flows from Alton, between houses at 151 Alton and 171 Alton, then through parcels 037-221 020 and 037-221 030, and is meant to terminate at a drain at the corner of Cypress and Beach. This route does not work, and construction on these parcels could worsen the problem.
My husband and I live at 175 Marine Blvd, and the above photo is from behind my house on Alton,

days after a major rain in April. This still water creates numerous public health concerns, and we have frequently had to call San Mateo County Vector Control to come out to mitigate mosquito blooms. Furthermore, the pavement has cracked because of the lack of drainage, a problem compounded by coastal slide, creating a substantial monetary burden on San Mateo County to fix these deteriorating roads. As the above photo shows, the drainage in the neighborhood is inadequate, and if this home is built without due consideration of the drainage problem, it will exacerbate it.

Before this project proceeds, we would like to see how this construction would affect the neighborhood water problem. The county has an obligation to follow up on this continuing problem of severe flooding. Until the drainage and water flow is corrected I will continue to object to this project.

More photos are attached. I ask the Coastside Design Review Committee to consider my concerns before allowing construction.

Photos PLN 2020-00070

Kind Regards,
Karen and Pat Egan
175 Marine Blvd
Moss Beach, CA 94038
503-507-5765

Michelle and Seth Weil
140 Cypress Ave.
Moss Beach, CA 94038
michelleweil14@gmail.com

June 3, 2024

Camille Leung
Project Planner
San Mateo County Planning Department
1401 Broadway, 2nd Floor
Redwood City, CA 94063

Re: Comments on Mitigated Negative Declaration for Mukaeda Residence (Cypress Avenue, Moss Beach)

Dear Ms. Leung,

We are writing to provide comments and express concerns regarding the Mitigated Negative Declaration for the Mukaeda Residence project located on Cypress Avenue in Moss Beach. As a concerned resident of the area, I believe it is essential to address various aspects of the proposed project that could significantly impact our community and the surrounding environment.

1.a. **Aesthetics**
The project sits directly across from one of the main entrances to the Fitzgerald Marine Reserve (FMR), just above the steps to Seal Cove Beach, and will negatively impact views from the park. Many of the mature trees cited in the report have recently been removed by San Mateo County Parks Department, resulting in a clear view to the proposed residence. This is made worse by the proposed 3-car garage that is street-facing, not set back, a dominant feature, atypical for the neighborhood, and not aligned with county design standards. The changes recommended by the Coastside Design Review Committee (CDRC) do not fully address this issue.

The assessment of the impact on existing homes in the area is not accurate. The project will eliminate existing, expansive ocean views from neighboring properties, including those at 151 and 171 Alton Ave. and our home at 140 Cypress Ave. We brought this up during the CDRC meeting. Board members agreed that views would be significantly impacted but explicitly stated that it could/would not be considered during the design review, even though it is within its purview. The review was completed with an understanding that there was significant impact to “views from existing residential areas”. We feel that the design review was performed and finalized without properly assessing or accounting for impacts to neighborhood aesthetics.

1.d. **Significant Source of Light**
The lighting impacts do not consider light from the nearly floor-to-ceiling windows on the second

level. This interior lighting will impact nighttime views at the adjacent reserve which is home to many species of wildlife.

1.g. **Visually Intrusive**
The proposed project should not unduly intrude upon the natural scenic qualities of the Fitzgerald Marine Reserve and its surroundings.

4a/21.a. **Adverse Effect on Wildlife**
The property is a frequent hunting ground for great blue herons and raptors including red-tailed hawks. A pair of great horned owls nest in the trees in the Fitzgerald Marine Reserve directly across the street. Raptors are observed throughout the day perched on cypress tree branches scanning the property and occasionally attacking prey. This project would result in a loss of habitat (hunting grounds) to the detriment of local wildlife and the people who enjoy watching them. There are no other open grassy areas nearby and this parcel is likely a significant source of food for local raptors in FMR.

7.a. **Geology & Soils**
The Seal Cove neighborhood is the site of a major earthquake fault. The exact location of the fault to both the northwest and southeast of the subject property was determined by a 1997 study which the applicant's geotechnical engineers, Sigma Prime Geosciences (SPG), called "among the world leaders in fault evaluations".

SPG's trenching of the property showed evidence of this fault running directly under the Southwest corner, which should necessitate a 50-foot setback from the fault making a house on this property unfeasible, but it was claimed to be a secondary fault requiring only a 10-foot setback.

Drawing a straight line between the known locations of the fault matches the exact location and orientation of the fault trace encountered and described in SPG's investigation, as stated by the County's own peer reviewer of the study, Cotton Shires and Associates, Inc. (CSA), who recommended the 50-foot setback.

Even if the fault found on the property is not the main trace, the exact location of the main trace is highly likely to be within 50 feet of the proposed project. In SPG's original letter dated 12/19/17, and again in June 2020, it states "The main trace is estimated to be as little as 10 feet west of the northwest corner of the property, as shown in Figure 6." This would put the main trace within approximately 25 feet of the proposed house.

SPG changed its statements numerous times over the years to suit the applicant's needs. In its second response letter dated 11/20/20, SPG states, "The main trace is very likely about 35 feet from the proposed house location and given the typical width of past major fault ruptures, it is not likely that major fault ruptures will take place on the property. Given our findings, a setback of 35 feet, which coincides with the 10-foot setback from the secondary trace, is appropriate."

Then, after CSA stated that 50-foot setbacks are the norm in the standard of practice in the Bay Area, SPG in its third response letter dated 4/18/22 inexplicably added a bend in the map to move the supposed main fault trace to the west, stating that “The main trace of the fault is mapped more than 50 feet from the proposed house. While there is some uncertainty regarding the location of the main trace of the Seal Cove fault, we do not believe it is close enough to the proposed house to warrant a change in the setback from the fault trace that we identified.” There is no information to substantiate this opinion in the letter.

A third firm, Eco Geo Build (EGB), weighed in on the differences and sided with SPG. EGB states that “It appears that the main trace of the fault is about 40 feet or more west of the secondary trace. A 50-foot setback from the main trace corresponds to a 10-foot setback from the secondary trace.”

Given the presence of a major earthquake fault in the Seal Cove neighborhood and the conflicting assessments regarding its exact location and impact, further research and analysis are imperative to ensure the safety and feasibility of the proposed project. We request an independent third-party review by a firm not selected or paid for by the applicant.

7.b. **Land Disturbance**
Measures to prevent soil erosion and maintain soil integrity must be implemented to mitigate potential environmental hazards associated with land disturbance activities.

8.d. **Erosion**
The property is located in Zone 2 (Questionable Stability) of the County’s Local Coastal Program’s Seal Cove Study Area, which explicitly states that “Risk to development in this zone is considered to be moderate to high.” Why then is the project identified as Less Than Significant Impact?

8.g. **Flood Hazard Area**
The neighborhood, specifically Alton Ave, routinely (several times a year) experiences flooding with the primary/sole drainage through the swale running through the middle of the property. The proposal redirects this flow to the NE edge of the property and within ~5 ft of the existing residence at 140 Cypress Ave. This imperils the home and creates significant hazards and risks that currently do not exist.

9.f. **Soil Contamination**
It is likely that the soil is significantly contaminated from airport activities, which includes 80+ years of leaded gas emissions. Additionally, rainwater runoff from the surrounding streets runs through the property and certainly has resulted in contamination with heavy metals, petroleum products and other toxic substances. The soil must be adequately tested for toxic materials to assess potential health and environmental risks associated with construction activities and to develop appropriate mitigation measures.

9.g. **Construction Traffic Management**
The proposal states that construction vehicles would be parked on Cypress Ave. Any parking on

Cypress (even partially on the street) would effectively reduce the street to single-lane traffic and would require traffic control. The intersection of Beach and Cypress is a main entrance to FMR and sees many visitors. Additionally, only street parking is available to visitors at this FMR entrance and is extremely limited. Any use of street parking for construction negatively impacts the use and enjoyment of FMR to visitors.

9.h. **Parking Description**
Description of parking (2 covered, 1 uncovered) is inaccurate. Additionally, proposed use of the garage and workshop is for maintenance of and work on motor vehicles, which has fire and hazardous materials risks that do not appear to have been assessed.

9.k. **Drainage Management**
Given the documented history of drainage issues (i.e. flooding) and the proposed alterations to the site's drainage pattern, comprehensive mitigation measures are essential to prevent property damage and minimize environmental impacts. An additional, impartial drainage assessment must be performed and the county must develop an adequate drainage plan prior to assessment and approval of proposal. See comments on 10.c. for additional information.

10.a. **Drainage Assessment**
Current drainage passes through the property and is lined with vegetation that traps debris, sediment and toxic materials from street runoff. Proposed drainage does not include equivalent retention of these pollutants, which would then run directly into FMR/Seal Cove beach.

10.c./c.i. **Alteration of Drainage Pattern**
Based on known history of drainage issues documented by neighbors and reported to SMC representatives, this should be listed as a Potentially Significant Impacts. The assessment performed by Sigma Prime contains several factual errors that render its assessment and conclusions invalid. These critical errors include:

- Water doesn't just drain from the adjoining property, but from the entire watershed resulting in much larger water flows than estimated.
- Rainfall estimates do not account for the recent and predicted increase in severity of storms.
- Perpendicular drainage along Cypress Ave impedes the outlet of water from the undeveloped property and vice versa resulting in reduced flow and flooding.
- The neighborhood and undeveloped property routinely (i.e. a few times a year) experiences flooding. All drainage passes through or in front of the undeveloped property prior to running into Seal Cove. The current drainage swale is larger than the proposed drainage solution and, even with unimpeded flow, is completely inadequate to handle our regular winter storms.

While the swale that bisects the property may be considered unauthorized by the owner, it is and has been the de facto drainage for the neighborhood for at least the eight years we have lived here and has been maintained by the county as needed.

Moving the drainage from the middle of the property to the left side, and within ~5 feet of an existing home, is a significant change with significant new risks of property damage.

Given the inaccurate drainage assessment by Sigma Prime, the insufficiency of the existing (and larger) drainage channel, the inadequacy of proposed mitigation measures and the severity of likely consequences to surrounding homes/properties, the FMR and Seal Cove, it would be irresponsible to proceed with the project until the drainage is thoroughly assessed by an impartial party and the county develops and approves a drainage plan that adequately addresses the current and future drainage needs of the neighborhood. Proceeding with the project as-is would worsen the flooding and drainage issues, create and/or exacerbate risks to existing homes and properties and leave no room for future mitigation.

Mitigation Measure 10 - The proposed drainage channel is smaller/narrower than the current trench. Assuming equal flow, the velocity will necessarily be higher. Efforts to reduce this flow/velocity will worsen water backup, will overflow and create new areas of flooding. Additionally, an increased velocity will decrease the perpendicular flow of drainage along Cypress Ave resulting in increased flooding along Cypress and along/in FMR.

10.e. **Impervious Surface**
2,800 sf of new impervious surface is significant and should be marked as Significant Unless Mitigated. Neither 10.c. or 10.e. address specific mitigation actions and therefore they can not be assessed for adequacy.

11.c./14.a./19.a./19.b./20.c. **Infrastructure Considerations**
The adequacy of sewer, electrical, and gas connections, as well as their potential environmental impacts, should be thoroughly assessed before building proceeds. At the very least substantial extensions for electricity and gas would be required that would impact FMR and adjacent properties, “the construction or relocation of which could cause significant environmental effects.”

There are no PG&E utilities (gas or electric) within at least 100 feet. Electrical is 100+ feet from the property and extending it would require additional poles and lines to be placed in FMR that would be blocked by and, if possible, run under very large cypress trees that routinely drop heavy branches during storms (the line to the 140 Cypress Ave property was cut by a branch in 2022). The only practical and reasonable solution is to run underground lines prior to construction, which would have a significant impact on FMR and accessibility.

An extended gas connection from Cypress Ave isn’t feasible, as a technician has stated that gas supplies to the Cypress Ave houses are supplied from Park Ave. The neighboring property on Beach and Cypress uses a propane tank.

Water lines exist on the street but a 5/13/20 letter from the Montara Water & Sanitary District states that “Existing water main may not be suitable to provide required fire flows for fire protection system or fire hydrant. Mainline upgrade may be required,” which is not accounted for in the No Impact ratings in section 19.

In conclusion, we urge the San Mateo County Planning Department to thoroughly address the concerns outlined above and undertake additional studies, as necessary, to ensure that the Mukaeda Residence project is environmentally sound and compatible with the surrounding community. Thank you for considering these comments, and we look forward to your response.

Sincerely,

Michelle Weil

Michelle Weil

Seth Weil

Seth Weil

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

Sigma Prime Geosciences, Inc.

June 20, 2024

Randy Mukaeda
105 Rosa Flora Circle
South San Francisco, CA 94080

Subject: Response to Comments: Cypress Avenue, Moss Beach.
(APN's: 037-221-020,030); PLN2020-00070.

Dear Mr. Mukaeda:

We have been asked to provide information to accompany our latest revision to the Grading and Drainage Plan, Sheet C-1. In the latest revisions, we increased the size of the proposed swale that will replace the existing swale across the middle of the property. There has been some concern regarding the size of the proposed swale and whether or not it will exacerbate the ongoing flooding problems upstream, along Alton Avenue.

The previous version of C-1 included a proposed concrete block swale with a cross sectional area of 1 square foot (SF) and ending at a swale along the front property line. The swale flows to an existing catch basin with an 18-inch diameter culvert. The revised C-1 includes a smooth poured concrete swale with a cross sectional area of 1.66 SF that continues all the way to the catch basin, with a slope of 0.5 percent. The 1.66 SF area is slightly less than the area of the 18-inch culvert (1.77 SF). It's important that the inflow from the swale into the catch basin not exceed the culvert's size. Otherwise, there is a chance that the culvert will back up onto Cypress Avenue.

We had performed hydrologic calculations and concluded that the 1 SF design was sufficiently large for a 100-year storm. However, the current approach is to create a new swale that will carry as much or more volume than the existing swale, regardless of the previous hydrologic calculations. The proposed poured concrete swale has a Manning roughness coefficient of 0.11 versus 0.60 for the existing heavily vegetated swale, giving it a higher capacity even with a lower cross-sectional area. Also the existing swale has a slower slope of 0.2 percent (as opposed to 0.5 percent). In a 100-year storm, the estimated flow volume capacity in the existing vegetated swale is 1.7 cubic feet pers second (cfs), while the estimated flow volume capacity in the proposed concrete swale is 8.6 cfs. The flow volume calculations are attached.

Given the above argument, it is our opinion that the proposed drainage system is an improvement over the existing conditions. It should be noted, however, that

332 Princeton Avenue, Half Moon Bay, CA 94019 tel: (650) 728-3590 sigmaprm@gmail.com

flooding along Alton Avenue may remain a problem, albeit possibly less severe, but it won't be made worse. Installation of a new comprehensive drainage system in the Alton Avenue right-of-way may be necessary.

If there are any questions regarding the contents of this letter, please do not hesitate to call us at (650) 728-3590.

Yours,
Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

100-Year Flood Level in Ditch

Job: Mukaeda
No.: 16-128
Date 6/20/2024
by: CMK

Rational Method to Estimate Storm Runoff (page 20-13)

$Q_p=CIA_d$ Reference: Civil Engineering Reference Manual

Area, A_d (acres):	0.5	
C (Appendix 20.A):	0.5	
I (rainfall intensity):		
Storm Frequency:	100	years
Time of Concentration, t_c	$t_c=L_o/vel$	
L_o:	300	feet, longest flow distance in watershed
Elev. Change:	1	feet
Slope:	0.3	%
vel.:	1.5	ft/sec (from Fig 20.4, page 20-4)
t_c:	200.0	minutes
	3.3	hours
Intensity, from NOAA Atlas 14	0.741	

Q_p= **0.19** **ft³/sec** = 82.93 **gal/min**

Flow Quantity, Vegetated Ditch

$Q=vA=(1.49/n)AR^{2/3}(S)^{.5}$ Eq. 19.13b, page 19-4

n:	0.06	Manning roughness coefficient, from Appendix 19.A
water depth, ft:	1	from cross section on site plan
A:	2	SF
P:	3	wetted perimeter for area above
R:	0.67	Hydraulic Radius, A/P
S:	0.002	Slope of ditch

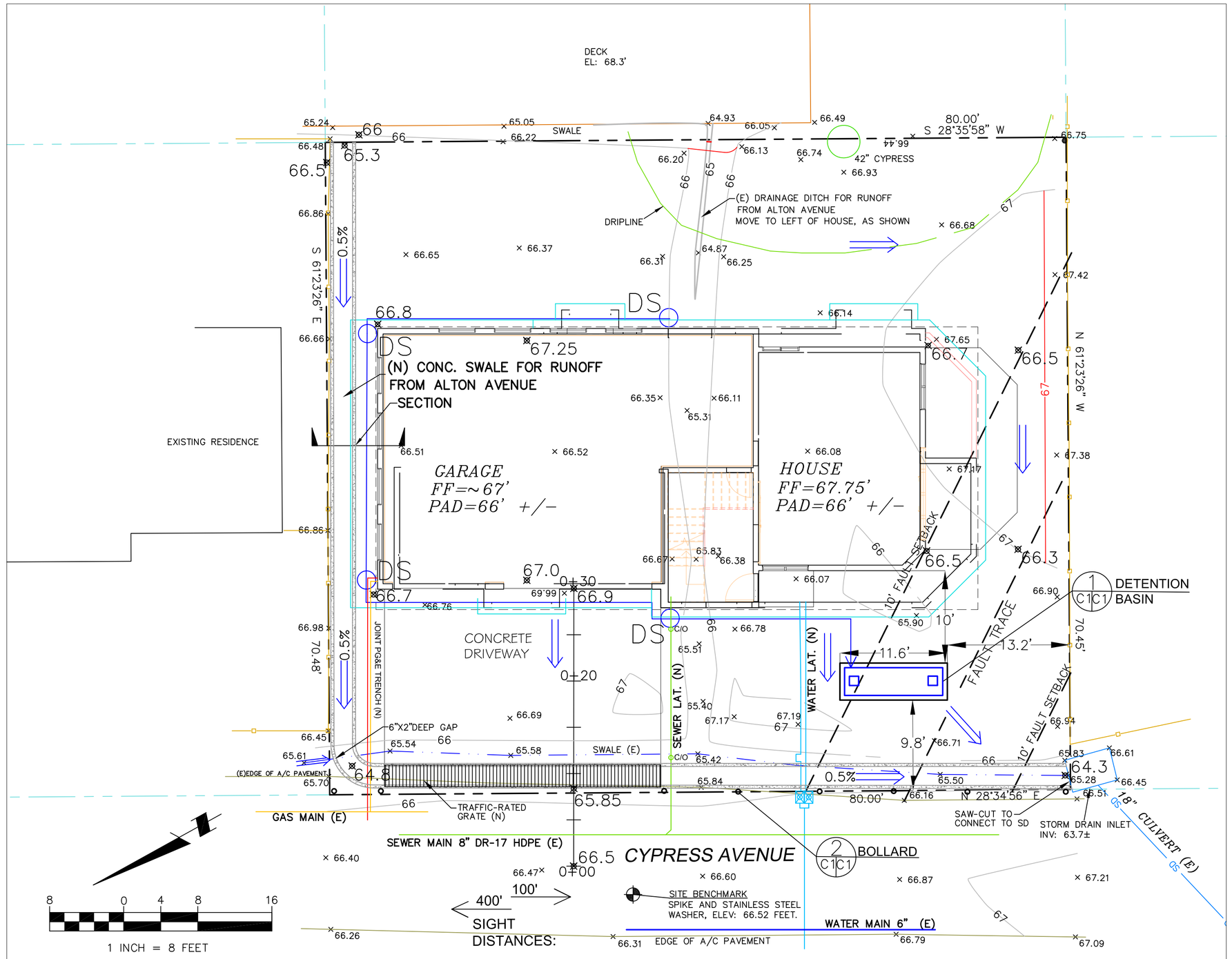
Q= **1.70** **ft³/sec**

Flow Quantity, Poured Concrete Swale

$Q=vA=(1.49/n)AR^{2/3}(S)^{.5}$ Eq. 19.13b, page 19-4

n:	0.012	Manning roughness coefficient, from Appendix 19.A
water depth, ft:	0.83	from cross section on site plan
A:	1.66	SF
P:	3.66	wetted perimeter for area above
R:	0.45	Hydraulic Radius, A/P
S:	0.005	Slope of ditch

Q= **8.60** **ft³/sec**



LEGEND

- 1' CONTOUR (E)
- 5' CONTOUR (E)
- PROPOSED CONTOUR
- ×65.68 EXISTING SPOT ELEVATION
- ⊠65.68 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- 3" MIN SOLID DRAIN PIPE

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   RANDY MUKAEDA, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED AUGUST 2016.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.

GRADING NOTES

CUT VOLUME : 40 CY (FOR FOUNDATION, MINOR GRADING)
FILL VOLUME: 0 CY

1. ABOVE VOLUMES ARE APPROXIMATE.
2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
3. ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

DRAINAGE NOTES

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

2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL BE WATER-TIGHT AND DRAIN TO AN ENERGY DISSIPATER, AS SHOWN.

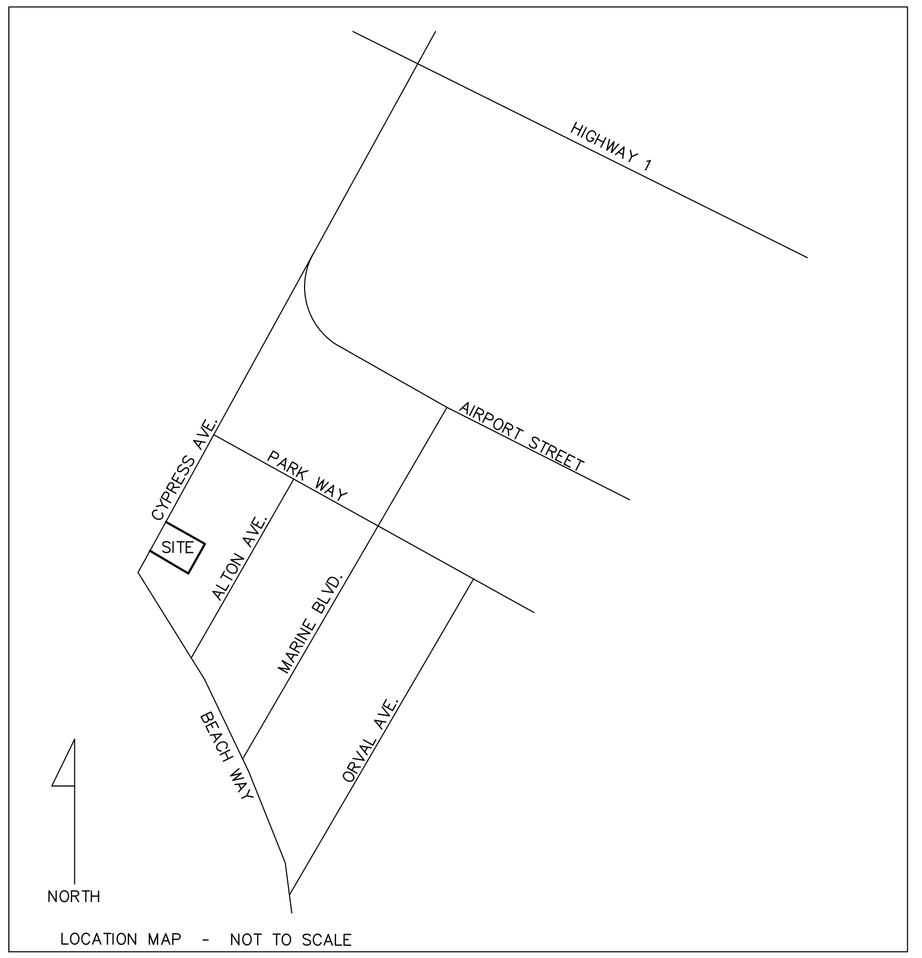
3. ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

5. PROPOSED CONCRETE SWALE IS SLIGHTLY SMALLER IN AREA THAN (E) 18" CULVERT AND APPROXIMATELY EQUAL IN AREA TO EXISTING EARTH SWALE THAT CROSSES MIDDLE OF PROPERTY.

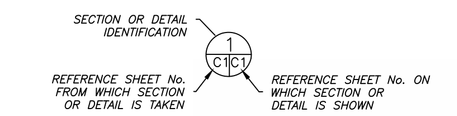
TRAFFIC CONTROL NOTES

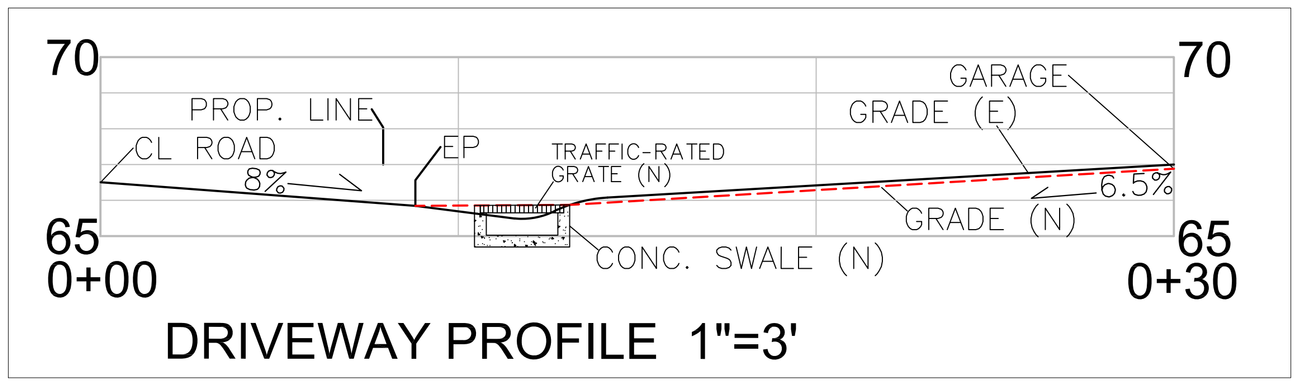
1. CONTRACTOR AND WORKERS SHALL PARK ALONG CYPRESS AVENUE.
2. WHEN TRUCKS PARK IN STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.



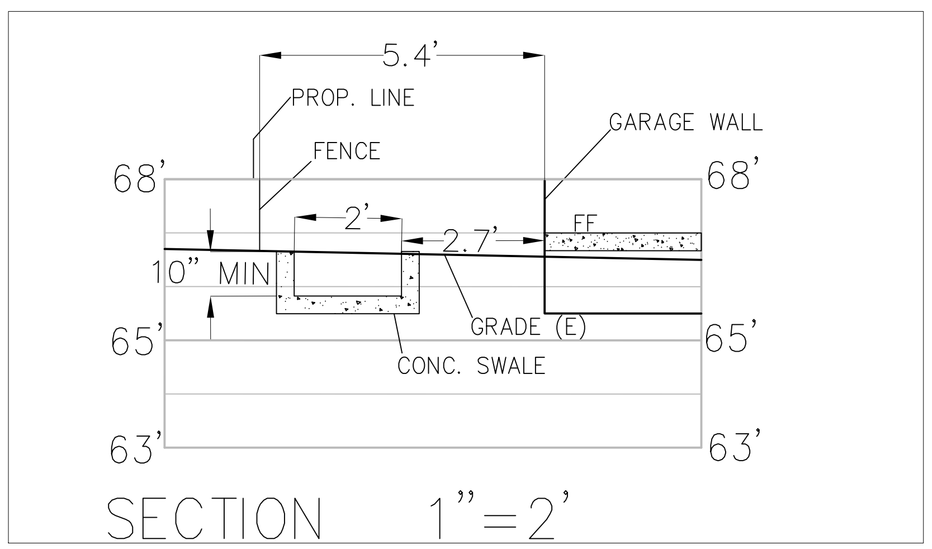
LOCATION MAP - NOT TO SCALE

SECTION AND DETAIL CONVENTION

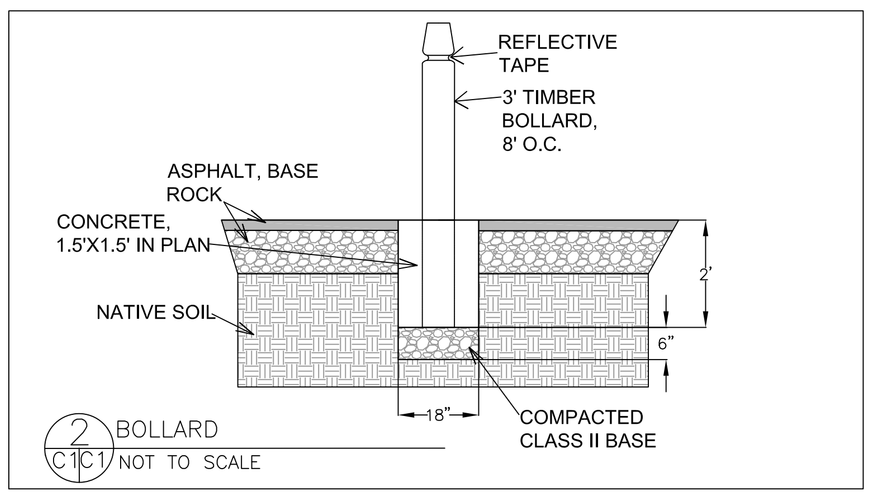




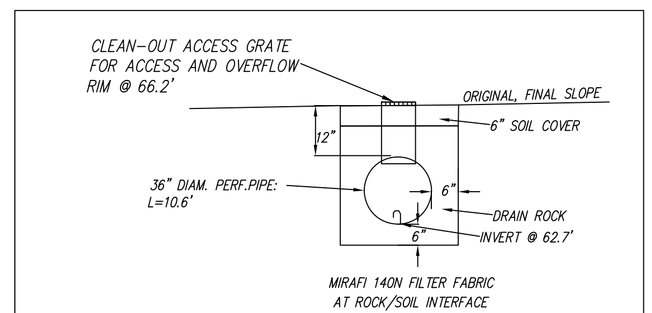
DRIVEWAY PROFILE 1"=3'



SECTION 1"=2'



2 C1C1 BOLLARD
NOT TO SCALE



1 C1C1 DETENTION SYSTEM
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-25
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 4-3-19	DRAWN BY: CMK	CHECKED BY: AZG	
		REV. DATE: 6-18-20	
		REV. DATE: 6-23-20	
		REV. DATE: 7-30-20	
		REV. DATE: 1-12-24	
		REV. DATE: 6-19-24	

GRADING AND DRAINAGE PLAN

MUKAEDA PROPERTY
CYPRESS AVENUE
MOSS BEACH
APN 037-221-020,030

SHEET
C-1

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

Seal Cove Neighbor Meeting 3/26[2022]

Supervisor Don Horsley, Parks Director Nicholas Calderon, DPW Deputy Director of Roads Services Khoa Vo

Traffic concerns:

- Traffic comes to dead stop on airport due to confusing/ inaccurate GPS
- Delivery trucks for distillery knock down trees
- Uncontrolled intersections are dangerous
    - Marine/ Park
- Los Banos needs fixing in order for delivery trucks to use
- Distillery signage is confusing
- Speed signage needs to be improved
- Road widening would require working within private properties
    - Could be development conditions for future developments
    - Could be done through a neighborhood pot of $
    - Could potentially increase speeding concerns
- Speed bumps could introduce liability for bikes
    - Road most likely not wide enough for bike lanes
- Any changes need to have impacts on surrounding roads/ area studied
    - Would need residential consensus
    - Goal would be consensus from park, residents, and business
- Additional no parking signage would require community input
    - Khoa to look into current requirements on Cypress – may be no parking on both sides?
- Some residents suggested "HWY 1" signage, but this could change traffic patterns and impact neighbors so would still need community input
- Request for increased patrol by Sheriff's dept for speeding/ drunk driving

Flooding

- Drainage patterns lead to Alton, but culvert for moving water to storm drain is now within private property
- Solution would need to be neighbor-led due to location on private property
    - Possibility of creating drainage master plan
        - Assessment would need to be community funded (Los Trancos example)
        - Original plat map/ subdivision may have drainage patterns but most likely outdated
            - Public records librarian in recorder's office could be helpful
    - DPW encroachment permit could formalize neighborhood "handshake" for perpetuity

    - Would need to be voluntary agreements between neighbors to solve culvert/ drainage problem
- Planning & Building request to add drainage mitigation to development conditions for new house

FMR/ Park

- Garbage cans could lead to increase in illegal dumping (Surfer's Beach example)
- Possibility of neighborhood signage "please pick up" "remember this is a neighborhood" etc.
    - County Parks attempting to consolidate signage within Park so as not to overwhelm – will be exploring many options for "pack in/ pack out" education
- Overflow parking possible on Airport?
    - Most likely would not solve the problem

Action items:

- Khoa exploring Cypress regulations
- Brae request increased patrolling in Seal Cove
- Nicholas bringing feedback to Parks' signage conversation
- Khoa working with individual resident on "not a through street" signage
- Sup Horsley's office monitoring planning process for new house on Alton

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

Renee Ananda

From: CLAIRE TOUTANT <midcoast.claire@gmail.com>
Sent: Tuesday, June 2, 2020 12:24 PM
To: Renee Ananda; MCC
Subject: MCC comments on PLN2020-00070, Cypress Ave, Moss Beach

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Renee, thanks for sending us this referral.
We have looked at the referral and the site and would like these thoughts to be considered as you continue to assess it:

- The geotechnical report states that the property is as little as 10 feet from the main trace of the Seal Cove fault (aka the San Gregorio fault). Although the diagonal trench did not find evidence of the main fault trace, the exact location is "very approximate". The trenching also found a minor earthquake fault trace on the property, and the report recommends a 10 foot setback. The design has a cutout to accommodate that offset on the ground floor, but the second story extends into this 10 foot setback. It seems very unwise to allow a home to be constructed so close to the earthquake fault.
- The drainage report states that the property currently has a drainage ditch that runs through the center, to drain a two-acre watershed that comprises two blocks. The plans propose to relocate that ditch along the west side of the property with a 1' x 1' ditch lined with stones. This is concerning for a number of reasons: 1) the report states that "none of the system has been reported to have been overwhelmed in the past", which we know not to be true, as there is regular flooding on Cypress Ave. and Alton Ave. During the rainy season and the County has been responsible for maintaining the channel that runs through the property. This is documented by a letter from neighbors submitted with the pre-application. 2) The new location doesn't account for the runoff from the property immediately behind it. 3) Adding a stone-lined channel in the 5 foot side setback area (1 foot from the property line) could undermine the non-slab foundation of the adjacent house.
- On setbacks, the designs show a 5 foot setback from the fence to the house, but the roof appears to extend at least halfway into this setback, resulting in approximately 5 feet of space between the two structures. Is this allowed?
- This house appears to be designed for short-term rental, with the large "media room" with separate entrance, bathroom with shower, and kitchenette with sink on the first floor.

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Claire Toutant
Secretary, Midcoast Community Council
midcoastcommunitycouncil.org

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT J

ATTACHMENT J: Further Staff Response to Comments on the IS/MND

1. Aesthetics:

   Public Comments Received on the IS/MND

   a. Commenter states that "Many of the mature trees cited in the report [as obscuring views of the existing residences from within the Fitzgerald Marine Reserve (FMR)] have recently been removed by San Mateo County Parks Department, resulting in a clear view to the proposed residence. This is made worse by the proposed 3-car garage that is street-facing, not set back, a dominant feature, atypical for the neighborhood, and not aligned with county design standards." Staff's response: The FMR abuts an urban, residential neighborhood where views of a new residence in the area would not result in a significant impact to public views from the FMR.

   b. Commenter states that "The project will eliminate existing, expansive ocean views from neighboring properties". Staff's response: The property and surrounding residences are zoned for residential use and are subject to the size and height limits of the zoning district. The project has been found to comply with design review standards and zoning district requirements and therefore, would not result in a significant impact to views from surrounding residential areas.

   c. Commenter states that "The lighting impacts do not consider light from the nearly floor-to-ceiling windows on the second level. This interior lighting will impact nighttime views at the adjacent reserve which is home to many species of wildlife. Staff's response: The property and surrounding residences are zoned for residential use. County regulations regulate exterior lighting which apply to this project, where the project, as proposed and conditioned, proposes minimal lighting and downward directed light fixtures; County regulations do not regulate interior lighting, as may shine through windows to the outside. However, given the existing residential uses of the area and existing ambient lighting, the addition of a house and associated ambient lighting, would not result in a new significant light source that would adversely affect day or nighttime views in the area.

2. Geology and Soils:
   a. Commenter states that "SPG [Project Geotechnical Engineer] changed its statements numerous times over the years [regarding the location of the main trace relative to the property] to suit the applicant's needs" and "request an independent third-party review by a firm not selected or paid for by the applicant." Staff's response: As stated in the IS/MND, the applicant has provided reports and letters which have been reviewed by the County and found to adequately address potential impacts associated with the project's location relative to the earthquake fault(s). No additional peer review is needed at this time. Additional comments provided are discussed and response provided in the staff report.

3. Hazards and Hazardous Materials:

a. Commenter states that the soil could be significantly contaminated from airport activities and rainwater runoff from the surrounding streets potentially containing heavy metals, petroleum products and other toxic substances, and states that "The soil must be adequately tested for toxic materials to assess potential health and environmental risks associated with construction activities and to develop appropriate mitigation measures." Staff's response: The existence of such contaminants on the property would not result in a significant impact under CEQA.
b. Commenter cites regular flooding of area and proposed re-location of the drainage ditch towards 140 Cypress Avenue would make that property at risk of flooding. Staff's response: Comments provided are discussed and response provided in the staff report.

4. Transportation/Traffic:
    a. Commenter states that the use of Cypress Avenue as construction parking for the project would impact traffic and parking for the neighborhood and parking for the FMR. Staff's response: The project is subject to County parking and traffic regulations that apply to all properties and construction projects in the area. No additional regulations or mitigations are needed.

5. Hydrology and Water Quality
    a. Drainage: Staff's response: Comments provided are discussed and response provided in the staff report.

6. Utilities and Service Systems:
    a. Commenter states that "The adequacy of sewer, electrical, and gas connections, as well as their potential environmental impacts, should be thoroughly assessed before building proceeds. At the very least substantial extensions for electricity and gas would be required that would impact FMR and adjacent properties, the construction or relocation of which could cause significant environmental effects." Staff's response: Connections to existing utilities in the area are shown on page C-1 of the plans. There is no evidence to suggest that extension of utilities would require construction within the FMR boundaries.