COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 8, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: STAFF REPORT ADDENDUM: Consideration of the certification of a revised Initial Study/Negative Declaration, re-circulated on May 16, 2016, pursuant to the California Environmental Quality Act (CEQA), a Non-Conforming Use Permit, a Coastal Development Permit, and a Design Review Permit, pursuant to Sections 6133.3.b, 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new three-story single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required to allow a rear setback of 15 feet, 5 inches, where the standard requirement is 20 feet. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00243 (Kalpakoff)

RECOMMENDATION

That the Planning Commission certify the revised Initial Study/Negative Declaration (IS/ND) and approve the Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, County File Number PLN 2015-00243, based on and subject to the revised findings and conditions listed in Attachment A.

DISCUSSION

On April 27, 2016, the Planning Commission considered the project, and continued its review of the project in order to allow staff to revise and recirculate the IS/ND in order to address comments received, including a letter from the Community for Green Foothills, dated April 25, 2016 (Attachment C), and to correct and clarify the following issues of the original IS/ND:

1. The project description of the IS/ND (Attachment E) was revised to indicate that the project consists of a three-story residence, not a two-story residence as stated in the original IS/ND. In addition to this correction, staff added that the project is appealable to the California Coastal Commission.

2. Discussion to Question No. 4.g in the IS/ND was revised to clarify that the project site is located within 200 feet of a marine reserve. The revised IS/ND states that "The site is within 200 feet of a marine or wildlife reserve. The subject site is located across the street (Cypress Avenue) from the Fitzgerald Marine Reserve (FMR). Existing access to the FMR Bluff Trail would remain open and will not be significantly affected by the construction of a single-family residence in a neighborhood where the General Plan land use designation remains residential."

   The site's location relative to the FMR was also addressed in the IS/ND regarding Discussion to Question No. 14.e (related to public services) and Condition Nos. 13 and 14 in the staff report requiring compliance with applicable State drainage and stormwater regulations pertaining to project runoff to the James Fitzgerald Area of Special Biological Significance (ASBS).

3. Discussion to Question No. 13.a of the IS/ND was revised to that the project is located in close proximity to a closed portion of Cypress Avenue, and to analyze any circulation impacts associated with the construction of the proposed residence at this location. The revised IS/ND states "The site is accessed from existing roads and would not require road extensions. While the site is adjacent to a paved/closed portion of Cypress Avenue, the site would be accessed using a new driveway connecting to an open, paved portion of Cypress Avenue. The closed portion of Cypress Avenue would remain closed." The graphic illustration of site access in the IS/ND (Attachment A of the IS/ND) has also been revised to show the paved portion of Cypress Avenue and the presence of the barrier at the closed portion of Cypress Avenue.

4. Discussion to Question No. 12.e in the IS/ND was revised to clarify the project site's location in the Inner Approach/Departure Zone 2 of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) and its corresponding risk level. The revised IS/ND states that "Upon review of the provisions for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project complies with the safety, noise, and height limit criteria for compatibility. The project site is located in the Inner Approach/Departure Zone 2 (IADZ) where the risk level is considered to be high because of low altitude ceilings determined to be typically at 200 to 400 feet above runway elevation. The proposed project satisfies the criteria set forth in Section 4.2.2.3 of the HAF ALUCP to allow residential infill development in this zone. The proposed height of 27 feet would not penetrate the established airspace threshold. Also, the project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours and is therefore not exposed to significant levels of aircraft noise."

   Staff released the revised the IS/ND for re-circulation on May 16, 2016, with the comment period ending on June 6, 2016. The added sections are underlined in the revised IS/ND (Attachment B). The revised IS/ND was sent to the Midcoast Community Council and the California Coastal Commission. No comments have been received as of the writing of this staff report. Any comments received will be addressed at the June 8, 2106 Planning Commission meeting.

In addition to the above mentioned clarifications and corrections to the IS/ND, the following discussion further addresses the following concerns stated in the CGF Letter:

1. Parcel Legality: Staff forwarded a copy of the Certificate of Compliance Type A to CGF Representative, Lennie Roberts, on April 26, 2016, with the accompanying copy of the deed indicating its separate conveyance via an indenture. The Certificate of Compliance application process was clarified by staff at the Planning Commission meeting of April 27, 2016. Staff stated that submittal of all chain of title and deed exhibits for adjacent parcels is not required as the subject site's deeds already cite its conveyance separate from surrounding parcels.

2. Non-Conforming Use Permit: As indicated in the staff report dated April 27, 2016, the approval of a non-conforming use permit to allow a rear setback of 15 feet 5 inches rather than the standard rear setback of 20 feet is reasonable to accommodate the placement of the new residence on-site based on the reduced developable area within the building envelope area due to the fault line and 10-foot buffer zones on each side of the fault line.

3. Geological Report: The CGF Letter suggests that a second trench should be dug on the site in order to ensure that the potential location of fault lines are adequately documented. This comment was addressed by the applicant's consultant, Sigma Prime GeoSciences, Inc., in a letter dated April 26, 2016 (Attachment F). The consultant states that a 3-foot wide trench was used where two piecing points were established between the fault trace and the trench wall that mapped the fault trace as shown in Figure 2 of the Geotechnical Study prepared by the Consultant (Attachment C of the revised IS/ND).

4. Real Estate Disclosure: The CGF Letter states that the real estate disclosure required by Condition No. 45 should be provided in its entirety rather than just a reference to a specific statute. County Counsel has determined that referencing the statue is adequate to accurately convey this requirement.

ATTACHMENTS

A. Updated Chronology
B. Revised Recommended Findings and Conditions of Approval
C. Community for Green Foothills Letter, dated April 25, 2016
D. Letter of Continuance, dated May 17, 2016
E. Revised Initial Study/Negative Declaration, dated May 16, 2016
F. Sigma Prime GeoSciences, Inc. Letter, dated April 26, 2016

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Attachment A

Updated Chronology:

Date		Action
June 11, 2015	-	Application submitted.
July 14, 2015	-	Certificate of Compliance (Type A) recorded.
September 10, 2015	-	Coastside Design Review Committee continues review of the proposal, recommending redesign of the residence to bring the design into conformance with applicable design standards and to address neighbors' concerns.
November 12, 2015	-	Coastside Design Review Committee recommends approval of the revised design.
April 4, 2016	-	Release of Negative Declaration and start of 20-day public review period.
April 21, 2016	-	Submittal of Archaeological Report prepared by Michael Newland (Staff Archaeologist, Anthropological Studies Center, Sonoma State University) indicating that no archaeological resources were found on-site.
April 25, 2016	-	Submittal of letter from Community for Green Foothills (CGF Letter).
April 25, 2016	-	Close of Negative Declaration public review period.
April 26, 2016	-	Submittal of letter from Sigma Prime GeoSciences, Inc. in response to comments from CGF Letter.
April 27, 2016	-	Planning Commission public hearing. Planning Commission continues project and directs staff to revise and re-circulate the Initial Study/Negative Declaration to address CGF Letter.
May 16, 2016	-	Release of Revised Initial Study/Negative Declaration and start of 20-day public review period.
June 6, 2016	-	Close of Negative Declaration public review period.
June 8, 2016	-	Planning Commission public hearing.

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Attachment B

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00243 Hearing Date: June 8, 2016

Prepared By: Dennis P. Aguirre
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the revised Initial Study/Negative Declaration (IS/ND) is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. The revised IS/ND was released on May 16, 2016 with the comment period ending on June 6, 2016.

2. That, on the basis of the Initial Study/Negative Declaration and comments received hereto, which are addressed in the revised Initial Study /Negative Declaration, there is no evidence that the project will have a significant effect on the environment. The revised Initial Study/Negative Declaration corrected and clarified issues in the areas of biological resources, noise and population and housing. The revised Initial Study/Negative Declaration found no significant impacts associated with the project. Therefore, no mitigation measures are necessary.

3. That the revised Initial Study/Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Coastal Development Permit, Find:

4. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies requiring infill development and policies of the Hazard Component.

5. That the number of building permits for the construction of single-family residences issued in the calendar year would not exceed the limits of LCP Policy 1.23.

Regarding the Design Review, Find:

6. That, with the conditions of approval recommended by the Coastside Design Review Committee at its meetings of September 10 and November 12, 2015, the project is in compliance with the Design Review Standards for the Midcoast. The project, as designed and conditioned, complements the dominant style of the neighborhood residences. The project adequately protects neighbors' privacy and views; is well articulated; uses colors and materials that appear natural; incorporates drought tolerant, native and non-invasive plant species; and uses downward-directed exterior lighting fixtures.

Regarding the Use Permit, Find:

7. Pursuant to Section 6133.3.b(3) of the San Mateo County Zoning Regulations:

    a. That the proposed development is proportioned to the size of the parcel on which it is being built. The lot coverage and floor areas remain compliant with the S-17 Zoning District development standards. The total lot coverage of 27% (1,077 sq. ft.) is less than the maximum allowed of 35% (1,370 sq. ft.), while the total floor area proposed of 48% (1,870 sq. ft.) is at the maximum allowed of 48% (1,880 sq. ft.). The project is adequately proportioned to the parcel size based on the proposal to locate the structure beyond the setbacks of the fault trace.

    b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible. An effort was undertaken by the applicant to explore the possibility of purchasing adjacent properties. Purchase offer letters were forwarded to two neighbors (see Attachment H). The offers were not acknowledged since neither replies nor counter-offers were received from the potential sellers. Based on this outcome, mitigation of the parcel size non-conformity via parcel mergers has been proven infeasible.

    c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible. The proposed development conforms with the development rear setback of the zoning district to the furthest extent feasible given the location of the fault trace on the property. The proposed residence provides a 15'-5" rear setback where a minimum of 20' is required, encroaching 4'-7" in to the setback. The 4'-7" encroachment is reasonable to allow a 10' setback of development from the fault trace, as recommended by the project geotechnical consultant and supported by the County Geologist.

    d. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said

neighborhood. The proposed height of 27 feet for the new residence, the well-articulated facades, and the adequate setbacks bring the structure into scale with the established neighborhood context.

e. That the use permit approval does not constitute a granting of special privileges. The use permit would allow the use of this parcel for residential development in keeping with the rest of the parcels in this residential neighborhood that include at least two other non-conforming parcels.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on June 8, 2016. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively, the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid by the applicant.

2. The Non-Conforming Use Permit and Design Review approvals 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 its issuance. One (1) one-year extension of these permits will be considered upon written request and payment of the applicable fees sixty (60) days prior to the permits' expiration.

3. The applicant shall submit the following items and/or indicate the following on the plans submitted for a building permit, as stipulated by the Coastside Design Review Committee:

    a. Replace the existing chain link fence for more compatibility with the proposed architectural style of the residence.

    b. Remove the exterior landscape lighting fixtures from the 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 Community Development Director.

5. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. 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.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

6. The applicant shall include an erosion and sediment control plan meeting County 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 to prevent erosion and sedimentation off-site.

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

8. No site disturbances shall occur, including any grading or vegetation removal, until a building permit has been issued.

9. 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 and Park Way. 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 and Park Way. There shall be no storage of construction vehicles in the public right-of-way.

10. The exterior color samples submitted to the Coastside Design Review Committee are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.

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

12. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed. Runoff and other polluted discharges from the site are prohibited. Development shall minimize erosion, treat stormwater from new/replaced impervious surfaces, and prevent polluted discharges into the ASBS or a County storm drain (e.g., car washing in a driveway or street, pesticide application on lawn).

13. The project site is located within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed and is considered a Construction Stormwater Regulated Site. Weekly construction inspections are required throughout the duration of land disturbance during the rainy season (October 1 to through April 30) for sites within the ASBS Watershed, as required by the State Water Resources Control Board General Exceptions to the California Ocean Plan with Special Protections adopted on March 20, 2012.

14. 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.

15. If archaeological and/or cultural resources are encountered during grading or construction activities, work shall be temporarily halted in the vicinity within 30 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. The project applicant or archaeologist shall immediately notify the Current Planning Section of any discoveries made and shall provide the Current Planning Section with a copy of the archaeologist's report and recommendations for the Community Development Director's review and approval, prior to any further grading or construction activity in the vicinity.

16. A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist and as reviewed and approved by the Community Development Director, shall be implemented to mitigate the impact.

<u>Building Inspection Section</u>

17. The applicant shall apply for a building permit.

Montara Water and Sanitary District

18. Prior to the issuance of a building permit, the applicant shall obtain Domestic Water/Fire Protection Connection and Sewer Permits, including the submittal of adequate fire flow calculations from a Certified Fire Protection Contractor.

Department of Public Works

19. 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. In addition, since this project has the potential to discharge to the Area of Special Biological Significance (ASBS), all stormwater shall be treated prior to disposal.

20. 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.

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

22. 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.

Coastside Fire Protection District

23. Smoke detectors which are hardwired: As per the California Building Code, State Fire Marshal Regulations, and Coastside Fire Protection District Ordinance No. 2013-03, the applicant is required to install State Fire Marshal approved and

listed smoke detectors which are hardwired, 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.

24. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft. Five (5) 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.

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

26. Occupancy Separation: As per the 2010 CBC, Section 406.1.4, a 1-hour occupancy separation wall shall be installed with a solid core, 20-minute fire rated, self-closing door assembly with a smoke gasket between the garage and the residence. All electrical boxes installed in rated walls shall be metal or protected.

27. Address Numbers: As per Coastside Fire Protection District Ordinance No. 2013-03, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE.) The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 3/4-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Finished height of bottom of address light unit shall be greater than or equal to 6 feet from the finished grade. When the building is served by a long driveway or is otherwise obscured, a 6-inch by 18-inch green reflective metal sign with 3-inch reflective numbers/letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway. See Fire Ordinance for standard sign.

28. Add the following note to the 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. Residential address numbers shall be at least 6 feet 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.

29. Roof Covering: As per Coastside Fire Protection District Ordinance No. 2013-03, the roof covering of every new building or structure, and materials applied as part

of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.

30. Vegetation Management: As per the Coastside Fire Protection District Ordinance No. 2013-03, the 2013 California Fire Code, and the 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. In SRA (State Responsible Area), the fuel break is 100 feet or to the property line.

31. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 to 10 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.

32. Remove that portion of any existing tree, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure.

33. Add the following note to plans: The installation of an approved spark arrester is required on all chimneys, existing and new. Spark arresters shall be constructed of woven or welded wire screening of 12-gauge USA standard wire having openings not exceeding 1/2 inch.

34. Fire Access Roads: The applicant must have a maintained asphalt surface road for ingress and egress of fire apparatus. The San Mateo County Department of Public Works, the Coastside Fire Protection District Ordinance No. 2013-03, and the California Fire Code shall set road standards. As per the 2013 CFC, dead-end roads exceeding 150 feet shall be provided with a turnaround in accordance with Half Moon Bay Fire District specifications. As per the 2007 CFC, 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.

35. Fire apparatus roads to be a minimum of 20 ft. wide with minimum of 35 ft. centerline radius and a vertical clearance of 15 feet.

36. "No Parking - Fire Lane" signs shall be provided on both sides of roads 20 to 26 feet wide and on one side of roads 26 to 32 feet wide.

37. Show location of fire hydrant on a site plan. A fire hydrant is required within 250 feet of the building and flow a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). This information is to be verified by the water purveyor in a letter initiated by the applicant and sent to the Coastside Fire

Protection District. If there is not a hydrant within 250 feet with the required flow, one will have to be installed at the applicant's expense.

38. Automatic Fire Sprinkler System: As per San Mateo County Building Standards and Coastside Fire Protection District Ordinance No. 2013-03, 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 a metal upright. All areas that are accessible for storage purposes shall be equipped with fire sprinklers including closets and bathrooms. The only exception are 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 or the City of Half Moon Bay. 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 Protection District for review. The fee schedule for automatic fire sprinkler systems shall be in accordance with Half Moon Bay Ordinance No. 2006-01. Fees shall be paid prior to plan review.

39. Installation of underground sprinkler pipes shall be flushed and visually inspected by the Fire District prior to hookup to riser. Any soldered fittings must be pressure tested with trench open.

40. 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.

41. All fire conditions and requirements must be incorporated into your building plans prior to building permit issuance. It is your responsibility to notify your contractor, architect, and engineer of these requirements.

<u>Geotechnical Section</u>

42. The applicant shall submit an updated geotechnical report at the building application stage.

43. The applicant shall record the following deed restriction with the San Mateo County Recorder's Office stated as follows, prior to the issuance of the building permit: "This property is located in Zone 3 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 San Mateo County Planning and Building Department."

Half Moon Bay Airport Influence Area

44. Compliance with the real estate disclosure specified in Chapter 496, California Statutes of 2002, shall be required upon transfer of this real property.

California Department of Fish and Wildlife

45. 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 $2,210.25, as required under the Department of Fish and Wildlife Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,260.25, 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, 2017.

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COMMITTEE FOR
GREEN FOOTHILLS

ATTACHMENT C

April 25, 2016

Laurie Simonson, Chair and Members of the
San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Item #3 on the April 27, 2016 Agenda: CDP and Non-Conforming Use Permit for a Single Family Residence, Bypress Avenue and Park Way, Moss Beach. PLN 2015-00243, Applicant and Owner: Steve Kalpakoff

Dear Chair Simonson and Members of the Commission,

On behalf of Committee for Green Foothills (CGF), I urge you not to certify the Negative Declaration for the above-referenced project, as it contains serious errors and has significant omissions. I also urge you to deny the Non-Conforming Use Permit and CDP.

The proposed building site is directly across Cypress Avenue from the Fitzgerald Marine Reserve. This block of Cypress (between Airport Street and Park Lane) is extensively used by walkers, cyclists, and equestrians. The California Coastal Trail which follows the "Dardanelle Trail" alignment within the Fitzgerald Marine Reserve exits from the FMR across from the subject property, and continues south west along Cypress Avenue. Visitors to the FMR also use Cypress Avenue (which is only 20 feet wide in this area) as a parking area.

The proposed three-story house is not in keeping with the surrounding area, particularly the natural setting of FMR. This 1,873 sq. ft. three-story proposed house, as designed and located, has too much mass, bulk, and height to achieve proportionality with the substandard 3,916 sq. ft. parcel. Due to its location less than 10 feet from the edge of the paved surface of Cypress Avenue, the three-story house would visually intrude into the views from Fitzgerald Marine Reserve, along Cypress Avenue and from the California Coastal Trail – all of which are areas of high scenic and recreational value. CGF does not believe the design of the house is in compliance with the Visual Resources Component of the LCP.

Incorrect Project Description: The April 27, 2016 Plannng Commission Agenda and the Initial Study incorrectly describe the project as a "new two-story single-family residence…" As described under "Proposal" on page 1 of the Staff Report, and as presented in the Project Plans, the proposed project is actually three stories: the first floor consists of an entryway, master bedroom and bath, garage, and laundry room, the second floor has a dining room, kitchen, and living room, and the third floor has a "den", (which is actually a bedroom as there is a closet), bath, and balcony. The Agenda and Initial Study must be corrected.

Specific Comments regarding the Initial Study/Mitigated Negative Declaration: The document, as circulated, is inaccurate and/or inadequate, as outlined below.

Project Description, item 10, page 1 states that the project is a "two-story residence". As previously noted, this is incorrect. There are three stories, per submitted plans. The Project Description also states that the project is not appealable to the Coastal Commission; this is incorrect. The Initial Study and Negative Declaration must be corrected and recirculated.

Question 4.g.: "Is the site located…within 200 feet of a marine or wildlife reserve?" CGF disagrees with the "No Impact" Finding. The Fitzgerald Marine Reserve is just across Cypress Avenue, so this answer is incorrect. Additionally, the text of the answer states the site is "not located in or within 20 feet of a marine or wildlife reserve". However, the critical distance in the question is 200 feet. The site is also within the Fitzgerald Area of Special Biological Significance (ASBS) Watershed, and special protections for runoff are required as noted elsewhere in the document and in proposed Conditions of Approval.

Question 6.a.: "Would the project expose…structures to potential significant adverse effects…involving…rupture of an known earthquake fault? There is inadequate information regarding the location of the fault line that crosses the property. Figure 2, Site Map of the Sigma Prime Geotechnical Report shows the location of the 9-foot deep trench that was excavated approximately 10 feet from the south-east property line. This trench established one data point that locates the fault trace – which is about 28 feet from the Park Avenue property line. However, in order to establish the line of the fault crossing the property, a second trench, running parallel to the first one, near the north-west property line is necessary. In that trench, a second data point will presumably be established that locates the fault line there. A line can then be drawn connecting the two data points to accurately establish the location of the fault line. Without two data points there is no real way to orient the fault accurately by extrapolating from just one point of intersection. The 10-foot wide house setback from the fault line is dependent on determining where the fault line runs. There is a great deal of variation in the orientation of the fault lines/fault traces in this area, as one can see from Figure 6.

Question 12.e. The response should include the information that the site is located in the Inner Approach/Departure Zone 2 of the HMB Airport Land Use Compatibility Plan, and should include the risk level associated with Zone 2. Condition of Approval #45 Half Moon Bay Airport Influence Area is impermissibly vague. The specific real estate disclosure requirement should be spelled out, rather than referencing a statute from 2002.

Question 13.a. "While the site is adjacent to an unpaved/closed portion of Cypress Avenue, the site would be accessed using a new driveway from the northern paved portion of Cypress Avenue." This statement is confusing and incorrect. The site is adjacent to a paved/closed portion of Cypress Avenue, not an unpaved portion. The site would be accessed from the south west on Cypress**,** not north. The answer is ambiguous in that it could be interpreted to say that the barrier on Cypress Avenue is proposed to be removed. Attachment A titled "End of Cypress Street Paving" is incorrect. The barrier that closes Cypress Avenue to vehicular traffic should be indicated, the paving on Cypress Avenue south of the barrier should be noted, and the title should be changed.

Conformance with Use Permit Findings: CGF disagrees with the Non-Conforming Use Permit Finding c. that the encroachment into the rear setback is as nearly in compliance as possible. This encroachment could be further reduced, or eliminated entirely, by moving the encroaching wall 4'-7" further from the rear property line, and reducing the length of the proposed house by the same distance.

Parcel Legality: The Staff Report states that a Certificate of Compliance, Type A, was recorded on July 14, 2015. CGF has requested the Chain of Title and Deeds that establish the date when the parcel was conveyed separately from adjacent properties, in order to be ellgible for a Type A COC, but has not yet received this information.

In conclusion, the applicant must first have the additional trenching done on the property in order to accurately locate the Seal Cove fault line as it crosses the property. The house location and design may need to be revised based on the information derived from the second trench.

Please do not certify the Negative Declaration as it is incomplete and inaccurate, the Project Description in the Initial Study is wrong, and the appealability of the CDP as stated in the Initial Study is incorrect. Without the necessary accurate information as to the location of the Seal Cove Fault trace as it crosses the property, the Planning Commission also cannot make the Findings that the project complies with the Hazards Component of the LCP.

Thank you for consideration of our comments.

Sincerely,

Lennie Roberts

Lennie Roberts, Legislative Advocate

cc: Steve Monowitz, Community Development Director, San Mateo County Planning
Dennis Aguirre, Project Planner, San Mateo County Planning
Renee Ananda, Coastal Program Analyst, California Coastal Commission
Jeannine Manna, Supervisor, North Central District, California Coastal Commission
Nancy Cave, District Manager, North Central District, California Coastal Commission

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

May 17, 2016

Steve Kalpakoff
440 Davis Ct #2017
San Francisco CA 94111

Dear Mr. Kalpakoff:

Subject: **LETTER OF CONTINUANCE**
File Number: PLN 2015-00243
Location: Cypress Avenue and Park Way, Moss Beach
APN: 037-225-010

On April 27, 2016 the Planning Commission considered the certification of an Initial Study/Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), a Non-Conforming Use Permit, a Coastal Development Permit, and a Design Review Permit, pursuant to Sections 6133.3.b, 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required to allow a rear setback of 15 feet, 5 inches, where the minimum required is 20 feet. No significant trees were proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

Based on information provided by staff and information presented at the hearing, the Planning Commission continued the item to a date uncertain to allow staff to revise and recirculate the negative declaration

Please direct any questions regarding this matter to Dennis Aguirre, Project Planner, at 650/363-1867 or Email: daguirre@smcgov.org . To provide feedback, please visit the Department's Customer Survey at the following link: http://planning.smcgov.org/survey.

Sincerely,

Janneth Lujan
Planning Commission Secretary

Cc: County of San Mateo Department of Public Works
California Coastal Commission
MidCoast Community Council
Annette Saunders
Lennie Roberts, Community for Green Foothills

ATTACHMENT E

POSTING ONLY
MAY 16 2016
MARGARET TSENG

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

RE-CIRCULATED NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

A re-circulated notice to correct a previous notice of circulation, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *New Kalpakoff Single-Family Residence*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00243

OWNER and APPLICANT: Steve Kalpakoff

ASSESSOR'S PARCEL NOS.: 037-225-010

LOCATION: Cypress Avenue and Park Way, Moss Beach

PROJECT DESCRIPTION: The applicant requests approval of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new three-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required per Section 6133.3b of the San Mateo County Zoning Regulations, to allow a rear setback of 15 feet 5 inches, where the minimum required is 20 feet. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project, as proposed, will not adversely affect water or air quality or increase noise levels substantially.

2. The project, as proposed, will not have adverse impacts on the flora or fauna of the area.

3. The project, as proposed, will not degrade the aesthetic quality of the area.

4. The project, as proposed, will not have adverse impacts on traffic or land use.

5. In addition, the project, as proposed, will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

RESPONSIBLE AGENCY CONSULTATION: None.

INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: May 16, 2016 to June 6, 2016 (originally released on April 4, 2016).

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., June 6, 2016.**

CONTACT PERSON

Dennis P. Aguirre
Project Planner, 650/363-1867
daguirre@smcgov.org

Dennis P. Aguirre, Project Planner

County of San Mateo
Planning and Building Department

REVISED
INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(Additions to original document are underlined)

1. **Project Title:** New Kalpakoff Single-Family Residence.

2. **County File Number:** PLN 2015-00243

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:** Dennis P. Aguirre, Project Planner, 650/363-1867

5. **Project Location:** Cypress Avenue and Park Way, Moss Beach

6. **Assessor's Parcel Number and Size of Parcel:** 037-225-010; 3,916 sq. ft.

7. **Project Sponsor's Name and Address:** Steve Kalpakoff, 440 Davis Court #2017, San Francisco

8. **General Plan Designation:** Medium Density Residential

9. **Zoning**: R-1/S-17/DR/GH/CD (Single-Family Residential District/S-17 Combining District with 5,000 sq. ft. minimum parcel size/Design Review/Geological Hazard District/Coastal Development)

10. **Description of the Project:** The applicant requests approval of a Non-Conforming Use Permit, a Coastal Development Permit, and a Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new three-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required. The Non-Conforming Use Permit is required per Section 6133.3b of the San Mateo County Zoning Regulations, to allow a rear setback of 15 feet 5 inches, where the minimum required is 20 feet. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission.

11. **Surrounding Land Uses and Setting:** The project site is an undeveloped lot located at Cypress Avenue and Park Way, within a general area of developed parcels in the unincorporated Moss Beach area of San Mateo County. The subject site is fairly flat in topography with vegetation consisting of brush and grass. Cypress Avenue is located westward, Park Way and the Seal Cove area are located to the north, and developed parcels south and east bound this parcel.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

There are no environmental factors that would be potentially be 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		Climate Change	X	Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials	X	Public Services
	Air Quality		Hydrology/Water Quality	X	Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise		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 significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is partially located within a County Scenic Corridor where there is partial visibility of the site from a short segment of Cabrillo Highway at Cypress Avenue from Cabrillo Highway. Developed parcels and mature trees screen the residence from this vantage point. The Coastside Design Review Committee (CDRC) considered the project at its November 12, 2015 meeting, and recommended approval of the project, as submitted, based on project compliance with required design review standards. **Source:** Project Plans, Field Observation and County GIS Resource Maps.				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project is not located along or within the corridor of a State Scenic Highway. **Source:** Project Plans, Field Observation and County GIS Resource Maps.				

1.c.	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?				X
Discussion: The project does not involve a significant change in existing site topography, as the site is flat. The project is consistent with the visual character of the neighborhood, as supported by the recommendation of approval from the CDRC. The project does not involve tree removal and includes a proposed landscape plan that will screen the residence and blend with surrounding vegetation. **Source:** Project Plans and Field Observation.					
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 involves the installation of exterior lighting fixtures that are downward directed, as required by the Design Review standards. Therefore, no significant source of light and glare will be created that would affect the views in the area. **Source:** Project Plans and San Mateo County Zoning Regulations.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: Reference responses to Section 1.a. and b., above. **Source:** Project Plans and Field Observation and County GIS Resource Maps.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: Reference response to Section 1.a. Additionally, the project requires a Non-Conforming Use Permit, pursuant to Section 6134.6 of the San Mateo County Zoning Regulations. The project meets the required findings for the construction of a new single-family residence since it will not result in a significant adverse impact on coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the neighborhood. **Source:** Project Plans and Field Observation.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: Reference responses to Sections 1.a. and 1.c., above. **Source:** Project Plans and Field Observation and County GIS Resource 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: N/A. The project site does not contain farmland and is not located in an agricultural zoning district, and is not subject to a Williamson Act Contract. **Source:** Project Plans and Field Observation.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
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: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
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: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: Reference response to Section 2.a., above. **Source:** Project Plans and Field Observation.					
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: N/A. The project site does not contain forestland or timberland. **Source:** Project Plans and Field Observation.					

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 construction of the residence may result in temporary generation of pollutants related to construction. However, the project would not result in the generation of a significant level of pollutants. Section 2-1-113 (*Exemption, Sources and Operations*) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of a single-family dwelling used solely for residential purposes, as well as road construction. No mitigation measures are necessary. **Source:** Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X

Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
3.c.	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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
3.e.	Create objectionable odors affecting a significant number of people?			X	
Discussion: While project construction of the residence may create minimal temporary construction-related odors, the project would not result in any permanent odors, nor would temporary odors affect a significant number of people as the project is located on private property and is not located within a single-family residential neighborhood. **Source:** Project Application/Plans.					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X
Discussion: Reference response to Section 3.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a significant 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?				X
Discussion: The project site is an undeveloped lot within an existing developed residential neighborhood. It is disturbed by past parking activities and does not contain any riparian/wetland or any sensitive habitat areas. Therefore, it will not modify the habitat of 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. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.b.	Have a significant 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: Reference response to Section 4.a., above. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.c.	Have a significant 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: Reference response to Section 4.a., above. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps, and Wetlands Report.					

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: Reference response to Section 4.a., above. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
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: Reference response to Section 4.a., above. Additionally, no significant trees are proposed for removal. **Source:** Project Plans, Field Observation and Arborist Report.					
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: Reference response to Section 4.a., above. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?			X	
Discussion: The site is within 200 feet of a marine or wildlife reserve. The subject site is located across the street (Cypress Avenue) from the Fitzgerald Marine Reserve (FMR). Existing access to the FMR Bluff Trail would remain open and will not be significantly affected by the construction of a single-family residence in a neighborhood where the designated land use remains residential. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: Reference response to Section 4.e., above. **Source:** San Mateo County General Plan Sensitive Habitats and GIS Resource Maps.					

5. **CULTURAL RESOURCES**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: No structures are located on the property. The project site does not contain any historical resource. **Source:** Project Application/Plans and San Mateo County General Plan.				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: No archaeological resources were found on-site based on an archeological report (Archaeological Report) prepared by Michael Newland, Staff Archaeologist, Anthropological Studies Center, Sonoma State University, dated April 21, 2106 (see Attachment D). **Source:** Archaeological Report, Project Application/Plans and San Mateo County General Plan.				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: Reference response to Section 5.b., above. Standard conditions of approval regarding protection of paleontological resources and human remains will be added if the project is approved. **Source:** Project Application/Plans and San Mateo County General Plan.				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: Reference response to Section 5.b., above. **Source:** Project Application/Plans and San Mateo County General Plan.				

6. **GEOLOGY AND SOILS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Expose people or structures to potential significant 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 significant 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: A Geotechnical Study prepared by Sigma Prime Geosciences, Inc., (Report), dated June 3, 2015 (Attachment C), submitted for the project, states the following: "Fault Rupture - The likelihood of major fault offsets across the property are low, as the main trace of the fault has been identified 225 feet southwest of the property. An earthquake may result in over 10 feet of lateral offset on the main trace. However, a secondary fault trace was found on the property with about 1-foot of vertical offset. The proposed house will be located with this in mind." The house design and location incorporates the recommendations of the Geotechnical Report. The house is located 10 feet from the fault line as located by Sigma Prime Geosciences. No mitigation measures are necessary. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones and Report.				
ii. Strong seismic ground shaking?			X	
Discussion: The following discussion is from the Geotechnical Report cited above: "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." The house design and location incorporates the recommendations of the Geotechnical report. The house is located 10 feet from the fault line as located by Sigma Prime Geosciences. No mitigation measures are necessary. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones and Report.				

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: The following discussion is from the Geotechnical Report cited above:

"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 soils, 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. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is very low.

Source: San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones and Report.

iv. Landslides?			X	

Discussion: The topography of the site is relatively flat. The project is not located in an area identified as susceptible to landslides. The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide.

Source: State of California Seismic Hazard Zone Map/San Mateo County Landslide Susceptibility Map.

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: The site is not located on or adjacent to a cliff or bluff.

Source: Project Plans/County GIS Resource Map and Geotechnical Report.

6.b. Result in significant soil erosion or the loss of topsoil?			X	

Discussion: The project involves only minor grading of 20 cubic yards of excavation. Also, the project plans include an erosion and sediment control plan that, upon project implementation, would minimize potential of erosion to a less than significant level.

Source: Project Application/Plans.

6.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: The site has not been identified to be located on soil that will become unstable as a result of the project. Reference response to Section 6.a.i. through 6.a.iv., above. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, State of California Seismic Hazard Zone Map/San Mateo County Landslide Susceptibility Map and Report.					
6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: The presence of expansive soils as a potential significant hazard has not been identified. **Source:** San Mateo County Geotechnical Hazards Synthesis Map, California Geological Survey - Alquist-Priolo Earthquake Fault Zones, State of California Seismic Hazard Zone Map/San Mateo County Landslide Susceptibility Map and Report.					
6.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 does not involve a septic system for wastewater disposal as Montara Water Sanitary District (MWSD) has confirmed that it can provide sewer service to the project. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					

7.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist.					

Planning staff has reviewed the proposal with the criteria of the checklist and found that there are no criteria that are applicable for the project. No mitigation measures required. **Source:** San Mateo County Energy Efficiency Climate Action Plan (EECAP) and BAAQMD Regulation 2, Rule 1: General Requirements.				
7.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: Reference response to Section 7.a., above. **Source:** BAAQMD Regulation 2, Rule 1: General Requirements.					
7.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: The project does not involve loss or conversion of forestland, as no forestland is present at the site. **Source:** Project Application/Plans.					
7.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 site is not located on or adjacent to a cliff or bluff. **Source:** San Mateo County GIS Resource Maps.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The projected site is not located along or adjacent to a shoreline area. **Source:** Project Application/Plans.					
7.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 designated as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains. **Source:** FEMA Flood Insurance Rate Map.					

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above. **Source:** Flood Insurance Rate Map.					

8.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.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: The project does not involve the transport, use or disposal of hazardous materials. **Source:** Project Application/Plans.					
8.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: Reference response to Section 8.a., above. **Source:** Project Application/Plans.					
8.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: Reference response to Section 8.a., above. **Source:** Project Application/Plans.					
8.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 parcel is not considered a hazardous material site, according to the current Hazardous Waste and Substances Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5). **Source:** California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.					
8.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 for people residing or working in the project area?			X	
Discussion: The project complies with Section 4.2.2.3 of the Half Moon Bay Airport Land Use Compatibility Plan (HMB ALUCP) for Infill Development. **Source:** Project Application/Plans, San Mateo County GIS Resource Maps and HMB ALUCP.					
8.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: Reference response to Section 8.e., above. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project will not physically interfere with an adopted emergency plan. The project site is located in a developed coastal area with available access to emergency response agencies such as the Coastside Fire Protection District and the San Mateo County Sheriff's Department. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: The project site is not located within or adjacent to a wildland area. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					

8.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: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
Discussion: Reference response to Section 7.f., above. **Source:** FEMA Flood Insurance Rate Map.					
8.l.	Inundation by seiche, tsunami, or mudflow?			X	
Discussion: The project site is not located in a tsunami hazard zone. The site is not located downstream of a levee or a dam. **Source:** Project Application/Plans, San Mateo County GIS Resource Maps and San Mateo County General Plan Hazards Map.					

9.	**HYDROLOGY AND WATER QUALITY.** Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Violate any water quality standards or waste discharge requirements (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-demanding substances, and trash))?			X	

Discussion: The project may result in the discharge of typical stormwater pollutants due to proposed grading and construction. The project, as proposed, would result in less than significant impacts in this area upon implementation of the proposed Erosion Control Plan shown on Sheet C-1 of Attachment B. **Source:** Project Application/Plans.				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: The existing residence does not involve direct use of groundwater as a domestic water source since the project site is located in a developed residential area already serviced by Coastside County Water District. **Source:** Project Application/Plans.				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
Discussion: The project would significantly not impact the drainage pattern of off-site areas. Also, see response to Section 9.e., below. **Source:** Project Application/Plans.				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
Discussion: The project would not impact the drainage pattern of the area. Also, see response to Section 9.e., below. **Source:** Project Application/Plans.				

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
Discussion: The project would result in 1,162 sq. ft. of new impervious surface. New drainage facilities are proposed to minimize on- and off-site water quality and run-off impacts. At the time of submittal for a building permit, the project will be subject to review for compliance with all County drainage policies and the County's Municipal Stormwater Regional Permit. **Source:** Project Application/Plans and San Mateo County Drainage Policy.					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: Reference response to Section 9.e., above. The project involves infiltration of run-off via landscaping and would not result in impacts to ground water quality. **Source:** Project Application/Plans.					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: Reference response to Section 9.e., above. **Source:** Project Application/Plans.					

10.	**LAND USE AND PLANNING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Physically divide an established community?				X
Discussion: The project involves the construction of a new residence within an existing residential neighborhood and will not divide an established community. **Source:** Project Application/Plans.					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project is subject to the approval of a Non-Conforming Use Permit, pursuant to Section 6134.6 of the San Mateo County Zoning Regulations. The project meets the required findings for the encroachment of the new residence into the minimum 20 feet required setback by 4 feet - 7 inches. **Source:** San Mateo County General Plan and San Mateo Zoning Regulations.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The project site is not located within any habitat/conservation areas. Reference response to Section 4.a., above. **Source:** California Department of Fish and Wildlife, Habitat Conservation Planning.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project does not involve the congregation of more than 50 people as the project only involves the construction of a single-family dwelling in a residential zone. **Source:** Project Application/Plans.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The proposed project would not result in the introduction of new activities at the site. Single-family residential uses are established within the subject community. **Source:** Project Application/Plans.				
10.f. 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 does not encourage off-site development, as the proposed improvements would only serve the proposed residential use of the site. **Source:** Project Plans and San Mateo County GIS Resource Maps.				
10.g. Create a significant new demand for housing?				X
Discussion: Reference response to Section 10.f., above. **Source:** Project Plans and San Mateo County GIS Resource Maps.				

11. **MINERAL RESOURCES**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.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 site is not located in an area known for mineral resources nor does the project involve mineral extraction. **Source:** Project Plans and San Mateo County GIS Resource Maps.				
11.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: Reference response to Section 11.a., above. **Source:** Project Plans and San Mateo County GIS Resource Maps.				

12. **NOISE**. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: While this project will not generate noise levels in excess of standard residential levels once implemented, during construction activities, increased noise levels may occur. However, noise sources associated with construction and grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Reference response to Section 12.a., above. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The Geotechnical Report recommends a slab foundation, whereby construction would not involve or result in excessive ground-borne vibration or ground-borne noise levels. Reference response to Section 12.a., above. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: Reference response to Section 12.a., above. **Source:** Project Application/Plans and San Mateo County Noise Ordinance.				
12.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, exposure to people residing or working in the project area to excessive noise levels?			X	
Discussion: Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project complies with the safety, noise, and height limit criteria for compatibility. The project site is located in the Inner Approach/Departure Zone 2 (IADZ) where the risk level is considered to be high because of low altitude ceilings determined to be typically at 200 to 400 feet above runway elevation. The proposed project satisfies the criteria set forth in Section 4.2.2.3 of the HAF ALUCP to allow residential infill development in this zone. The proposed height of 27 feet would not penetrate the established airspace threshold. Also, the project site is located outside the Community Noise Equivalent Level (CNEL) airport noise exposure contours and is therefore not exposed to significant levels of aircraft noise. **Source:** Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within the vicinity of a private airstrip. **Source:** Project Application/Plans, San Mateo County Noise Ordinance and Airport Land Use Compatibility Plan (ALUCP).				

13. **POPULATION AND HOUSING**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The site is accessed from existing roads and would not require road extensions. While the site is adjacent to a paved/closed portion of Cypress Avenue, the site would be accessed using a new driveway connecting to an open paved portion of Cypress Avenue. The closed portion of Cypress Avenue would remain closed. Please see revised Attachment A. Also, reference response to Section 10.f., above. **Source:** Project Application/Plans.				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project does not displace housing but would result in the construction of a new residence at the site. **Source:** Project Application/Plans.				

14. **PUBLIC SERVICES**. Would the project result in significant 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***
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?			X	

14.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The level of public services will not be significantly affected by the construction of a single-family residence in the neighborhood. Existing access to the Fitzgerald Marine Reserve (FMR) Bluff Trail would remain open. While cars that may have parked at the private site illegally in the past would be displaced. Street and FMR parking is provided in the vicinity.

Source: Project Application/Plans.

15.	**RECREATION**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	

Discussion: The project would generate a minimal increase in the use of existing recreational facilities associated with the addition of a single-family residence.

Source: Project Application/Plans.

15.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: New recreational facilities will not be required by this project.

Source: Project Application/Plans.

16.	**TRANSPORTATION/TRAFFIC**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and			X	

	relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
Discussion: The proposed new residence would not result in noticeable changes in either vehicular or pedestrian traffic or volumes. **Source:** Project Plans and Field Observation.					
16.b.	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	
Discussion: Reference response to Section 16.a., above. **Source:** Project Plans and Field Observation.					
16.c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: N/A. The project will not result in a change in air traffic patterns. **Source:** Project Application/Plans and San Mateo County GIS Resource Maps.					
16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
Discussion: With the exception of standard residential improvements which may minimally encroach into the right-of-way (landscaping and driveway approach), no changes are proposed on any public right-of-way. These improvements would require an encroachment permit from the County Department of Public Works. **Source:** Project Plans and Field Observation.					
16.e.	Result in inadequate emergency access?			X	
Discussion: The project has been reviewed by the Coastside Fire Protection District and conditions of approval have been added to ensure project compliance with adequate fire standards. **Source:** Project Plans and Field Observation.					

16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
Discussion: Reference response to Section 16.a., above. **Source:** Project Plans and Field Observation.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?			X	
Discussion: Reference responses to Section 13.a., 14.d. and 16.a., above. **Source:** Project Plans and Field Observation.				
16.h. Result in inadequate parking capacity?			X	
Discussion: The project complies with the County's Parking Regulations, as it includes two on-site covered parking spaces. Reference response to Section 14.d. **Source:** Project Plans and Field Observation.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The proposed project would not adversely affect the capacity of any public utilities since MWSD has confirmed that water and sewer service connections will be available for the project. Any increased use of public facilities and other public utilities would be minimal associated with this standard single-family dwelling and associated residents. **Source:** Project Application/Plans.				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: Reference response to Section 17.a., above. **Source:** Project Application/Plans.				

17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: On-site expanded drainage facilities would minimize the impacts of runoff to off-site areas. **Source:** Project Application/Plans.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: Reference response to Section 17.a., above. **Source:** Project Application/Plans.				
17.e. Result in a determination by the wastewater 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: Reference response to Section 17.a., above. **Source:** Project Application/Plans.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's needs?				X
Discussion: The project site is located in a developed residential area already served by a solid waste disposal provider and would result in a minimal increase in solid waste generation. **Source:** Project Application/Plans.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: Reference response to Section 17.f., above. **Source:** Project Application/Plans.				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	

Discussion: Standard Energy savings, practices and measures, as required by the California Green Building Standards Code (CalGreen), are required for this project at the building permit stage. **Source:** Project Application/Plans.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?			X	
Discussion: Reference response to Section 17.a., above. **Source:** Project Application/Plans.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
Discussion: Reference response to Section 4.a., above. **Source:** San Mateo County General Plan Sensitive Habitats Map.				
18.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: No cumulative effects are associated with this project. The project involves a singular lot in an area of existing single-family homes. While few other homes in Moss Beach may be under construction at similar times, potentially significant cumulative impacts of this project such as traffic and noise are not likely due to the site's proximity from other undeveloped parcels and accessibility of these parcels from other streets in the area. **Source:** Project Application/Plans.				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: As described in this report, no environmental effects from the project will directly or indirectly cause significant adverse effects on human beings. **Source:** Project Application/Plans.				

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

MITIGATION MEASURE		
	Yes	No
Mitigation measure has been proposed in project application.		X
Other mitigation measures are needed.		X

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

X — 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.

____ 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 measure in the discussion that has been included as part of the proposed project. A 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)

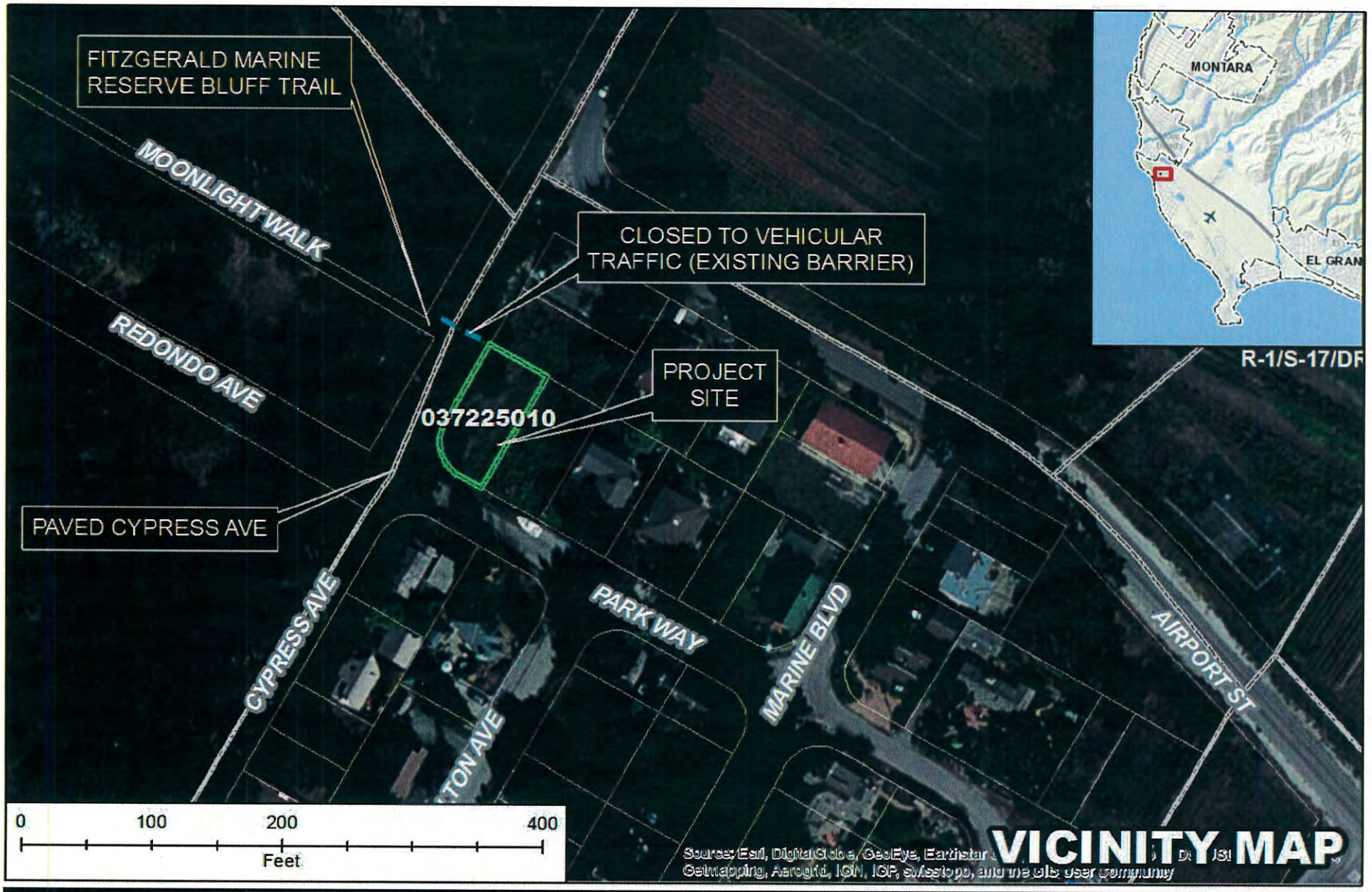
April 4, 2016 (Revised May 16, 2016)
Date

Dennis Aguirre, Planner III
Name, Title

ATTACHMENTS:

A. Revised Vicinity Map
B. Project Plans
C. Geotechnical Report prepared on June 3, 2015, by Sigma Prime Geosciences, Inc.
D. Archaeological Report prepared on April 21, 2016

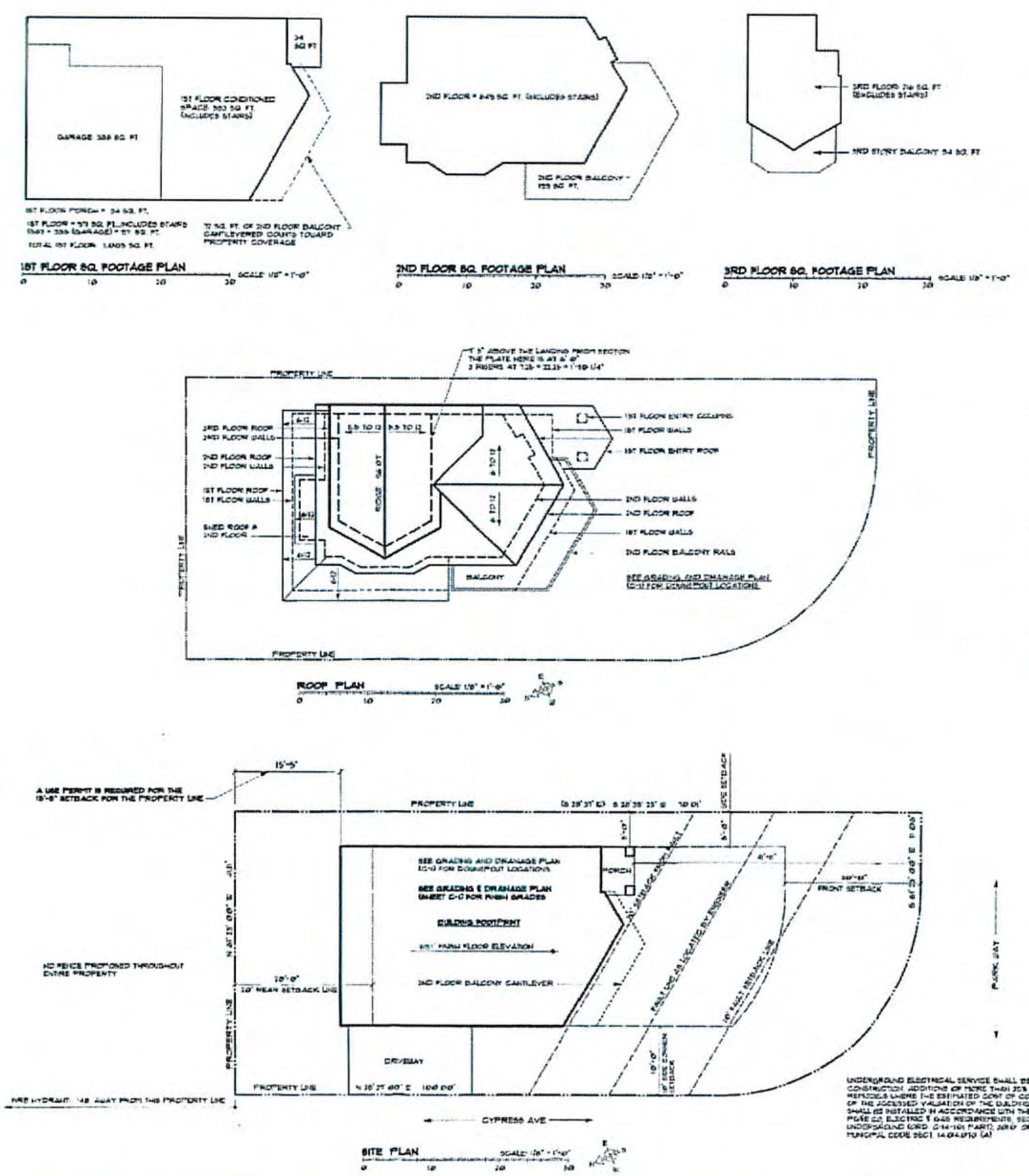
DPA:pac – DPAAA0162_WPH.DOCX



San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff** Attachment: **A**

File Numbers: **PLN-00243**



ALL CONSTRUCTION SHALL CONFORM TO
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALGREEN BUILDING CODE STANDARDS

OCCUPANCY GROUP: R3-U

TYPE OF CONSTRUCTION: TYPE V-B

SCOPE OF WORK: CONSTRUCTION OF A NEW WOOD FRAMED, THREE STORY RESIDENCE

FIRE SPRINKLERS REQUIRED

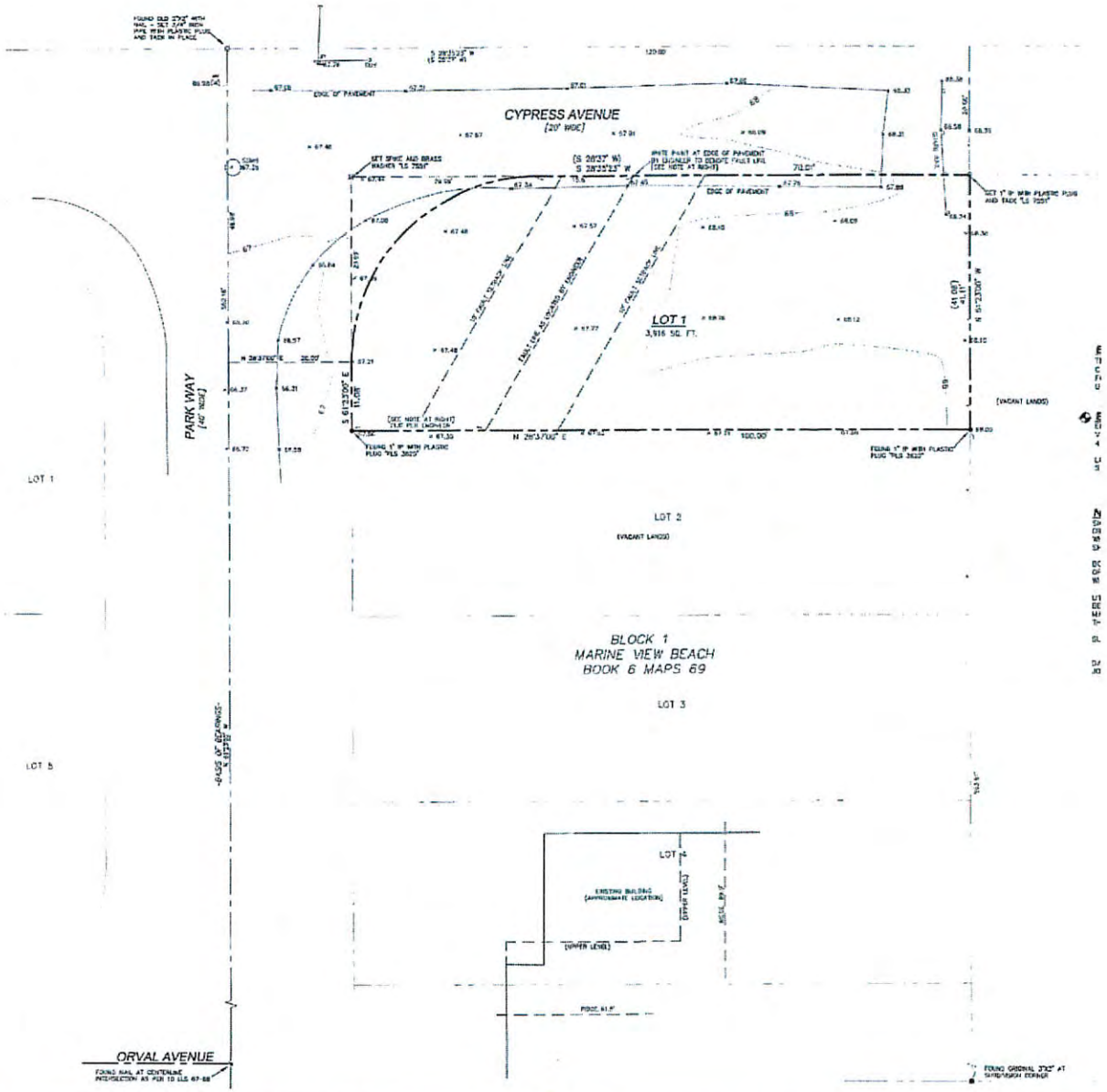
LIST OF DRAWINGS
FOR DESIGN REVIEW

A1.1	TITLE PAGE & SITE PLAN
A1.2	NOTES
SU-1	SURVEY
C-1	GRADING, DRAINAGE & EROSION CONTROL PLAN
LS-1	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A3.1	ELEVATIONS
A4.1	SECTION A-A
A4.2	SECTION B-B
A4.3	SECTION C-C

San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff** Attachment: **B**

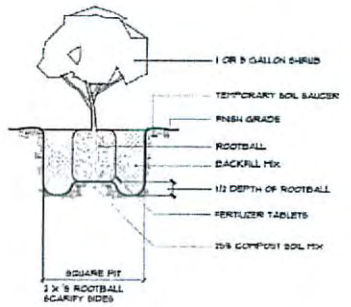
File Numbers: **PLN2015-00243**



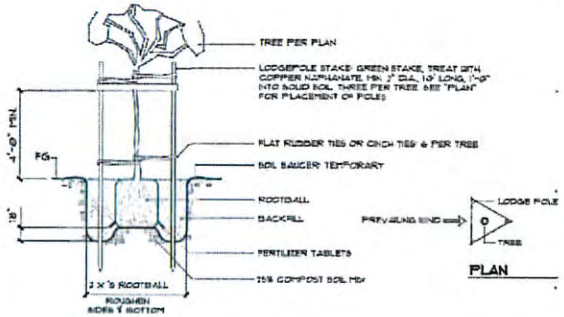
San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff** Attachment: **B**

File Numbers: **PLN2015-00243**



SHRUB PLANTING DETAIL NOT TO SCALE



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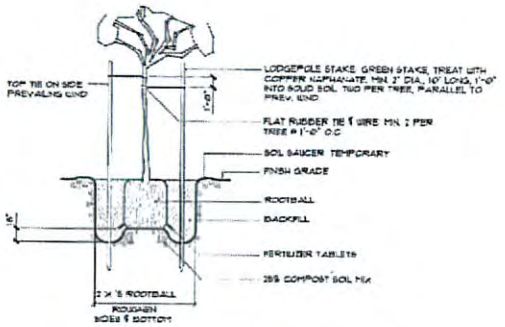

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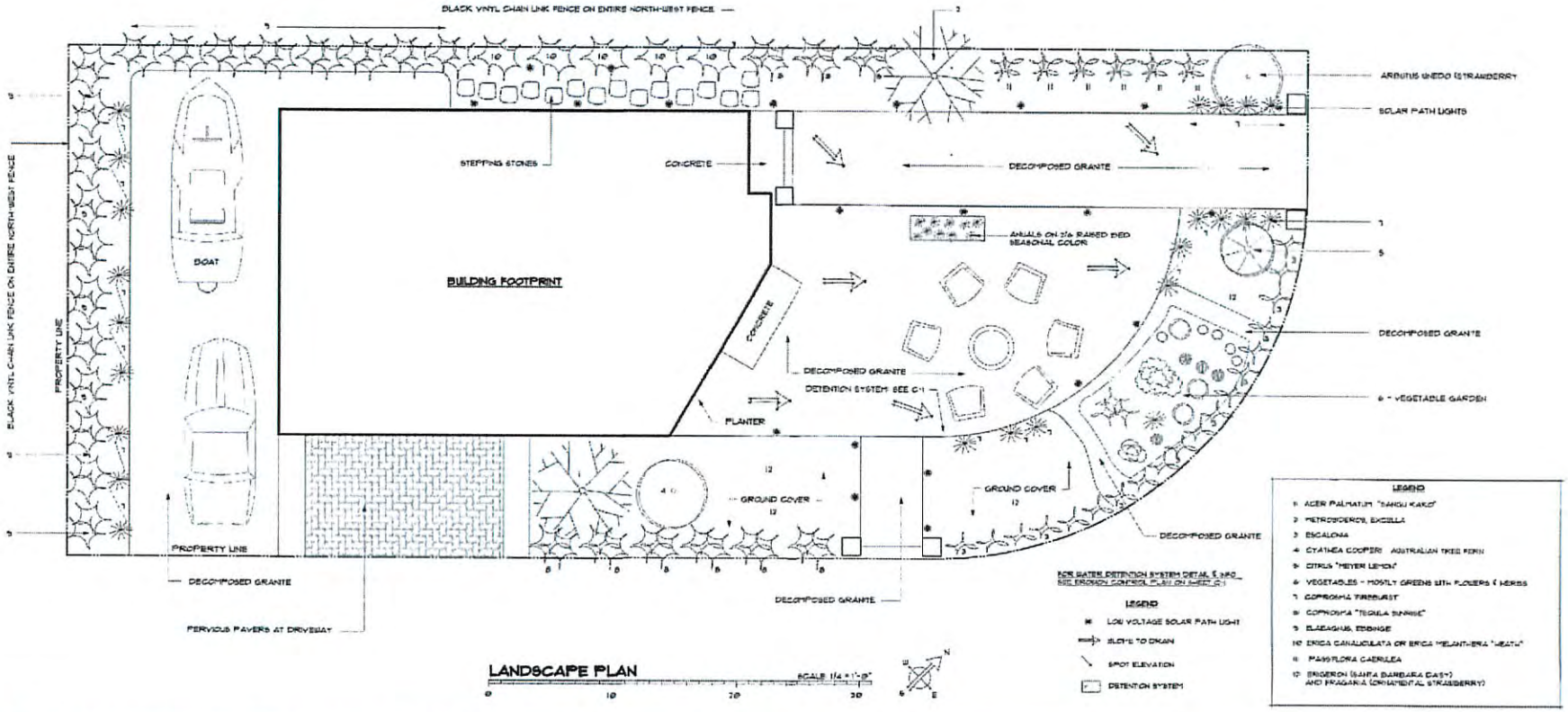
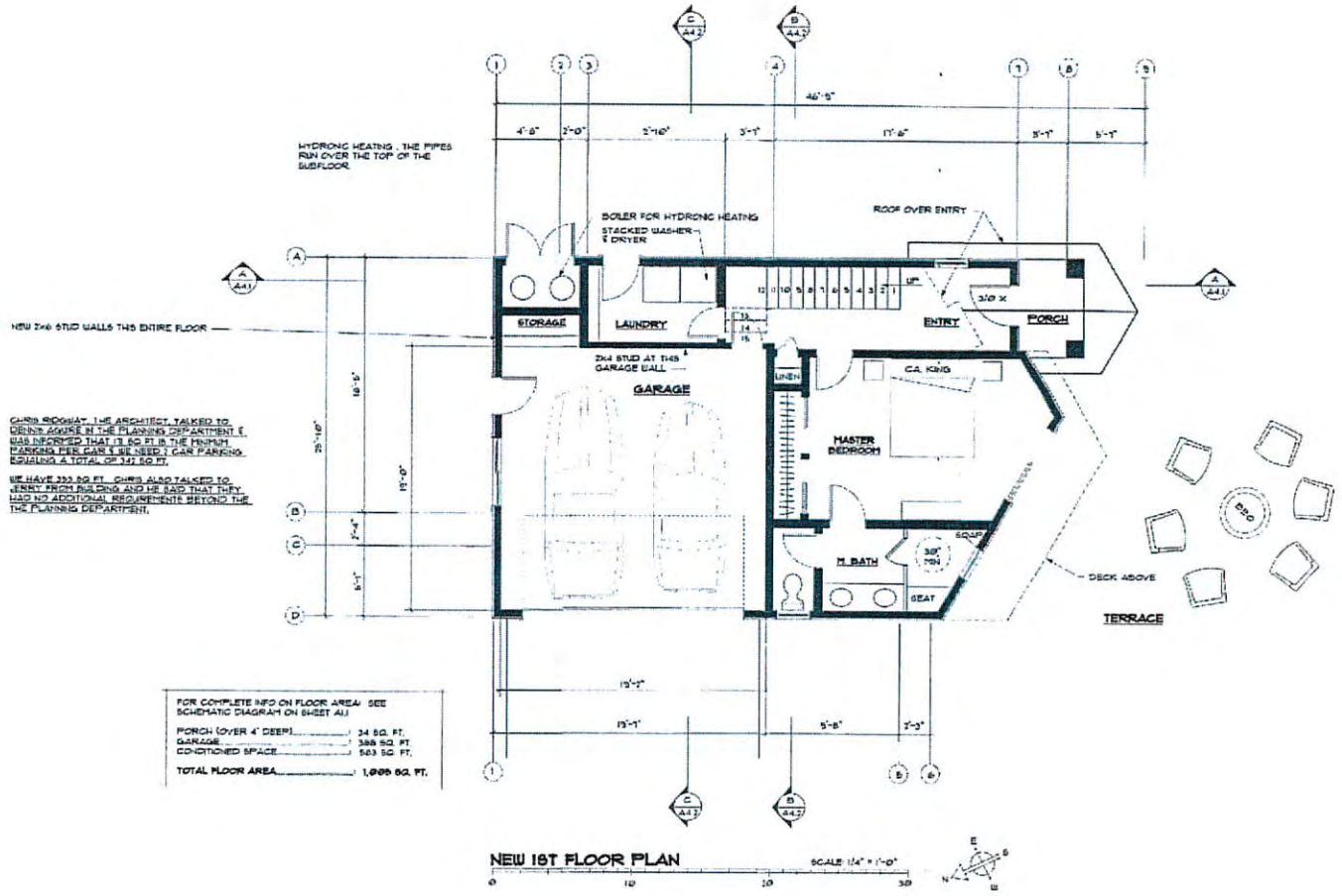


LANDSCAPE PLAN SCALE 1/4"=1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff** Attachment: **B**

File Numbers: **PLN2015-00243**



San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff**

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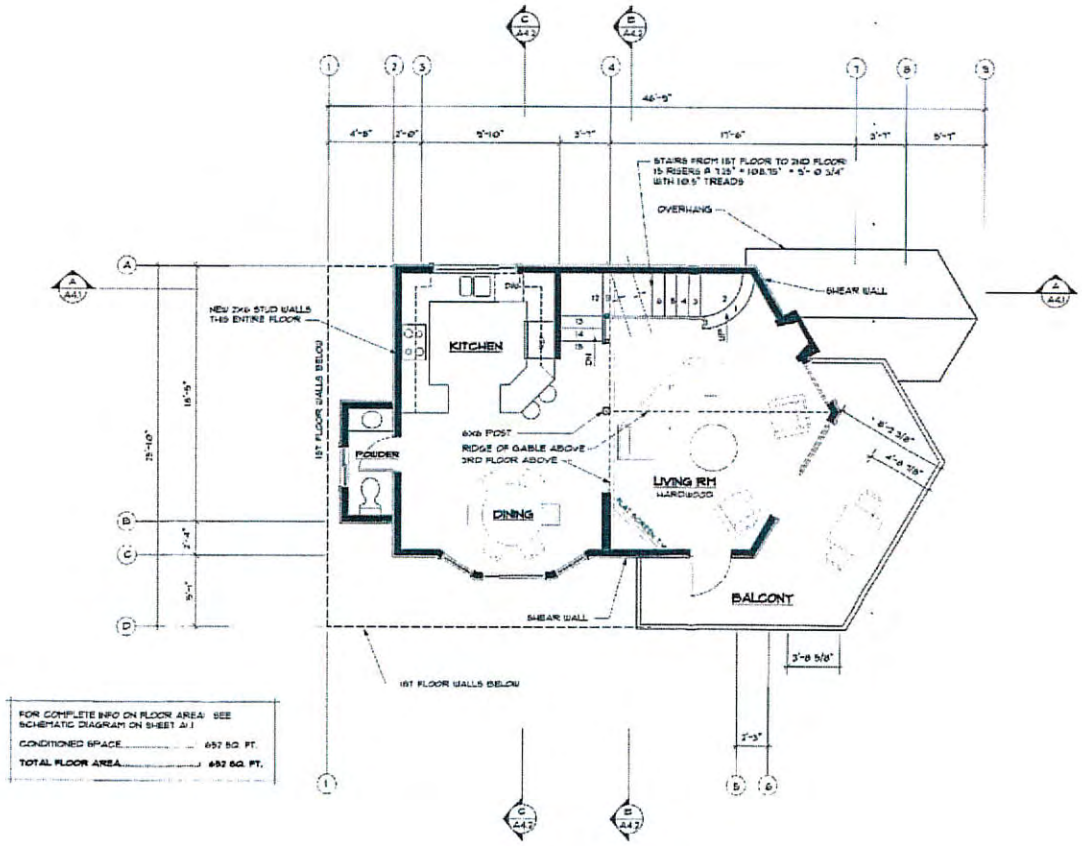
File Numbers: **PLN2015-00243**



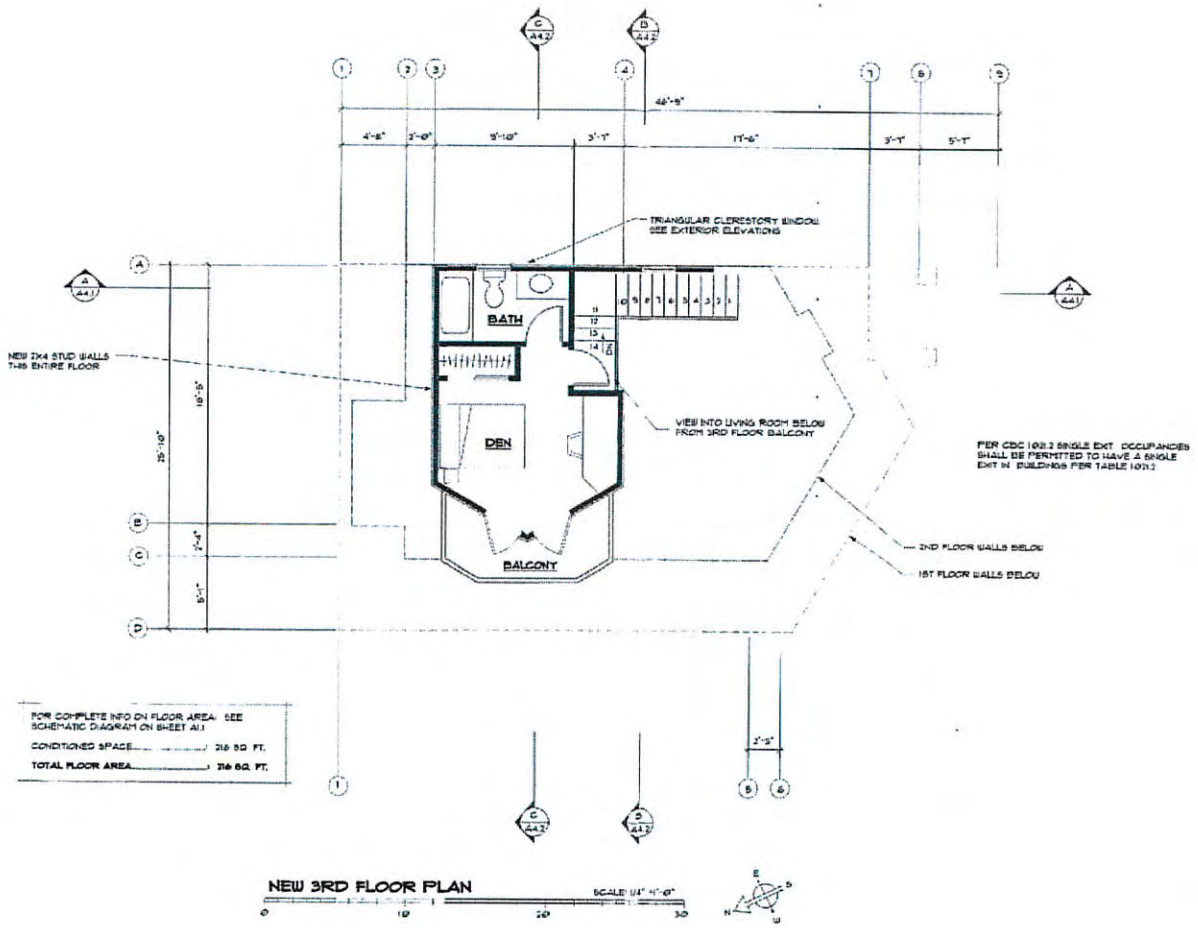
NEW 2ND FLOOR PLAN SCALE 1/4" = 1'-0"

0 10 20 30

San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff** Attachment: **B**

File Numbers: **PLN2015-00243**



San Mateo County Planning Commission Meeting

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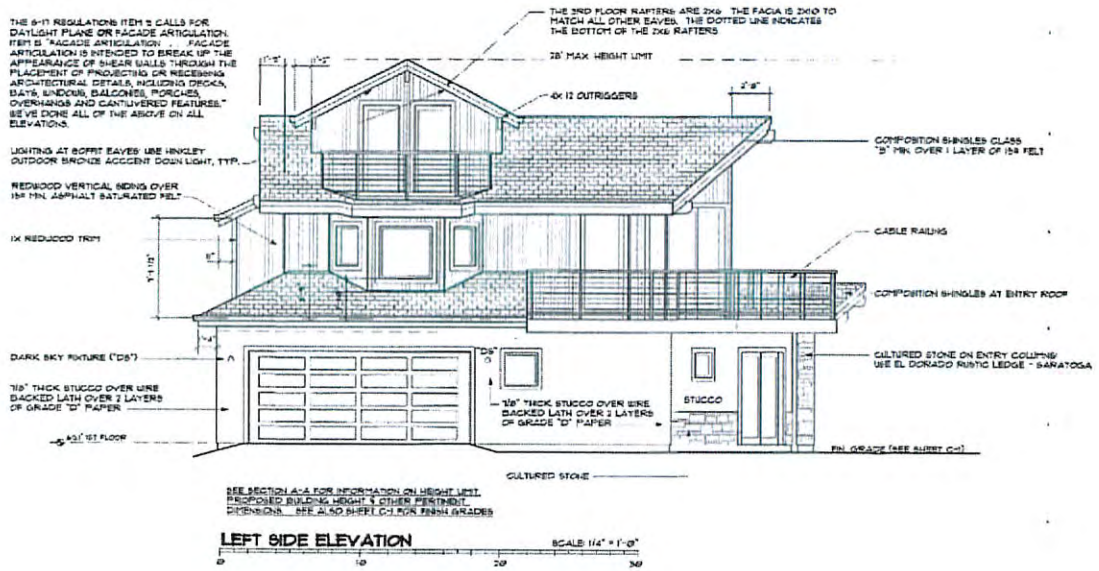
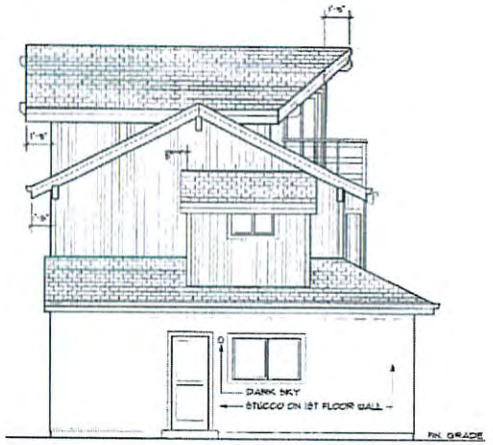


LEFT SIDE ELEVATION SCALE 1/4" = 1'-0"



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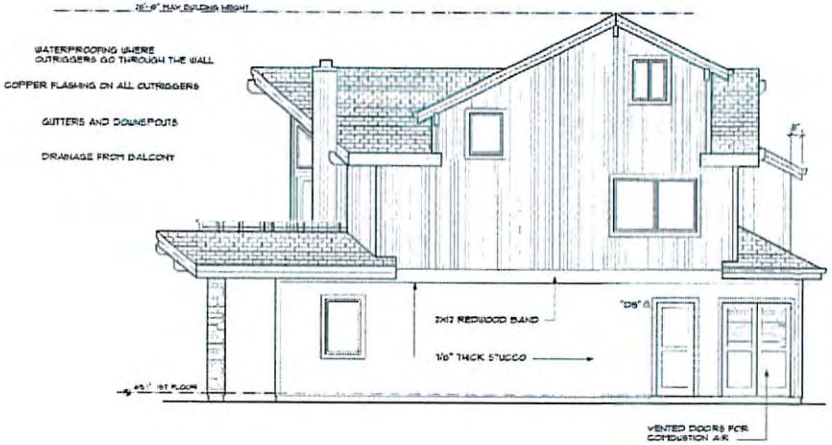

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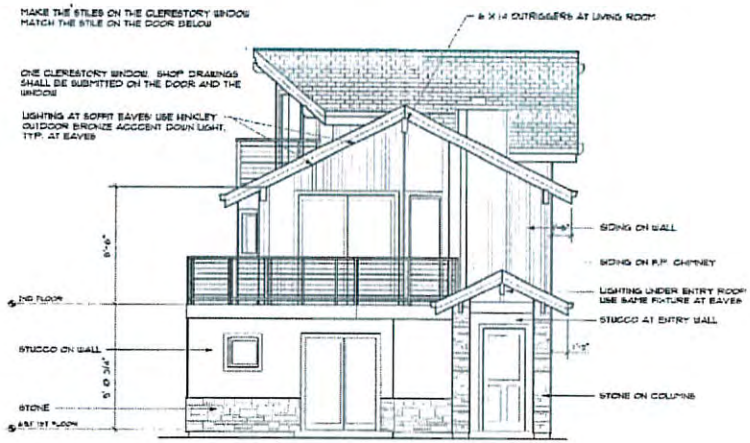

FRONT ELEVATION SCALE 1/4" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff**

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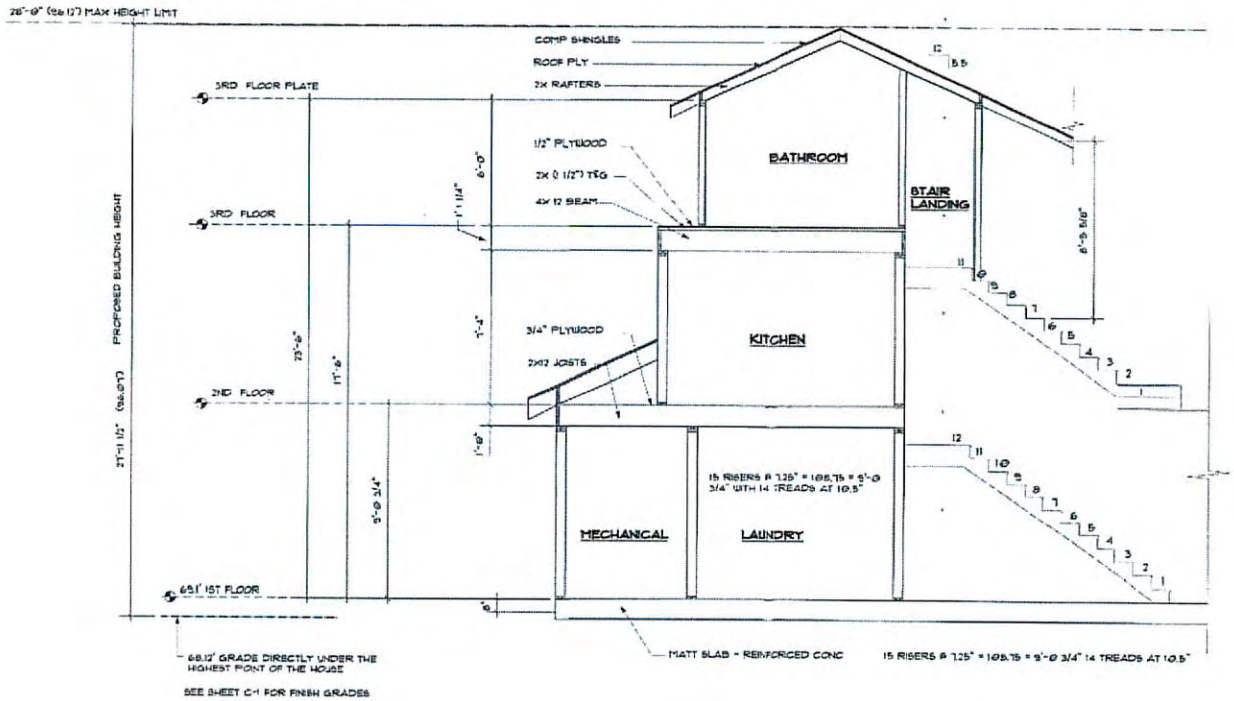
File Numbers: **PLN2015-00243**



SECTION A-A

SCALE 3/8" = 1'-0"

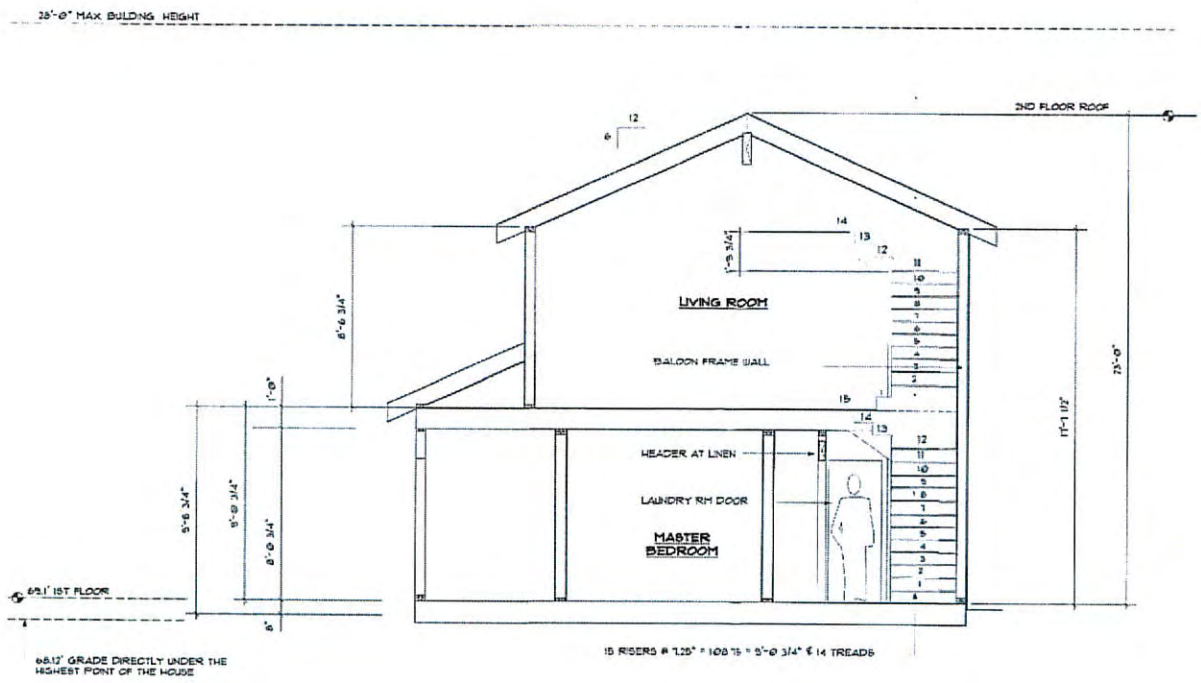
0 10 20 30

San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff**

Attachment: **B**

File Numbers: **PLN2015-00243**



SECTION B-B

SCALE: 3/16" = 1'-0"

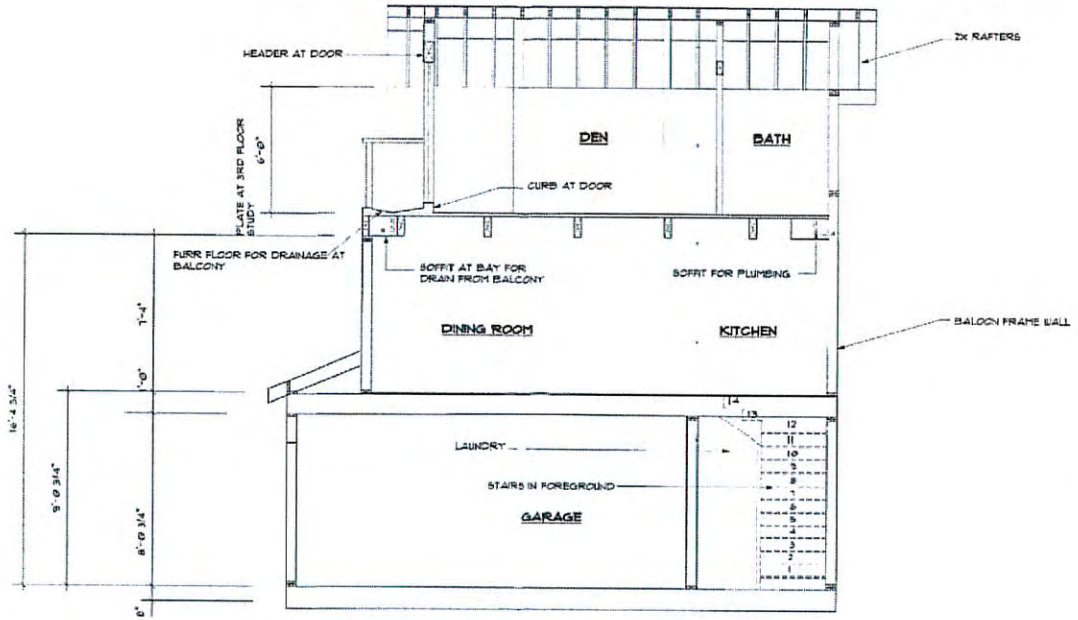
0 10 20 30

San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff**

Attachment: **B**

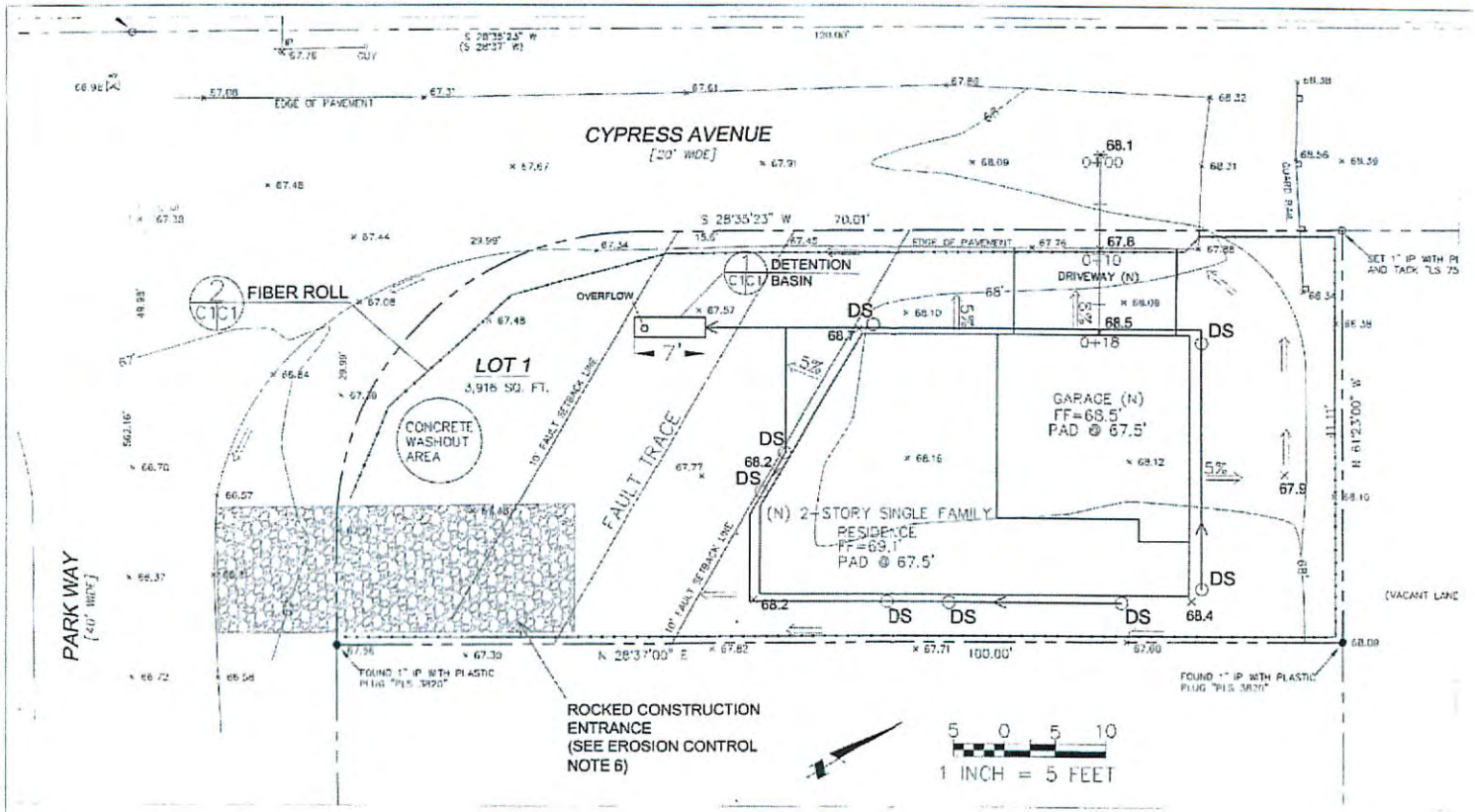
File Numbers: **PLN2015-00243**

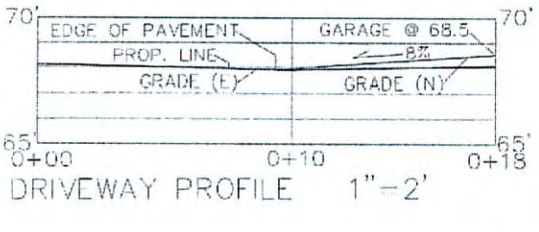


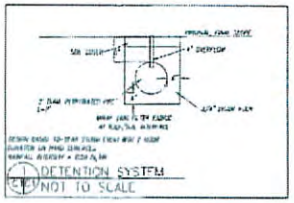
SECTION C-C

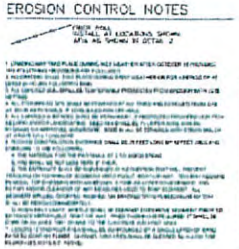
SCALE: 3/8" = 1'-0"

0 10 20 30









San Mateo County Planning Commission Meeting

Owner/Applicant: **Steve Kalpakoff** Attachment: **B**

File Numbers: **PLN2015-00243**

ATTACHMENT C

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

KALPAKOFF PROPERTY
CYPRESS AVENUE
MOSS BEACH, CALIFORNIA
APN 037-225-010

PREPARED FOR:
STEVE KALPAKOFF
440 DAVIS COURT, #2017
SAN FRANCISCO, CA 94111

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

JUNE 2015

Sigma Prime Geosciences, Inc.
Effective Solutions

June 3, 2015

Steve Kalpakoff
440 Davis Court #2017
San Francisco, CA 94111

Re: Geotechnical Report for Proposed Construction at Cypress Avenue, Moss Beach. APN 037-225-010
SPG Job No. 15-128

Dear Mr. Kalpakoff:

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
APN 037-225-010

PREPARED FOR:
STEVE KALPAKOFF
440 DAVIS COURT #2017
SAN FRANCISCO, CA 94111

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

JUNE 3, 2015

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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 two-story house. 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 March 22, 2015. The fault trench was 92 feet long and about 9 feet deep. It's location is shown in Figure 2, with a trench log and explanation in Figure 3.

2.2 SITE CONDITIONS

At the time of our study, the lot was undeveloped. The lot is very flat and covered with brush and grass.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb et. al. (1998), the site vicinity is primarily underlain by Pleistocene-age coarse-grained older alluvial fan and stream deposits. These deposits are described as poorly consolidated gravel, sand, and silt.

2.4 SITE SUBSURFACE CONDITIONS

Based on the fault trench, with its log shown in Figure 3, the subsurface conditions consist of 1.5 to 2 feet of soft to medium stiff clay topsoil, overlying about 4 to 6 feet of very stiff sandy clay. There is a pervasive layer of caliche-rich soil with cobbles at the contact between the upper two units. The topsoil has low plasticity, based on inspection of hand samples and field evidence, such as a lack of tension cracks in dry soil. Below the sandy clay, the soil becomes sandier, with about 2 to 3 feet of silty sand with occasional cobbles.

As the trench log and site map show, a fault trace was identified in the trench. Soil thickness vary across the trace. The soil stratigraphy, as well as the fault trace, are shown in Figures 4 and 5.

2.5 GROUNDWATER

Groundwater was encountered at the very bottom of the trench. The depth to groundwater was about 9 feet. Groundwater levels are 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 about 225 feet to the southwest, as measured from the house site, as shown in Figure 6. The location of the fault is well known in the area, as 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 2013 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2013 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	F_a	F_v	S_{MS}	S_{M1}	S_{DS}	S_{D1}
2.275	0.962	1.0	1.5	2.275	1.443	1.517	0.962

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 37.5207 and –122.5127, 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 – The likelihood of major fault offsets across the property are low, as the main trace of the fault has been identified 225 feet southwest of the property. An earthquake may result in over 10 feet of lateral offset on the main trace. However, a secondary fault trace was found on the property, with about 1 foot of vertical offset. The proposed house will be located with this in mind. See further discussion below in Section 3.2.1.

- 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 soils, the likelihood of significant damage to the structure from differential compaction is very 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. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is very low.

3.2.1 Fault Study

The site location, shown in Figures 1 and 6, is in a known seismic hazard area. The Seal Cove portion of the San Gregorio fault crosses the area, however the location of the main trace of the fault has been in question over the years. In order to determine the best estimate regarding the location of the fault, we performed a desk study for another project (Sigma Prime, 2014). We found that the main trace of the fault is located about 225 feet to the southwest, as shown in Figure 6.

The San Gregorio fault is an active dextral strike slip fault, dextral meaning that the sides of the fault moves laterally to the right, relative to each other. The Simpson study found the following: The most recent event on the fault occurred between the years 1400 and 1775. Before that, there was an event that occurred between the years 620 and 1400. The earlier event is estimated to have resulted in about 10 feet of horizontal offset. The most recent event may have resulted in up to 15 feet of horizontal offset. These deflections are consistent with an earthquake of magnitudes in the 7 to 7-1/4 range. Up to 150 kilometers total lateral offset is estimated for the fault.

We excavated a 95-foot long by 9-foot deep trench across the subject property, at the location shown in Figure 2. A log of the trench is shown in Figure 3. We found a prominent fault trace at Station 26, as shown in Figure 3.

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). Zone 2 is a layer of caliche-stained soil, with hard cobbles, about 6 inches thick, between units 1 and 3. Below the B-horizon (unit 3), the soil is generally sandy and gravelly, consistent with the marine terrace deposits. There are numerous thin, narrow vertical fissures throughout the trench. These do not extend to the full depth of the trench and are likely narrow lurch cracks that form during local earthquakes. They are not indicative of fault traces.

The fault trace at Station 26 is characterized by up to a foot of vertical offset. The offset continues to the bottom of the trench. This is a secondary feature which was formed during a large seismic event centered on the nearby main trace of the San Gregorio-Seal Cove fault. This feature does not represent the main trace of the fault, which has up to 150 kilometers of offset. The feature on the site has no more than 1 foot of offset. Similar features have been noted on other properties in the neighborhood. Figure 6 shows several fault studies that have been performed on the area. The references from these studies are listed at the end of this report. As Figure 6 shows, there are several secondary features in the area. They do not continue across the entire area, but instead are discontinuous.

In the study area, the Seal Cove fault makes a westward bend, rather than continuing as a straight line. The straight-line projection would place the fault where the Alquist-Priolo trace is shown in Figure 6. Because of this bend in the fault, ground rupture patterns to either side of the fault become complicated. Areas of tension or compression occur, creating fissures and lines of vertical offset, as well as en echelon folding and fracturing. Such features are very common within a narrow zone along strike slip faults and are often not continuous for very long distances. The bend in the fault probably results in a wider than normal zone of secondary ground failure. These ground failures are shallow features in the upper soils that do not connect directly to the fault rupture.

Based on our studies, there is a secondary trace of the Seal Cove fault on the property. The main trace is located 225 feet to the southwest. The proposed house is being placed with the fault trace in mind, with 10-foot offsets, as shown in Figure 2.

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.

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 (APN 037-225-010). 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.

5. REFERENCES

References in Figure 6:

1. Connelly, S. F., 2002, Engineering Geologic Investigation, Proposed Addition, Sisters of Mercy Cottage, 120 Alton Avenue, San Mateo County, unpublished report, April 19.

2. Hydro-Geo Consultants, Inc., 1990, Seal Cove Fault Evaluation, Single-Family Lot (APN 037-221-050, 060, 070), Alton Avenue and Park Way, Moss Beach, March.

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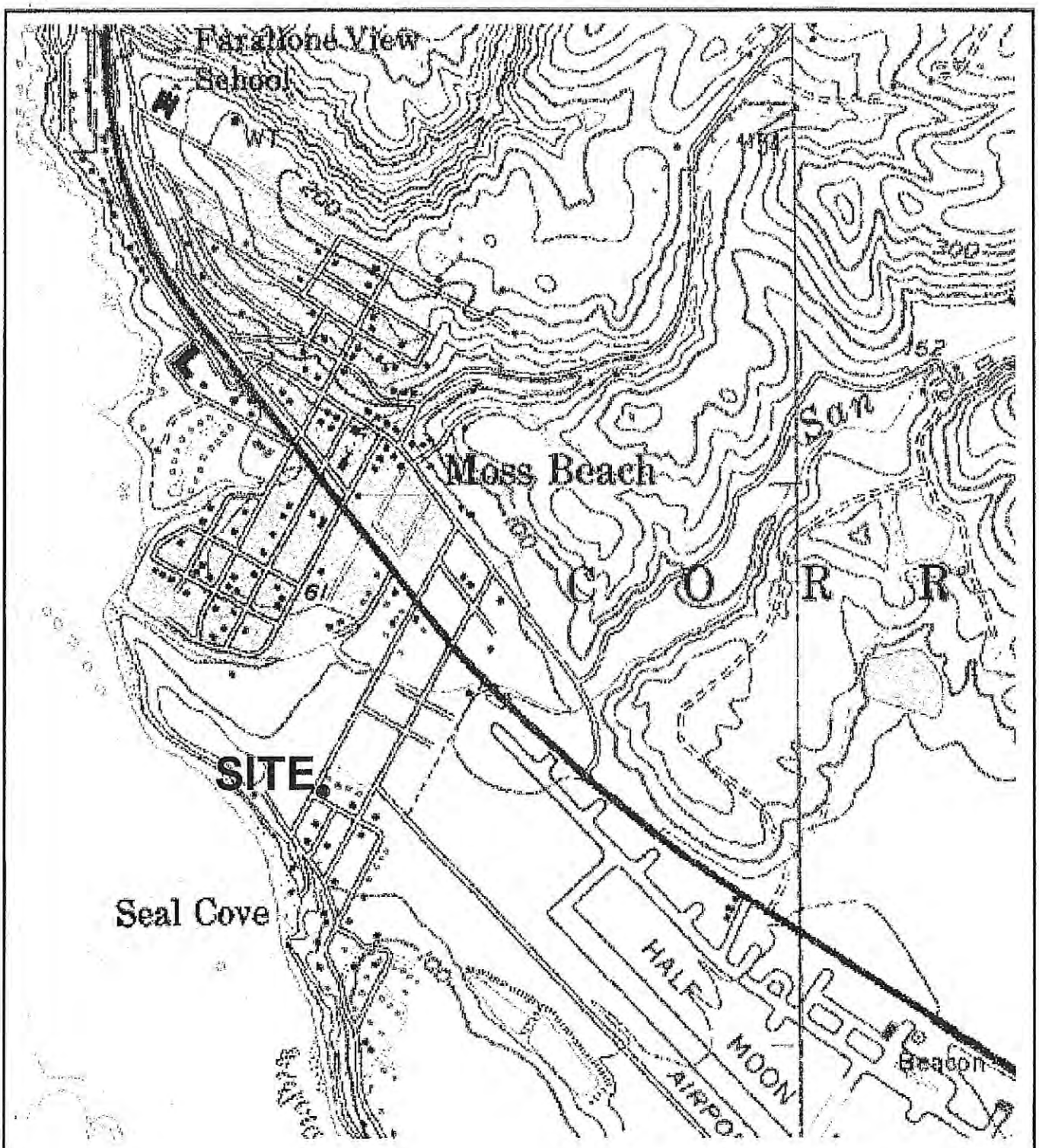


Figure	1
Date:	6/3/15
Job No.:	15-128

Sigma Prime Geosciences, Inc.

Location Map

Kalpakoff Property, Cypress Ave., Moss Beach

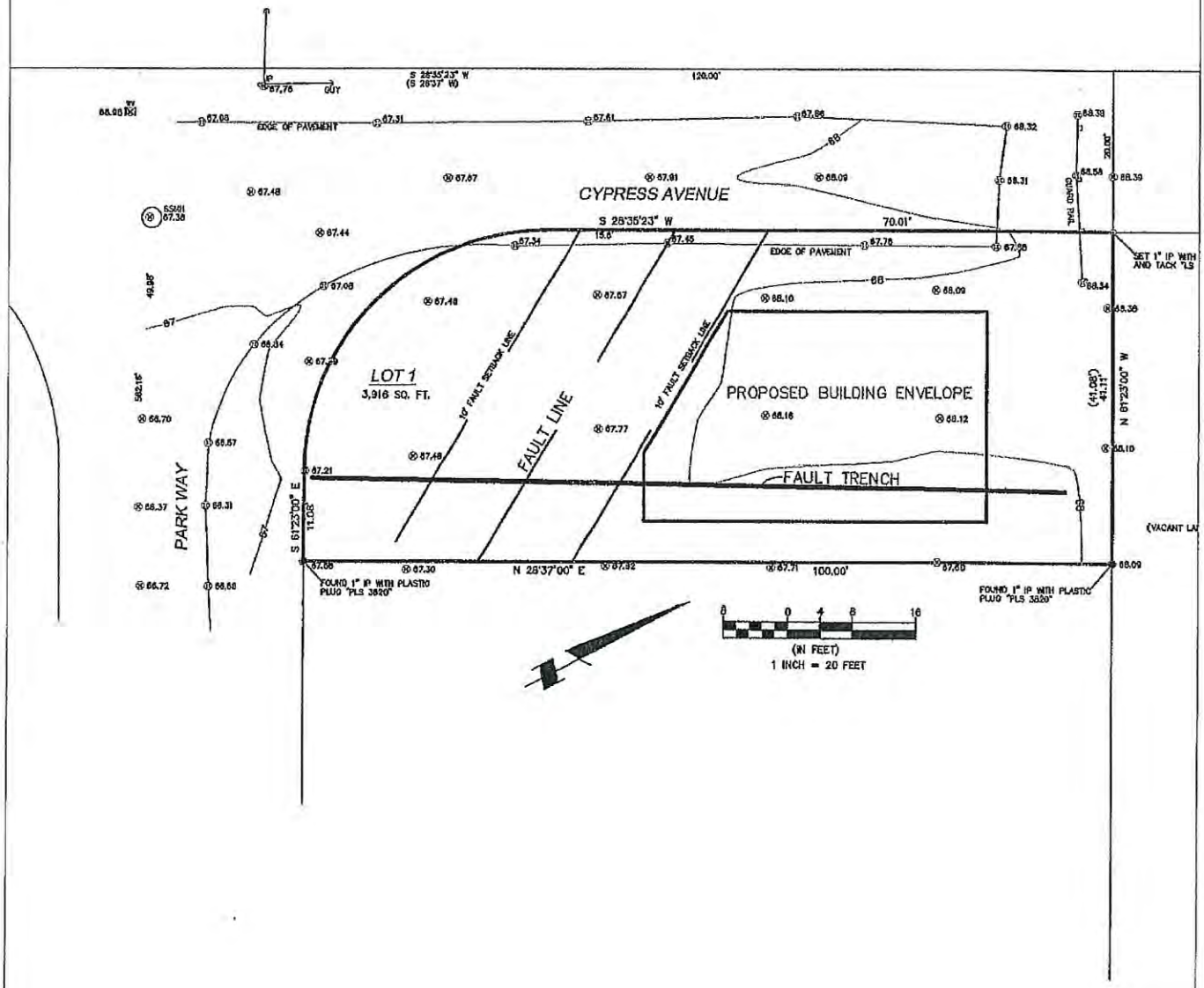
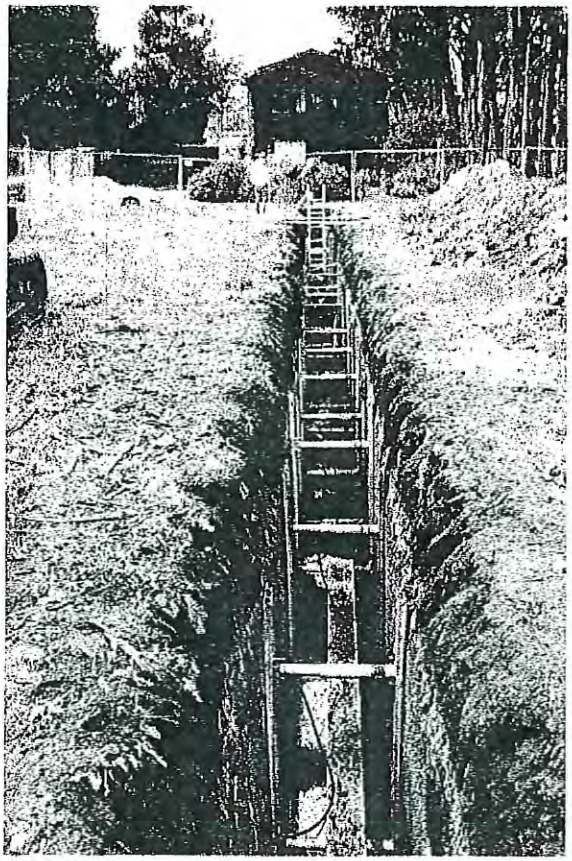


Figure	2
Date:	6/2/15
Job No.:	15-128

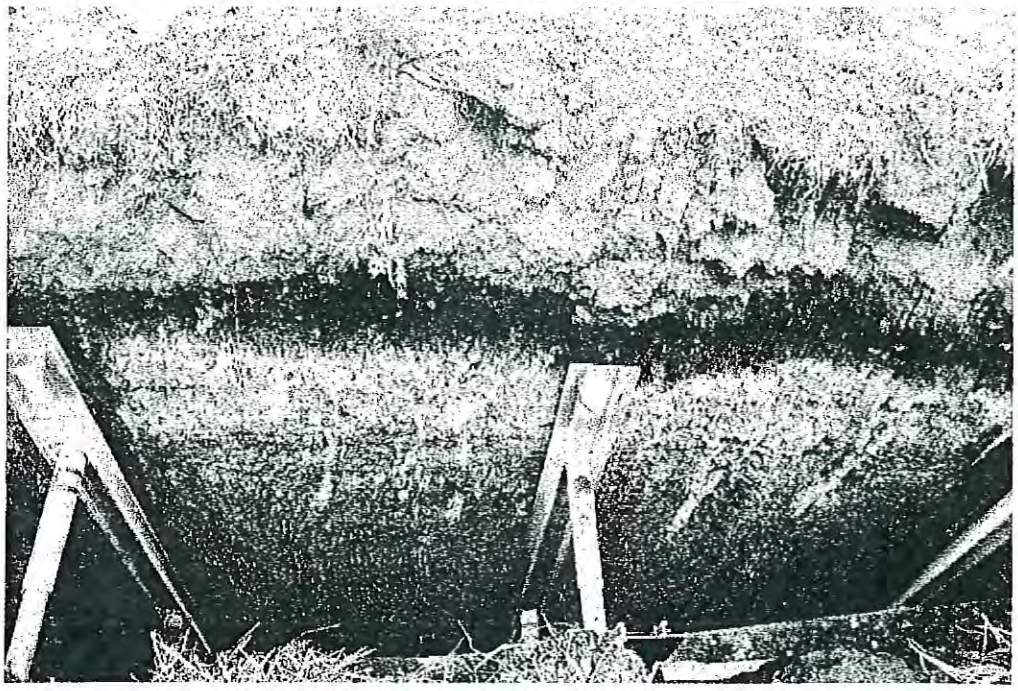
Sigma Prime Geosciences, Inc.

Site Map

Kalpakoff Property, Cypress Ave., Moss Beach



General View of Trench, looking west. Note groundwater in bottom few inches of trench.



Typical appearance of soil column, including vertical fissures.

Sigma Prime Geosciences, Inc.	Figure 4
	Date: 6/3/15
	Job No.: 15-128

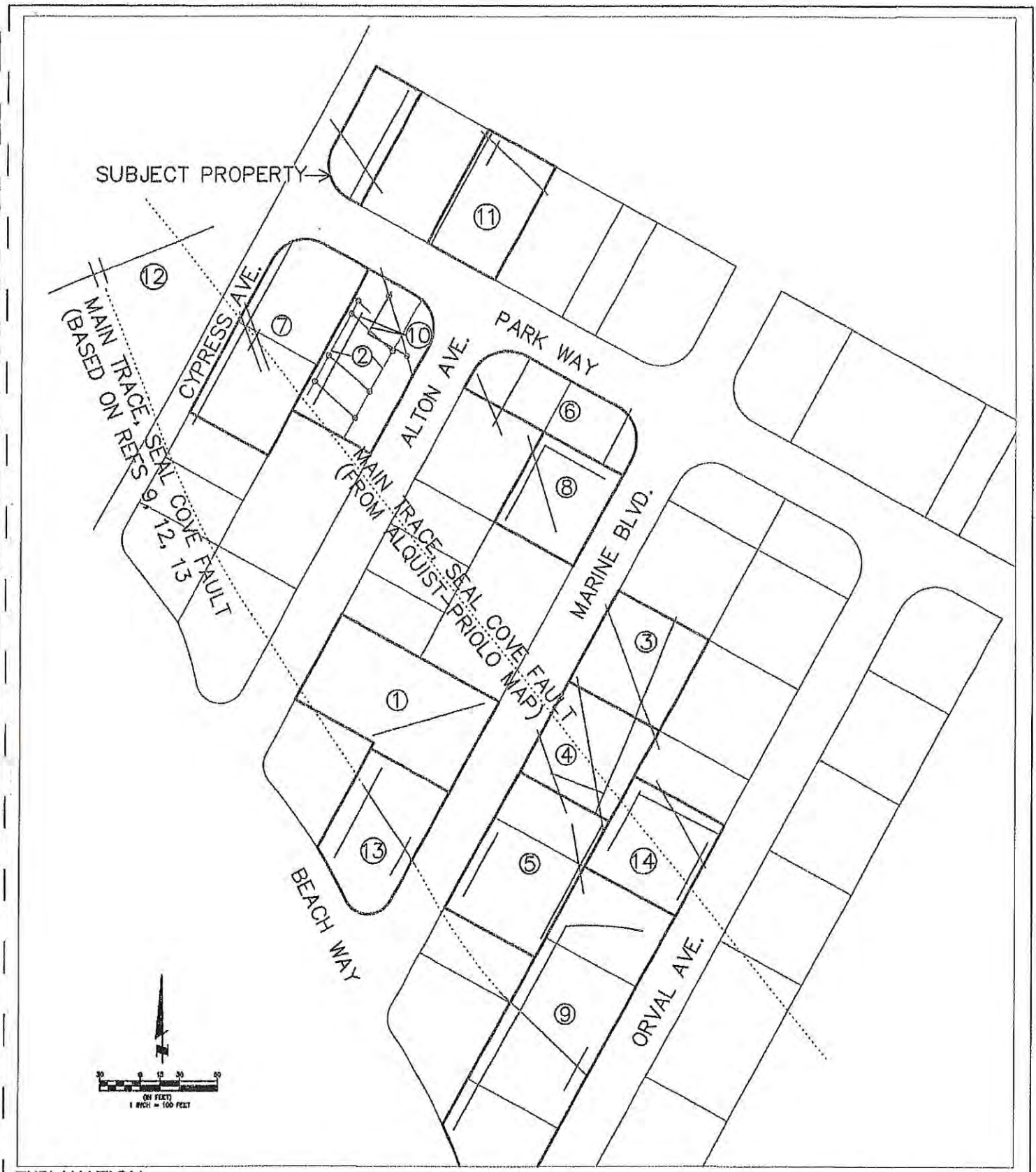
Photos
Kalpakoff Property, Cypress Ave., Moss Beach

View of faut trace, south wall. Note light-colored caliche deposits, several inches higher on left side.

View of faut trace, north wall.

Sigma Prime Geosciences, Inc.	Figure 5
	Date: 6/3/15
	Job No.: 15-128

Photos
Kalpakoff Property, Cypress Ave., Moss Beach



EXPLANATION

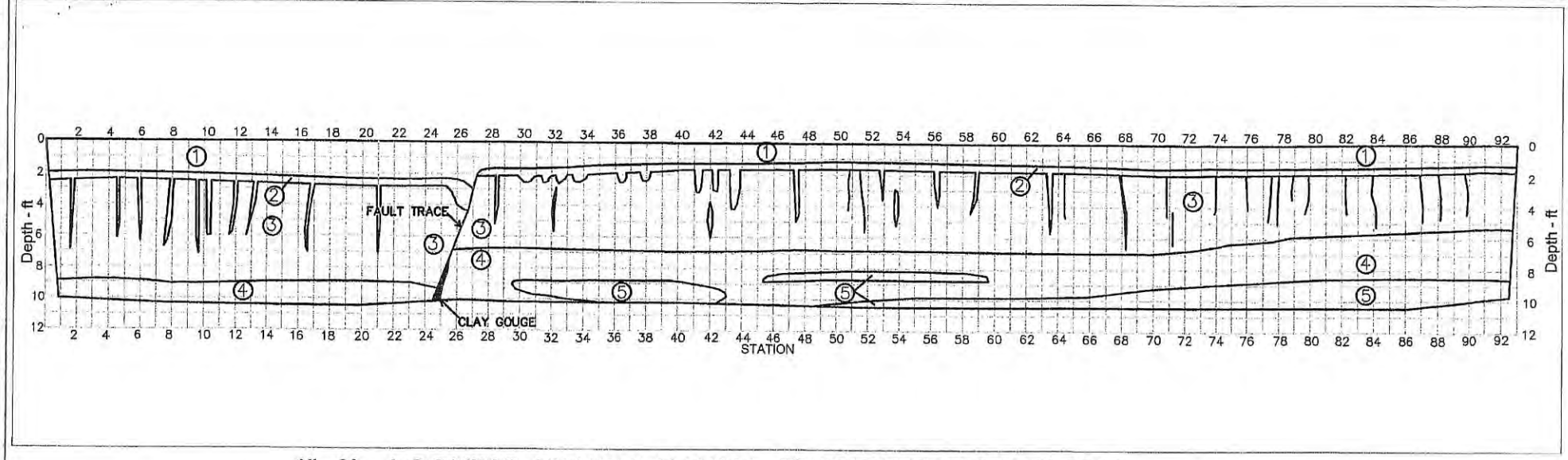
or:	Fault Trench
	Feature Identified as a Fault Trace
③	Consultant's Report in Reference List

Sigma Prime Geosciences, Inc.

Figure	6
Date:	6/4/15
Job No.:	15-128

Study Area

Kalpakoff Property, Cypress Ave., Moss Beach



1"=3' LOOKING AT NORTH WALL: TRENCH TRENDS N 29 E

EXPLANATION

NOTE: Fault trace trends N36W.

① CLAY (CL) (Topsoil, A-Horizon): dark brown; soft to medium stiff; moist. Homogenous structure.

② Caliche deposit with hard cobbles: light olive gray; 6" thick; matrix is sandy clay.

③ SANDY CLAY (CL) (B-Horizon): orange-brown; very stiff; moist. Sand is angular, medium grained, arkosic with feldspars, derived from granitic basement rock.

Gradual contact between 3 and 4.

④ SILTY SAND (SM): orange-brown; very dense; moist. Sand grains comprised of quartz, feldspar, biotite, mafic fragments; angular; medium to coarse grained. Occasional sub-rounded quartz cobbles. Faint horizontal laminations, some cross bedding. Lenticular bodies of different grain sizes.

⑤ SILTY CLAY (CL): mottled orange/light olive; very stiff; laminated.

Sigma Prime Geosciences, Inc.	Figure 3
	Date: 6/2/15
	Job No.: 15-128

Trench Log
Kalpakoff Property, Cypress Ave., Moss Beach

ATTACHMENT D

AN ARCHAEOLOGICAL RESOURCES SURVEY OF APN 037-225-010, PARK WAY AND CYPRESS AVE. CITY OF MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

ANTHROPOLOGICAL STUDIES CENTER
Sonoma State University
Rohnert Park, California

April 2016

AN ARCHAEOLOGICAL RESOURCES SURVEY OF APN 037-225-010, PARK WAY AND CYPRESS AVE. CITY OF MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

prepared for
Steve Kalpakoff
Property Owner

440 Davis Court #2017
San Francisco, CA 94111

prepared by

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21 April 2016

ASC Project NT235 ASC1523

INTRODUCTION AND SUMMARY

The Anthropological Studies Center (ASC) at Sonoma State University was contracted by property owner Steve Kalpakoff to conduct an archaeological survey of parcel 037-225-010, at the corner of Cypress Avenue and Park Way, in Moss Beach, San Mateo County, California . Mr. Kalpakoff is proposing to construct a single-family residence on the property. Because of the proximity of a known archaeological site, the San Mateo County Planning and Building Department (PBD) determined that the project is subject to the California Environmental Quality Act, with the County acting as the lead agency, and required an archaeological study as part of Mr. Kalpakoff's building permit application. The study comprised an archaeological records and literature search, contact with the Native American Heritage Commission (NAHC), a pedestrian archaeological survey of the parcel, and six auger tests to check for evidence of subsurface archaeological resources.

ASC archaeologist Michael Newland conducted the records and literature search at the Northwest Information Center (NWIC) of the California Historical Resources Information System and at the archives of archaeological and historical files and publications at ASC on 15 April 2016. Mr. Newland carried out the pedestrian archaeological survey and auger testing of the parcel on 20 April 2016.

No archaeological resources were found within the parcel.

PROJECT AREA (PA) AND STUDY AREA (SA)

The Project Area (PA) is parcel 037-225-010, located at the southeast corner of the intersection of Cypress Ave. and Park Way (Figure 1). It lies in unsectioned land within the Corral de Tierra (Palomares) Rancho, Township 5 South, Range 6 West, Mt. Diablo Base and Meridian, as depicted on the Montara Mountain, California 7.5′ quadrangle map (Figure 1; USGS 1980). The property is bordered on the west by Park Way, to the south and east by undeveloped parcels, and to the north by a gravel drive that is an extension of Cypress Ave. that is used predominantly for parking access to the Fitzgerald Marine Reserve. Access to the eastern alignment of Cypress Ave. has been permanently closed. The entire parcel is on flat terrain, about 120 feet above mean sea level. Ground disturbance for the project may extend up to 6 feet below the surface for water and sewer tie-ins. The proposed house would cover 1,485 square feet of the 3,916-square-foot parcel (Aguirre 2016). The property is currently undeveloped.

The Study Area (SA) comprises the PA and a 1-mile buffer surrounding it, deemed sufficient to indicate the potential for previously unrecorded resources that might be present in the PA (Figure 1).

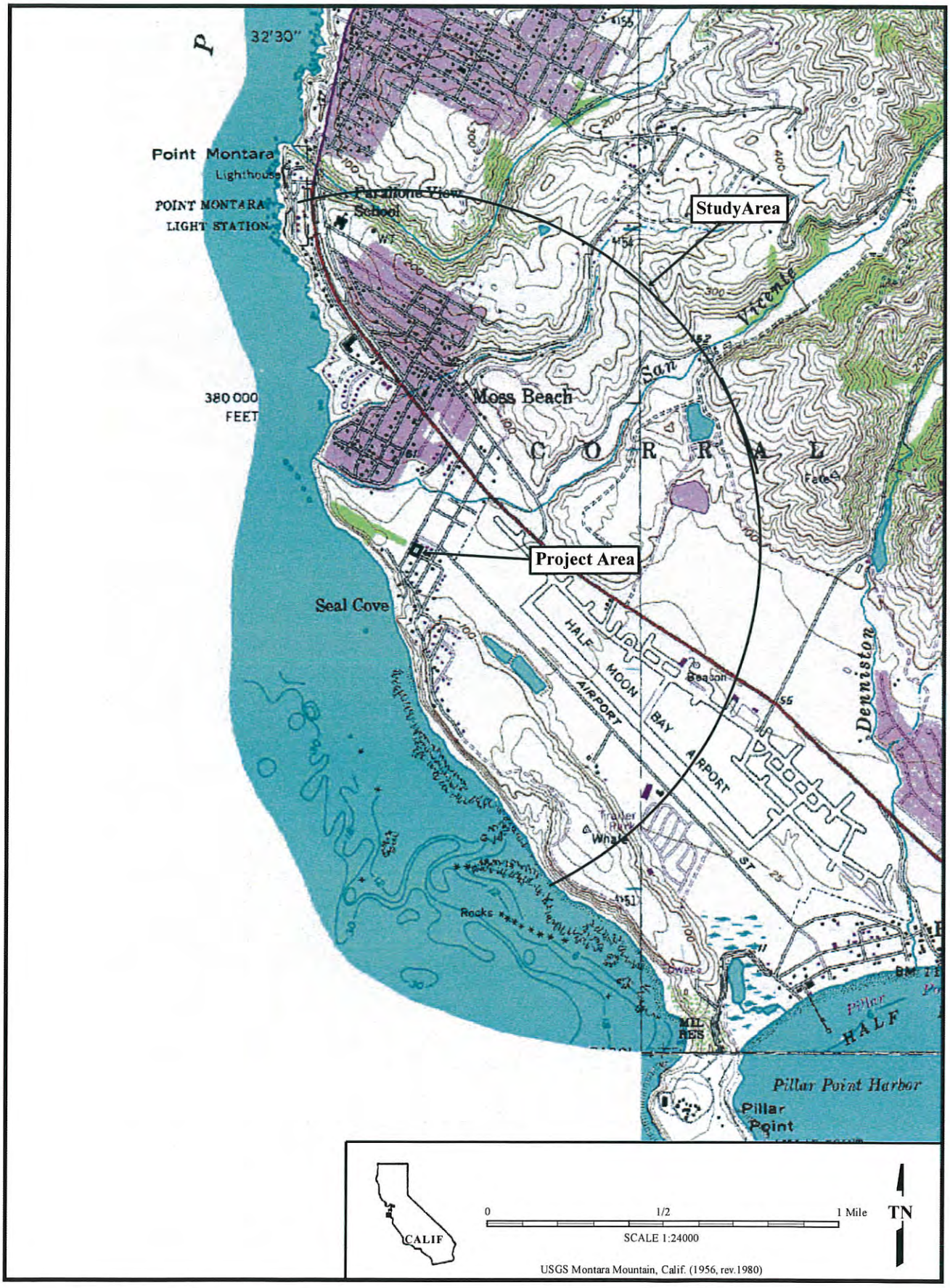

Figure 2. Location of Project Area and Study Area, Archaeological Resources Study of APN 037-225-010, Park Way and Cypress Ave., Moss Beach, San Mateo County, California

GEOLOGICAL AND ECOLOGICAL CONTEXT

The SA lies atop Pleistocene marine terrace deposits of sandstone and bedded gravels (Witter et al. 2006:41). The soils of this vicinity are Typic Argiustolls-Urban land association, a moderately well-drained sandy clay loam that can extend to 60 or more inches below the surface before reaching decomposing bedrock (United States Department of Agriculture 2016). A geotechnical study of the PA has recently been conducted by Sigma Prime Geosciences for the current project. As part of this study, Sigma Prime excavated a trench 11 feet deep that bisects the property and characterized the soil/sediment profile. The top two feet of sediment on the property are a dark brown moist clay, underlain by caliche deposits with hard cobbles. Below this is a deposit of very stiff orange-brown sandy clay followed by silty sand and silty clay deposits in the lower 2 to 4 feet of the trench. The contact between the upper topsoil, caliche deposits, and stiff orange brown sandy clay is abrupt (Sigma Prime Geosciences 2015).

Figure 2. Soil profile in geotechnical trench. Photo courtesy of Sigma Prime Geosciences (2015).

The natural vegetation of the SA is a coastal prairie-scrub mosaic, consisting of dense grasses dominated by oatgrass and red fescue (Küchler 1977:52-53). The PA is blanketed with natural and volunteer vegetation, and has not been landscaped.

RECORDS SEARCH AND LITERATURE REVIEW METHODS

The goals of the records search and literature review for this study were (1) to determine whether archaeological or historical resources had been recorded within the study area; (2) to assess the likelihood of unrecorded resources existing in the study area, based on archaeological, ethnographic, and historical documents and the distribution and environmental settings of nearby sites; and (3) to develop regional background and context information to aid in identifying resources and making preliminary evaluations of them.

The author conducted a records search and literature review at the Northwest Information Center (NWIC) of the California Historical Resources Information System, located at Sonoma State University in Rohnert Park, California. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of archaeological and historical records and reports for an 18-county area that includes San Mateo County. ASC personnel conducted additional research using maps, files, reports, and publications at the ASC.

The records search and literature review examined the following documents:

- NWIC maps (USGS 7.5-minute topographic maps with NWIC annotations), to identify recorded archaeological sites, recorded archaeological surveys, and recorded historic-period resources of the built environment (buildings, structures, and objects) within the SA.
- All prehistoric archaeological site records, all historic-era site records, and all study reports on file at the NWIC corresponding to those marked on the NWIC maps within the SA.
- The California Department of Parks and Recreation's *California Inventory of Historic Resources* (1976) and the OHP's *Historic Properties Directory* (HPD, updated 5 April 2012), to identify California Historical Landmarks, California Points of Historic Interest, and California historic properties that are listed in, or determined eligible for listing in, the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) located within the SA. This edition of the HPD includes the most updated consolidated listings of these registries available. These findings were checked against the California Office of Historic Preservation's *Five Views: An Ethnic Historic Site Survey for California* (CA-OHP 1988), *California Historical Landmarks* (CA-OHP 1990), and *California Points of Historical Interest* (CA-OHP 1992).
- Historic-period maps (diseños, General Land Office maps, and 19th- and early-20th-century USGS 15- and 7.5-minute topographic maps), to identify unrecorded historic-period buildings, structures, objects, and areas of archaeological sensitivity located in or near the SA.

- *Handbook of North American Indians*, Volume 8: California, to identify ethnographic village locations in or near the SA.

RECORDS SEARCH AND LITERATURE REVIEW RESULTS

RECORDED ARCHAEOLOGICAL RESOURCES IN THE PA AND SA

Archaeological site CA-SMA-56/134 has been mapped as lying both near and within the PA. Archaeologist Nels Nelson first recorded CA-MRN-56 in the early 1900s. A site record with no location information or site description is on file at the NWIC; the site boundary is shown on the NWIC annotated map as including the PA (Nelson 1906). However, NWIC staff indicate that this boundary is an approximation based on Nelson's imprecise description and is not based on field data that places site components on the property (Castro 2016).

In 1970, archaeologists Stephen Dietz and Thomas Jackson surveyed the area as part of the creation of the Fitzgerald Marine Reserve. They found an archaeological site at the approximate location of CA-SMA-56 and, after creating a new set of records, determined that it was probably the same site. Their new recording was assigned the number CA-SMA-134 and included a more detailed site description and a sketch map. Their recording places the site entirely on the Reserve, outside the PA (Dietz and Jackson 1970). In their report on the survey, they note that cultural deposits at this site were 2 meters thick and were eroding into the ocean; the depth and complexity of the site suggested that it may have been the location of a village (Jackson and Dietz 1975:16).

Subsequent work by Hylkema (1998) at CA-SMA-134 determined that the archaeological component extended only 50 to 60 cm below surface. A more detailed mapping effort placed the site entirely north of Cypress Street (Hylkema 1998:16), well outside the PA.

No other recorded sites fall within the PA.

At least six other indigenous archaeological sites have been recorded along this stretch of coastline within a 1-mile radius of the current SA.

RECORDED ARCHAEOLOGICAL-RESOURCES STUDIES IN THE PA AND SA

The PA was surveyed for archaeological resources in 2005 by Archeo-Tec. No cultural resources were identified, but the report noted that ground visibility was poor at the time and that additional study should be conducted when vegetation had been cleared (Pastron 2005:8, 9). Pastron did not conduct any subsurface investigation.

The archaeological study by Dietz and Thomas (1970) discussed above was along the coastal edge of this portion of San Mateo County. Though no detailed map of their study showing the footprint of their survey is included in their report, their description of surveying all lands between the coastal edge and the Santa Cruz Mountains between Purissima Creek to the south and San Pedro Valley to the north suggests that they may have surveyed the PA (Jackson and Dietz 1970:1).

ETHNOGRAPHIC CONTEXT

The SA is within the northern border area of the territory occupied at the period of European contact by people collectively called the Ramaytush Ohlone by ethnographers. The term Ohlone includes several distinct groups who spoke separate languages within the Costanoan language family, the speakers of which included populations from the southern and eastern San Francisco Bay areas to south of Monterey Bay and east into the Coast Range (Levy 1978:485). The primary sociopolitical unit appears to have been the multi-village tribelets that characterized much of California (Levy 1978:487). The recorded villages closest to the PA were *satunumno* to the south near El Granada and *ramay* to the north near Pacifica.

The Ohlone hunted and gathered plants in a variety of environments. Their territory included both coastal and open-valley environments. The latter provided a wide variety of resources, including acorns, grass seeds, bulbs and tubers, deer, elk, antelope, several bird species, rabbits, and other small mammals. Marine foods were particularly important. Ohlone captured surf and bay fish, bullhead, steelhead, and salmon, and gathered shellfish, including mussels and clams, from rocks and beaches (Levy 1978:491).

PREHISTORIC CONTEXT

An analytic framework for the interpretation of San Mateo County prehistory is provided by Fredrickson (1974), who divided human history in California into three broad periods: the Paleoindian period, the Archaic period, and the Emergent period. This scheme used sociopolitical complexity, trade networks, population, and the introduction and variations of artifact types to differentiate between cultural units. With minor revisions (Fredrickson 1994), it remains the dominant framework for prehistoric archaeological research in this region.

The Paleoindian period (10,000 to 6,000 B.C.) was characterized by small, highly mobile groups occupying broad geographic areas. During the Archaic period, subdivided into the Lower Archaic (6000 to 3000 B.C.), Middle Archaic (3000 B.C. to 500 B.C.), and Upper Archaic (500 B.C. to A.D. 1000), geographic mobility may have continued, although groups began to establish longer-term base camps in places from which a more diverse range of resources could be exploited. The addition of milling tools and concave-base projectile points of obsidian and chert, together with the occurrence of sites in a wider range of environments, suggest that the economic base had become more diverse. By the Upper Archaic, mobility was being replaced by a more sedentary adaptation. With the development of numerous small villages, the beginnings of a more complex society and economy began to emerge. During the Emergent period (A.D. 1000 to 1800), social complexity developed toward the ethnographic pattern of large, central villages where political leaders resided, with associated hamlets and specialized activity sites. Artifacts associated with the Emergent period include the bow and arrow, small corner-notched points, mortars and pestles, and a diversity of beads and ornaments.

HISTORIC-ERA CONTEXT

Portola Expedition

The first exploration in the vicinity of the SA was likely that of the Portola expedition, which passed east and south of the SA in 1769 as they hiked north along the California coast to find Monterey Bay. The expedition failed to recognize Monterey Bay and continued past it, but on November 2, a hunting party discovered the inner San Francisco Bay from a peak on Sweeny Ridge, some 2 miles southeast of the PA (Hoover et al. 1990:369). The expedition crossed Sweeny Peak and travelled east to explore the southern San Francisco Bay area.

Early Settlement

The stretch of coastline between Pedro Mountain and Pilarcitos Creek was divided into extensive horse and ox ranches during the late 1700s and early 1800s. The Rancho de Tierra was granted in two parts, the first of which was given to Josefa Haro de Guerrero, the widow of Francisco Guerrero Palomares in the 1860s; some sources place it earlier in time, during the 1830s and 40s (Dietz and Jackson 1970:22; Hoover et al. 1990:372). The PA lies within this earlier portion of the Rancho de Tierra grant.

James Johnston, a Scottish immigrant, arrived in California and eventually started a large cattle ranch near the current location of Half Moon Bay. Johnston had made a fortune in business enterprises in San Francisco. He and his brothers were involved in a variety of local businesses and held a number of public offices during the mid- and late 1800s (Dietz and Jackson 1970:24-25). Stage lines were established in the 1860s, as was a whaling station at Pillar Point, roughly two miles to the south (Dietz and Jackson 1970:30, 31). The town plat for what was known as Spanishtown was laid out and initial plots sold during the 1860s; the name was later changed to Half Moon Bay (Dietz and Jackson 1970:36).

Throughout the last half of the 1800s, a number of agricultural enterprises were launched, particularly potato and flax, but they did not catch on. In the 1880s, oil was discovered in the Purisima area and claims were taken out, but the industry was short-lived (Dietz and Jackson 1970:38).

Historic-Era and Modern Development

In 1905, the Ocean Shore Railroad Company began construction for a railroad line by that connected San Francisco to Santa Cruz. The 1906 earthquake and fire destroyed much of the line, but a single-track steam engine route was opened along part of the route in 1907. By 1918, roads had been built and the need for rail transport declined. When a labor dispute closed the company in 1920, railroad operations ceased and were never resumed (Dietz and Jackson 1970: 41).

While it operated, the railroad spurred the establishment of a number of small communities, including Moss Beach. Moss Beach was named after the marine algae that grew on the rocks there (Gudde 1998:250). The collapse of the railroad stunted growth along this stretch of coast until the modern era.

No development is depicted in the SA on the 1860 Government Land Office (GLO) plat for the Rancho Corral de Tierra (Palomares) (GLO 1860). An early alignment of Cyprus Ave. appears on the 1896 USGS 15-minute quadrangle (USGS 1896), with residences depicted at the end of Cypress Ave. near the edge of the bluff, southwest of the PA, on the 1896 and 1915 quadrangles. However, no development in the PA is shown on either of these maps, nor on the 1956 7.5-minute quadrangle, and the parcel was still depicted as undeveloped at the time of the 1980 photo-revisions (USGS 1896, 1915, 1956, 1980). The road network in this neighborhood appears to have been built between 1915 and 1941 (USGS 1915; United States Army Corps of Engineers 1941).

ORGANIZATION CONTACT

ASC submitted a request on 16 April 2016 to the Native American Heritage Commission for a review of the Sacred Lands file for Traditional Cultural Properties (see Appendix A). No response has been received as of this writing.

PEDESTRIAN ARCHAEOLOGICAL SURVEY METHODS

ASC archaeologist Michael Newland surveyed the PA by walking transects back and forth across the parcel at approximately two-meter intervals, examining the ground surface and soil brought to the surface by rodent and other disturbance for cultural material. In contrast to the conditions for the 2005 survey (Pastron 2005), at this time the PA had been recently mowed and ground visibility was excellent. The entirety of the parcel was accessible and was reviewed for archaeological resources.

PEDESTRIAN ARCHAEOLOGICAL SURVEY RESULTS

The pedestrian archaeological survey found no archaeological resources. The excellent visibility lends confidence to this negative result.

AUGER-TESTING METHODS

In consideration of the proximity of CA-SMA-134 and the inconclusive findings from earlier studies regarding the potential for buried deposits, Mr. Newland conducted a program of subsurface survey using auger testing to directly evaluate the possibility of buried archaeological deposits being present. The geotechnical study conducted by Sigma Prime Geosciences contained photos and profile drawings that clearly showed all organic deposits to be within the upper 60 cm across the PA (Sigma Prime Geosciences 2015).

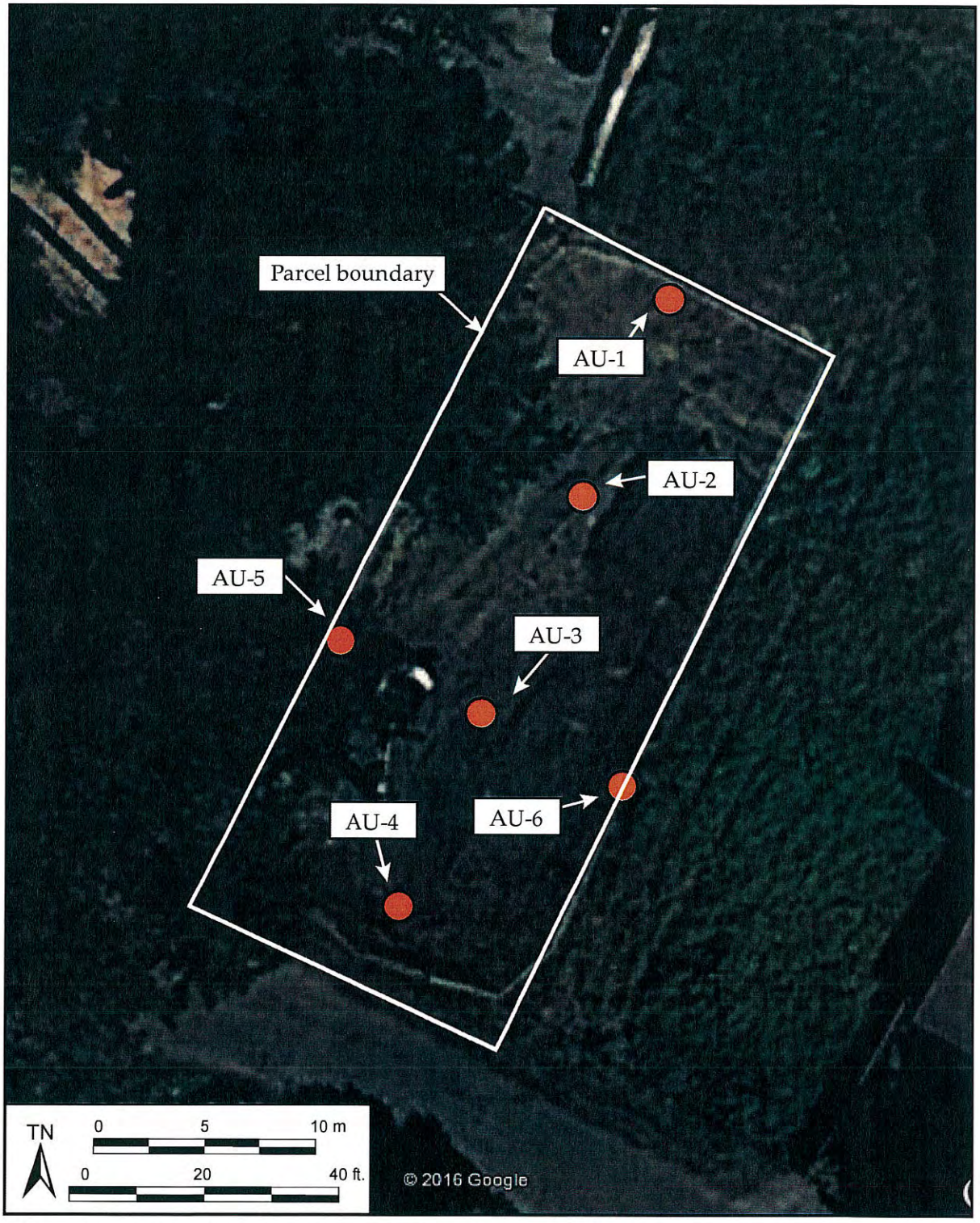

Figure 3. Location of auger-testing units (base image: Google Earth 28 March 2015).

It was therefore clear that auger testing could be limited to the upper 60 cm below surface. Six auger units were placed in a cross shape across the parcel (Figure 2) and taken to 50 to 80 cm below surface, with each unit terminated at the encounter with the gravelly orange-brown clay substrate (Figure 3; Appendix B). The north-south line had auger units spaced 10 m apart. The east-west line crossed the first at the 20 m mark (measured from the northeast end of the parcel), comprising a single unit 5 m away on either side of that mark. The auger tests were excavated by hand and documented with notes describing the soil stratigraphy in 10-cm arbitrary levels. The excavated material was passed through a 1/4-inch screen to separate any cultural remains such as shell, bone, or lithic fragments.

AUGER-TESTING RESULTS

No evidence of archaeological deposits was found in any of the auger-testing units. The soil-description logs are attached in Appendix B.

STUDY RESULTS AND RECOMMENDATIONS

No archaeological materials were found in the PA. The current author concurs with Dietz and Jackson (1975) and with Hylkema (1998) that CA-SMA-134 does not extend south and east to the PA.

RECOMMENDATIONS

No further study is recommended at this time. It is recommended that the NWIC redraw the site boundary for CA-SMA-56 such that the project parcel is no longer included in the site boundary as depicted in their files.

ENCOUNTERING UNRECORDED ARCHAEOLOGICAL RESOURCES

It is unlikely that unidentified buried cultural deposits are present in the study area. However, if concentrations of prehistoric or historic-era cultural materials are encountered during a project, it is recommended that all work in the immediate vicinity halt until a qualified archaeologist can evaluate the finds and make recommendations. Prehistoric materials might include obsidian and/or chert flaked-stone tools such as projectile points, knives, or scrapers, or the debris from making, sharpening, and using them; culturally darkened soil ("midden") containing shell, dietary bone, heat-affected rock, artifacts, and carbonized plant material; or stone milling equipment such as mortars, pestles, handstones, or milling slabs. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; or deposits of metal, glass, and/or ceramic materials.

ENCOUNTERING HUMAN REMAINS

There is a remote possibility that human remains might be encountered on the property. Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. If human remains are encountered, work should halt in the vicinity of the remains and, as required by law, the County Coroner should be notified immediately. At the same time, an archaeologist should be contacted to evaluate the situation. If human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of that determination. The Commission then notifies the Most Likely Descendant, who has 48 hours to make recommendations to the landowner for the disposition of the remains.

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2015 *Geotechnical Study: Kalpakoff Property, Cypress Avenue, Moss Beach, California APN 037-225-010.* On file, County of San Mateo Planning and Building Department, file No. 2015-00243.

United States Army Corps of Engineers

1869 *San Mateo, Calif.* 15 min. quadrangle. United States Coast Survey, Washington D.C.

United States Department of Agriculture (USDA)

2016 Web Soil Survey. USDA Natural Resources Conservation Service. http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (accessed 19 April 2016).

United States Geological Survey

1896 *San Mateo, California, Quadrangle Map.* 15-minute series. 1:62,500 scale. U. S. Geological Survey, Washington D.C.

1915 *San Mateo, California, Quadrangle Map.* 15-minute series. 1:62,500 scale. U.S. Geological Survey, Washington D.C.

1956 *Montara Mountain, California, Quadrangle Map.* 7.5-minute series. 1:24,000 scale. U.S. Geological Survey, Washington D.C.

1980 *Montara Mountain, California, Quadrangle Map.* 7.5-minute series. 1:24,000 scale. 1956 map photorevised 1980. U.S. Geological Survey, Washington D.C.

APPENDIX A: ORGANIZATION CORRESPONDENCE

ANTHROPOLOGICAL STUDIES CENTER
Sonoma State University
1801 East Cotati Avenue, Building 29
Rohnert Park, CA 94928

FAX TRANSMITTAL FORM

To: Native American Heritage Commission

Fax No.:916.373.5471
Phone No.: 916.373.3710

Date:16 April 2016

Total Number of Pages: 2
(including cover page)

From: Mike Newland
Fax No.: 707.664.4155
Phone No.: 707.664.2734
E-mail: newland@sonoma.edu

Re: Park Way and Cypress Ave.
Moss Beach, CA

COMMENTS

Please review the sacred lands files for any Native American cultural resources that may be within or adjacent to the project area depicted on the accompanying map. The project area, in Moss Beach, San Mateo County, lies within unsectioned land of the Corral de Tierra (Palomares) Land Grant, Township 5 South, Range 6 West, as depicted on the Montara Mountain, Calif. 7.5' topographic map. The study is being prepared for a proposed building construction. We also request a list of Native American individuals /organizations that may have knowledge of cultural resources in the project area. Please call if you have any questions.

Thank you for your assistance.

ASC Web Site: http://www.sonoma.edu/projects/asc/

Please call as soon as possible if there are any transmission problems: (707)664-2381

APPENDIX B. AUGER LOGS

PROJECT: NT235 1523 APN 037-225-010 PARK WAY AND CYPRESS AVE. MOSS BEACH, SAN MATEO COUNTY, CA

CLIENT: S. KALPAKOF ARCHAEOLOGIST: M. NEWLAND 21 APRIL 2016

AUGER UNIT	DEPTH (CM BELOW SURFACE)	DESCRIPTION
1	0-10	10YR 2/1 BLACK SEMI-MOIST CLAY
	10-20	10YR 2/1 BLACK SEMI-MOIST CLAY
	20-30	10YR 2/1 BLACK SEMI-MOIST CLAY
	30-40	10YR 2/1 BLACK SEMI-MOIST CLAY
	40-50	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS
2	0-10	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS--OVERBURDEN FROM GEOTECHNICAL TRENCH
	10-20	10YR 2/1 BLACK SEMI-MOIST CLAY
	20-30	10YR 2/1 BLACK SEMI-MOIST CLAY
	30-40	10YR 2/1 BLACK SEMI-MOIST CLAY
	40-50	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS
3	0-10	10YR 2/1 BLACK SEMI-MOIST CLAY
	10-20	10YR 2/1 BLACK SEMI-MOIST CLAY
	20-30	10YR 2/1 BLACK SEMI-MOIST CLAY
	30-40	10YR 2/1 BLACK SEMI-MOIST CLAY
	40-50	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS
4	0-10	10YR 2/1 BLACK SEMI-MOIST CLAY
	10-20	10YR 2/1 BLACK SEMI-MOIST CLAY
	20-30	10YR 2/1 BLACK SEMI-MOIST CLAY
	30-40	10YR 2/1 BLACK SEMI-MOIST CLAY
	40-50	10YR 2/1 BLACK SEMI-MOIST CLAY
	50-60	10YR 2/1 BLACK SEMI-MOIST CLAY
	60-70	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS
5	0-10	10YR 2/1 BLACK SEMI-MOIST CLAY
	10-20	10YR 2/1 BLACK SEMI-MOIST CLAY
	20-30	10YR 2/1 BLACK SEMI-MOIST CLAY
	30-40	10YR 2/1 BLACK SEMI-MOIST CLAY
	40-50	10YR 2/1 BLACK SEMI-MOIST CLAY
	50-60	10YR 2/1 BLACK SEMI-MOIST CLAY
	60-70	10YR 2/1 BLACK MOIST CLAY
	70-80	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS
6	0-10	10YR 2/1 BLACK SEMI-MOIST CLAY
	10-20	10YR 2/1 BLACK SEMI-MOIST CLAY
	20-30	10YR 2/1 BLACK SEMI-MOIST CLAY
	30-40	10YR 2/1 BLACK SEMI-MOIST CLAY
	40-50	10YR 3/1 VERY DARK GRAY GRAVELLY CLAY LOAM, ORANGE/BROWN INCLUSIONS

ATTACHMENT F

Sigma Prime Geosciences, Inc.

April 26, 2016

Steve Kalpakoff
440 Davis Court #2017
San Francisco, CA 94111

Subject: Response to Committee for Green Foothills Letter: Cypress Avenue, Moss Beach. APN 037-225-010

Dear Mr. Kalpakoff:

This letter is in response to a letter we received by Lennie Roberts of the Committee for Green Foothills, dated April 25, 2016. Only the comment on Question 6a pertains to our work.

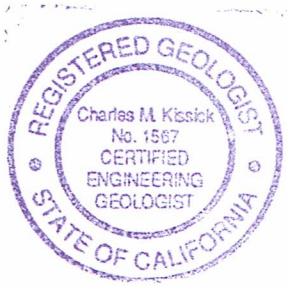
The comment states that our fault study was inadequate because we only used one fault trench, and that two trenches are required to verify the trend of the mapped fault trace. The comment also says that only one data point can be obtained from a fault trench. However, the trench was 3 feet wide, so there were two piercing points between the fault trace and the trench wall. Based on the two piercing points, we mapped the fault trace as shown on Figure 2 in our soils report. To verify the location of the fault trace, we extrapolated the location of the fault trace to where it would meet the edge of pavement on Cypress Avenue, and marked the location with spray paint. We then had the backhoe operator pothole at the suspected fault trace location and it was found at the correct location.

The fault trace location was determined using a 300-foot tape measure and measuring from property corner pipes. We measured fault trace location both in the trench, and in the pothole. Therefore, the fault trace is accurately located across the entire property.

If there are any questions regarding the contents of this letter, please do not hesitate to call me at (650) 728-3590.

Yours,
Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E., C.E.G.



332 Princeton Avenue, Half Moon Bay, CA 94019 tel: (650) 728-3590 fax: 728-3593