

COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY

INTERDEPARTMENTAL CORRESPONDENCE

Date: January 3, 2001
Hearing Date: January 30, 2001
Set Time: 9:30 a.m.

To: Honorable Board of Supervisors

From: Marcia Raines, Director of Environmental Services Agency *MR*

Subject: EXECUTIVE SUMMARY: Consideration of an appeal of the Planning Commission's decision to approve a Coastal Development Permit to construct a new 2,629 sq. ft. single-family residence and drilling of a domestic well in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

RECOMMENDATION

Deny the appeal and uphold the decision of the Planning Commission to approve the Coastal Development Permit, County File Number PLN 1999-00244, to construct the new single-family dwelling and drill the domestic well by making the findings and adopting the conditions of approval.

PROPOSAL

The applicants propose construction of a new 2,629 sq. ft. single-family residence with an attached garage and drill a well for domestic use on a 5,147.5 sq. ft. parcel.

SUMMARY

The project was approved by the Zoning Hearing Officer on March 2, 2000, with a slight modification to the proposed side yard setbacks. The project was appealed by neighbors on both sides of the applicants' property for reasons of view protection. The Planning Commission denied the appeal and upheld the decision of the Zoning Hearing Officer on July 12, 2000, with a slightly revised modification to the side yard setbacks. The Planning Commission's decision was appealed by both the neighbors again, as well as by a third party for reasons of water availability and inaccurate geological investigation.

The Environmental Health Division reviewed the proposed well location against their locational criteria and found that the proposed well location does meet the Environmental Health Division's locational criteria. The applicants' geologist, as well as a second certified engineering geologist and the County's reviewing geologist, excavated a second trench shadowing the proposed building site and found no evidence of surface faulting that would affect the proposed residence.

Staff, the Zoning Hearing Officer and the Planning Commission have found the project to be consistent with the goals, policies and objectives of the San Mateo County General Plan, Local Coastal Program, Coastsides Design Review Guidelines and the Community Design Manual. The Mid-Coast Community Council's response to the project was a suggestion to reduce the mass of the house. The Planning Commission concluded that the design of the house provided good articulation and that reducing the mass was not necessary.

SMB:kcd - SMBK1480_WKU.DOC

COUNTY OF SAN MATEO
ENVIRONMENTAL SERVICES AGENCY

INTERDEPARTMENTAL CORRESPONDENCE

Date: January 3, 2001
Hearing Date: January 30, 2001
Set Time: 9 30 a.m.

To: Honorable Board of Supervisors

From: Marcia Raines, Director of Environmental Services Agency

Subject: Consideration of an appeal of the Planning Commission's decision to approve a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning regulations, to construct a new 2,629 sq. ft. single-family residence and drill a domestic well in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

County File Number: PLN 1999-00244 (Mahon)

RECOMMENDATION

Deny the appeal and uphold the decision of the Planning Commission to approve the Coastal Development Permit, County File Number PLN 1999-00244, by making the findings and adopting the conditions of approval listed in Attachment A.

PROPOSAL

The applicants propose construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling of a well for domestic use.

BACKGROUND

Report Prepared By: Sara Bortolussi, Project Planner, Telephone 650/363-1839

Appellants: Judith Macias, Jan Didur and Jeff Tate, Lennie Roberts

Owners/Applicants: Michael and Joanne Mahon

Location: 863 San Ramon Avenue, Moss Beach

APN: 037-259-170

Size: 5,147.5 sq. ft.

Existing Zoning: R-1/S-17/DR/CD/GH (Single-Family Residential/5,000 sq. ft. minimum parcel size/Design Review/Coastal Development/Geologic Hazards)

General Plan Designation: Medium Density Residential

Existing Land Use: Vacant

Flood Zone: Flood Zone C, area of minimal flooding

Environmental Evaluation: A Negative Declaration was circulated for a 21-day review period, pursuant to the California Environmental Quality Act guidelines, from February 2, 2000 to February 22, 2000. No comments were received

Setting: The 5,147.5 sq. ft. site is located on San Ramon Avenue in the Seal Cove area of unincorporated Moss Beach. The site is characterized by level terrain and is situated between two developed parcels with 2-story single-family residences. The Tate Residence is located on a parcel the same size as the applicants, 5,147.5 sq. ft. and the Macias residence is located on a 7,949 sq. ft. parcel. There are no existing trees or shrubs on the parcel.

Chronology.

<u>Date</u>	<u>Action</u>
April 14, 1999	- Application filed
February 2, 2000	- Environmental document posted
February 22, 2000	- End of 21-day comment period for environmental document
March 2, 2000	- Zoning Hearing Officer conditionally approved the project with modifications, requiring the applicants to switch the proposed 5- and 10-foot side yard setbacks.
March 15, 2000	- Appeals filed
July 12, 2000	- Planning Commission denies the appeal and approves the project with revised conditions requiring 7.5- and 7.5-foot side yard setbacks
July 26, 2000	- Appeals filed
October 17, 2000	- Board of Supervisors public hearing.

DISCUSSION

A KEY ISSUES

The appellants' notices of appeal appear as Attachment B. The three main points of appeal are summarized in **bold** type followed by the responses in plain type.

1. **Impact on the existing water supply and drilling of a domestic well.**

The appellants are concerned that there is not sufficient water available to allow the drilling of an additional water well in the Seal Cove area. In addition, due to the presence of fault lines and traces in this area, it can be difficult to find an adequate and potable water source. The appeals claim the need for demonstrating an adequate, potable water source prior to issuance of a Coastal Development Permit. One appeal also questions the Environmental Health review of the project in determining if the proposed location for the well meets setbacks from other existing wells and existing sewer lines.

Response: The process for drilling a well at this location requires that the applicants obtain an approved Coastal Development Permit for the well and provide that approved permit to the Environmental Health Division prior to drilling on the property for water. Initially, the applicants desired to only apply for a Coastal Development Permit for the purposes of drilling for a domestic water source. If water was found, they would then apply for an additional Coastal Development Permit to construct the single-family residence. The review process required remains the same whether or not the project includes plans for a new house or only includes a domestic well. Since the Environmental Review process required a Negative Declaration, due to the Geological Hazards overlay zoning, and a public hearing, the project encompasses both the well and the new house

Regarding the review by Environmental Health, they state that new wells need only be 50 feet from existing sewer laterals and that the 100-foot requirement is for distance between wells and septic drainfields. They have reviewed the proposed well against all applicable locational criteria and found it to comply. Compliance with quantity and quality criteria can be determined only after the well is drilled.

2. **Adequacy of Geotechnical investigation and construction on a fault line.**

The appellants are concerned that the geotechnical investigation only reviewed the northern side of the parcel and there was the potential for fault traces to exist on the southern side of the parcel as evidenced by an earlier investigation conducted for the neighboring property owner. The suggestion was to have the applicants' trench the southern side of the property to determine if any fault traces exist which would prevent development on that portion of the parcel.

Response: As the project is proposed, there is no development located within the rear 20+ feet of the property, where the appellant's map identifies the possible location of a

fault trace. In addition, the Planning Commission conditioned the project to have a 7.5-foot side yard setback from both side property lines.

Since the Planning Commission hearing, the applicants' geotechnical consultant, David Buckley, along with Joel Baldwin, a certified engineering geologist from Earth Investigations Consultants; and Jean DeMouthe, San Mateo County reviewing geologist, excavated a second exploration trench, approximately 73 feet long and 10 feet deep, which shadowed the building site diagonally across the property (see Attachment H). The results of the second exploratory trench were that no evidence of active or Holocene faulting or shear was found. Based on these observations, it is the opinion of the applicants' geologist as well as the County reviewing geologist that the probability is very low that surface faulting will affect the proposed house.

3. **House location on the property.**

The last item of the appeal discusses the placement of the house on the property. The neighbor located at 871 San Ramon Avenue has an unconventional placement of their home due to geotechnical factors that prevented her from placing her home in a traditional placement. The neighbor's home is located at an angle and has a reduced side yard setback along the side shared with the applicants. That neighbor would like to see a reduction in mass of the proposed house because she does not want to see it from her front porch.

Response: The applicants have proposed a house that is consistent with all of the required zoning regulations for the R-1/S-17/DR/CD/GH Zoning District. In addition, the design of the house was reviewed with the Coastsides Design Review Officer for conformance with the Coastsides Design Review Regulations and the Community Design Manual and found to be consistent. Staff believes the house provides good articulation on three of its four sides. The Zoning Hearing Officer conditioned the project to have a 10-foot side yard setback from this neighbor's property and a 5-foot side yard setback from the other side property line to try to accommodate this neighbor. The Planning Commission then revised the condition to provide 7 5-foot side yard setbacks from both side property lines to try to accommodate the neighbors on both side of the project. Staff does not recommend any changes to the placement, size or mass of the house on the property.

B. ENVIRONMENTAL REVIEW

A Negative Declaration was circulated for a 21-day review period, pursuant to the California Environmental Quality Act guidelines, from February 2, 2000 to February 22, 2000. No comments were received.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Geotechnical Section
Point Montara Fire Protection District
Montara Sanitary District
Mid-Coast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Copies of Appeal Applications
- C. Location Map
- D. Site Plan
- E. Floor Plans
- F. Elevations
- G. Memo from Environmental Health regarding Proposed Well Location
- H. Geotechnical Report prepared by David Buckley dated December 14, 2000
- I. July 12, 2000 Staff Report to the Planning Commission
- J. July 13, 2000 Planning Commission Decision Letter

SMB:kcd - SMBK1481_WKU DOC

County of San Mateo
Environmental Services Agency

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number:
PLN 1999-00244

Hearing Date: October 17, 2000

Prepared By: Sara Bortolussi

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

- 1 That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, as stated in the staff report.
2. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program, as stated in the staff report.
3. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1 22 and 1 23 as stated in Section 6328.19 of the Zoning Regulations

Regarding the Design Review, Find:

4. That the project conforms with the guidelines and standards in Section 6565.7 and the other provisions of Chapter 28 1 of the San Mateo County Zoning Regulations and the Community Design Manual for the reasons stated in the staff report.

Regarding the Environmental Review, Find:

- 5 That the Negative Declaration is complete, correct, adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
- 6 That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project if subject to the mitigation measures contained in the negative declaration, will have a significant effect on the environment.

7. That the Negative Declaration reflects the independent judgement of San Mateo County
8. That the mitigation measures identified in the Negative Declaration, agreed to by the applicants, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

- 1 This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning Division on April 14, 1999, and approved by the Board of Supervisors on October 17, 2000. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The Coastal Development Permit shall be valid for one year from the date of approval. Any extensions of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
3. In the event that a public water supply becomes available, the applicants shall switch to this alternative.
4. Prior to the issuance of a building permit, the applicants shall submit color and material samples of the proposed project, for approval by the Planning Director, and verified prior to a final inspection for a building permit
5. During project construction, the applicants shall, pursuant to Section 5022 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 15 and April 15.
 - 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 applications of pesticides and fertilizers to avoid polluting runoff.
6. All new utility lines to the proposed project shall be installed underground.
 7. At the building permit application stage, the applicants shall submit the geotechnical report, prepared by David Buckley, dated September 22, 1999, as well as any additional reports prepared by David Buckley regarding investigations on this property in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section with the mitigation recommended in the geotechnical report adhered to, including all requirements of the Geotechnical Section of San Mateo County.
 8. At the time of application for a building permit, an erosion and sediment control and stormwater management plan shall be submitted for review and approval by the Planning Division.
 9. The applicants are required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
 10. The applicants are required to submit a stormwater management plan prepared by a civil engineer, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project
 11. The applicants shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.
 12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer. The site plan shall show
 - a. The baseline elevation datum point as established by a licensed land surveyor or engineer. This datum point must be located so that it will not be disturbed by construction activities. This datum point shall be used during construction to verify the elevation of the finished floors relative to the site's existing natural grade.
 - b. The natural grade elevations at a minimum of four significant corners of the structure's footprint.
 - c. The elevations of the proposed finished grades, where applicable.
 - d. The ridgeline elevation of the highest point on the roof.
 13. The applicants shall submit a landscape plan in accordance with the "Landscape Plan Guidelines – Minimum Standards" for review and approval by the Planning Director

following consultation with the appellants. Areas in front of the property that do not contain trees or shrubs shall be planted with groundcover. An irrigation plan for the front area and sides shall be submitted with the planting plan. Upon submittal of the landscape plan, the applicants shall pay a review fee based on the fee schedule in effect at that time.

14. The applicants shall record the following deed restriction with the County Recorder, which binds the applicants and any successors in interest on the parcel deed prior to application for a building permit. The applicants shall submit a copy to the Planning Division:

“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 County Geologist and the Planning Division, Environmental Services Agency, San Mateo County.”

15. The applicants shall revise the site plan prior to building permit application to reflect side yard setbacks of 7.5 feet on each side.

Building Inspection Section

16. At the time of application for a building permit, a boundary survey will be required.
17. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
18. A site drainage plan will be required which will demonstrate how roof drainage and surface runoff will be handled.

Department of Public Works

19. Prior to the issuance of the building permit, the applicants will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
20. The applicants shall submit, for review by the Department of Public Works, a plan and profile of the existing roadway, including adequate topography to confirm centerline elevations at the driveway and existing roadway drainage.
21. The applicants shall submit a “revised” driveway “plan and profile” that includes “vertical curves” at both the property line and at the garage, 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. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.

22. The applicants shall not place a concrete driveway within the road right-of-way. Within the right-of-way, the driveway shall consist of a minimum of six inches of Class 2 aggregate base and two inches of asphalt.
23. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works

Environmental Health Division

24. Prior to the building permit application stage, the applicants shall obtain a well permit and construct a well meeting quality and quantity standards.

Point Montara Fire Protection District

25. Municipal water supplies shall be used to supply sprinkler systems. In areas without a municipal water supply, an approved water tank large enough to accommodate domestic demand and the sprinkler system design flow for at least 15 minutes is required.
26. The Uniform Building Code Section 903.3, Appendix III-A Section 5 1, states that "The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 sq. ft. shall be **1,000 gallons per minute.**"
27. Fire hydrants must be "Clow 960" or equivalent, alternate hydrants must be approved by the District. Fire hydrants for normal fire flow (1,000 GPM or less) must be no more than 500 feet apart with no part of a building greater than 250 feet from a hydrant. Hydrants will meet all specifications of the District including color and markings. Curbs in front of fire hydrants and fire equipment will be painted red.
28. The Uniform Building Code requires smoke detectors on every level of a building, in every bedroom and at a point centrally located in the corridor or area giving access to each separate sleeping area. This requirement is for new construction and requires detectors to be interconnected, hardwired into the building power with battery backup.
29. Sprinkler systems shall be installed per San Mateo County and Half Moon Bay Fire District Ordinance. Overhead installation and hydrostatic test will be inspected as well as final operating test. In addition to the external alarm flow bell, an internal audible device will be required in a normally occupied area. Underground fire sprinkler supply lines will be inspected and flushed prior to connection. Underground fire sprinkler or hydrant service shall be left uncovered in the area of the thrust blocks for inspection.
30. The County of San Mateo and Half Moon Bay Fire District Ordinance requires a Class "B" or better roof covering or roof covering assembly.
31. Building identification shall be conspicuously posted and visible from the street
Temporary address numbers shall be posted prior to combustibles being placed on

the site. The letters and numerals for permanent address numbers shall be a minimum of 4-inch stroke for residential. Such letters and numbers shall be internally illuminated and facing the direction of access.

32. The applicants must have a maintained all-weather surface road for ingress and egress of fire apparatus. **This road shall be in place before combustibles are brought onto the project site and maintained throughout construction.** The Half Moon Bay Fire District and the Uniform Fire Code requires a 20-foot minimum width for access roads to structures. Dead-end roads greater than 150 feet in length also require a turnaround for fire apparatus. Contact the Fire Prevention Bureau for the full standard detail and specification. Roads leading to a single-family residence may be 16 feet wide with approval of the District.
33. The all-weather surfaces shall be a minimum of six inches of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%.
34. Plans submitted will be checked upon receipt of fees required by the District.

Montara Sanitary District

35. The project will require a sewer connection permit.

SMB:kcd - SMBK1481_WKU DOC

Application for Appeal

County Government Center • 590 Hamilton St • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 41

☐ To the Planning Commission

☒ To the Board of Supervisors

Name Lennie Roberts
Committee for Green Foothills
Phone, W 854-0449 H same

Address 339 La Cuesta
Portola Valley
CA Zip 94024

Permit Numbers involved

PLN 1999-00244

I have read and understood the attached information regarding appeal process and alternatives

☒ yes

☐ no

I hereby appeal the decision of the

☐ Staff or Planning Director

☐ Zoning Hearing Officer

☐ Design Review Committee

☒ Planning Commission

Appellant's Signature

Lennie Roberts

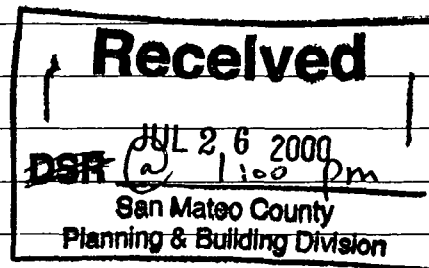
Date

7/25/00

made on July 12 2000 to approve/deny the above-listed permit applications

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

Please see attached



Committee for Green Foothills

Basis for Appeal of Coastal Development Permit for a single family residence with attached garage and drilling of a domestic well on a parcel in the Seal Cove Area of Moss Beach

File Number PLN 1999-00244 APN: 037-259-170

Applicant: Michael and Joanne Mahon, 863 San Ramon Avenue, Moss Beach

The project involves approval of a domestic water well on-site. Section 6328.14 of the Zoning Regulations requires that as a condition of approval of the Coastal Development Permit there shall be demonstrated proof of the existing availability of an adequate and potable water source for the proposed development, and that use of the water source will not impair surface streamflow, the water supply of other property owners, agricultural production or sensitive habitats. Exceptions to this requirement are only for "single family residences and any permitted use on a parcel of 40 acres or greater" (Section 6328.7(e) emphasis added).

In this case, the well to serve the residence is proposed in the urban mid-coast area on a parcel of only 5147.5 square feet. Parcels within this area are normally served by a public water system, although in a few cases individual water wells have been drilled. These wells were subject to environmental review and a study of water availability done by Kleinfelder.

In the Seal Cove area, the likelihood of finding an adequate and potable well water source is problematic due to the extensive faulting of the area. For this reason, it is even more important to ensure that proof of an adequate and well water source be demonstrated.

Additionally, the County well ordinance requires that wells be set back 50 feet from existing or potential new wells, and also requires wells to be set back 100 feet from sewer lines. This requirement has not been evaluated.

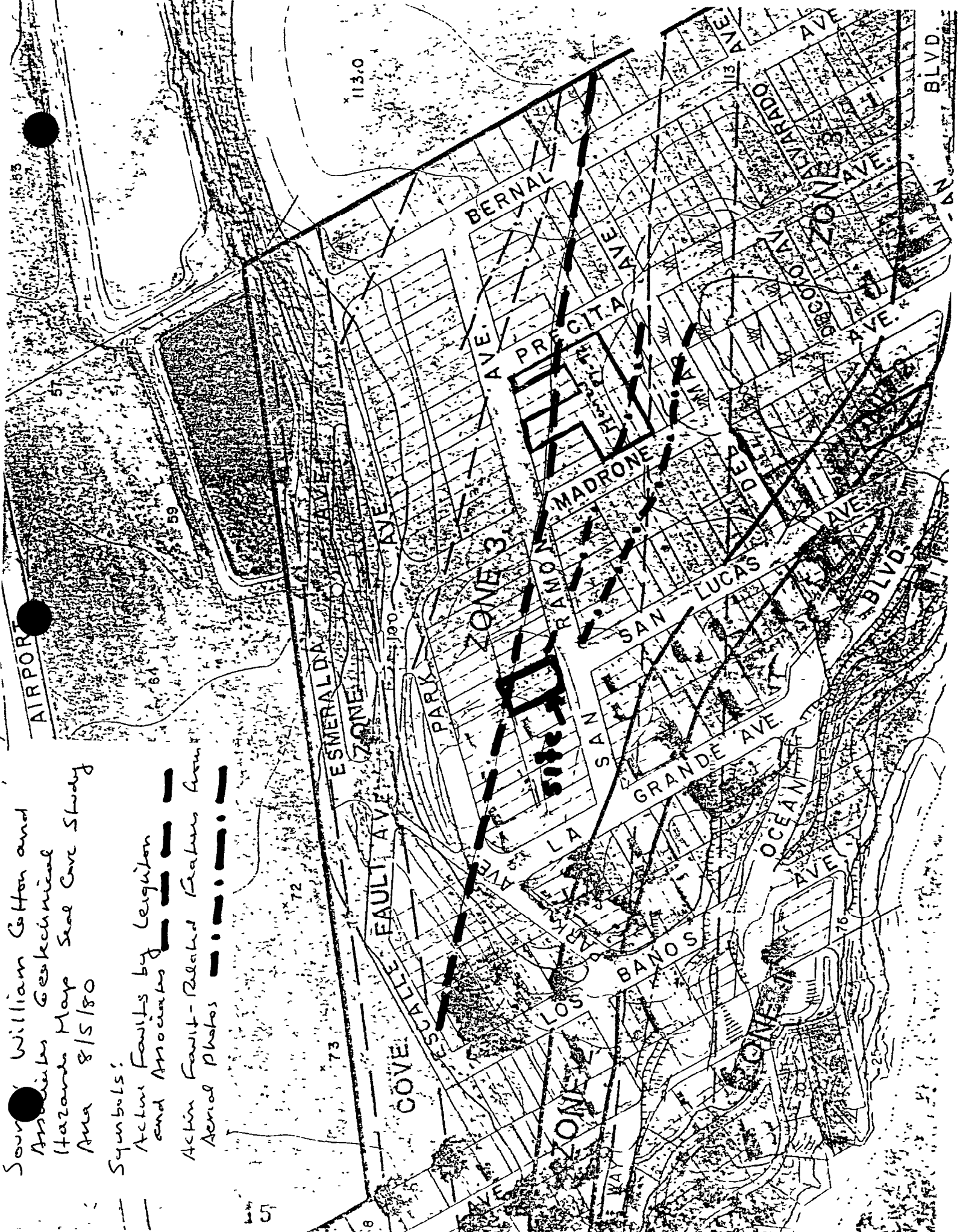
In reviewing the 1980 William Cotton and Associates geologic map of the Seal Cove area, it appears that the trenching on the property may have been done in an area that would not reveal the presence of numerous fault traces that were identified on the adjacent property now owned by the Macias family. See attached map. By inferring the trace from the southeast, evidence of these fault traces may occur on the subject property and still not be detected by the sixty foot trench that was excavated along the northwestern boundary. A new trench should be excavated adjacent to the Macias (formerly Ramirez) property to the southeast in order to determine whether the fault traces mapped on their property extend onto the Mahon parcel.

Note that the Macias property was restricted from development in a significant area of the southwestern portion of their lot and the Purcell Rhoades and Associates report states, on page 6: "An 8-foot side zone including three fault strands was found trending across the northeastern portion of the property and several 5-20 feet wide pervasively sheared zones were found trending across the southwestern portion of the property' (emphasis added). On page 7 of the same report, it states: "Therefore, we consider that buildings placed on the southwestern portion of the lot could not help straddling fault traces and that no structures for human habitation should be placed there."

Source: William Cotton and Associates Geotechnical Hazards Map Seal Cove Study Area 8/5/80

Symbols:

- Active Faults by Legerton and Associates ———
- Active Fault-Related Features from Aerial Photos - - - - -



Application for Appeal

- ☐ To the Planning Commission
☒ To the Board of Supervisors

Planning and Building Division

County Government Center • 590 Hamilton St. • Redwood City CA 94061
 Mail Drop PLN 122 • 415 • 363 • 4161

1. Applicant Information

Name JAN DIDUR / JEFF TATE
855 SAN BARTON AVENUE
 Phone: W (650) 728-1639

Address 855 SAN BARTON AVENUE
POSS BEACH, CA
 Zip 94038

2. Appeal Information

Permit Numbers involved

PLN 1999-00244

I have read and understood the attached information regarding appeal process and alternatives

☐ yes ☐ no

I hereby appeal the decision of the

- ☐ Staff or Planning Director
☐ Zoning Hearing Officer
☐ Design Review Committee
☒ Planning Commission

Appellant's Signature

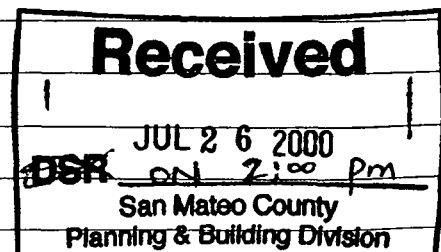
Date JULY 26, 2000

made on JULY 12, 2000 to approve/deny the above-listed permit applications

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

WE ARE APPEALING THE DECISION MADE BY THE
PLANNING COMMISSION BASED ON A NEGATIVE
ENVIRONMENTAL IMPACT DECLARATION. CONSTRUCTION
OF THE RESIDENCE FLIES IN THE FACE OF THE 1989
DRAFT ENVIRONMENTAL IMPACT REPORT. AVAILABILITY
OF WATER (AND FINITE SUPPLY) IS OF PARAMOUNT
CONCERN ON THE COASTSIDE.



Application for Appeal

PLANNING AND BUILDING DIVISION

County Government Center • 590 Hamilton St • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 4161

☐ To the Planning Commission

☒ To the Board of Supervisors

1. Applicant Information

Name: Judith A. Macias

Address 871 San Ramon Ave
Moss Beach

Phone, W: 991-6766 H. 728-9494

Zip 94038

2. Appeal Information

Permit Numbers involved.

I have read and understood the attached information regarding appeal process and alternatives

☒ yes

☐ no

I hereby appeal the decision of the

☐ Staff or Planning Director

☐ Zoning Hearing Officer

☐ Design Review Committee

☒ Planning Commission

Appellant's Signature

Judith A. Macias

Date

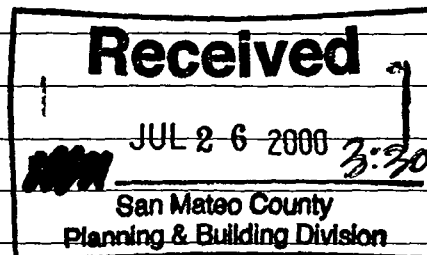
7/26/00

made on July 17 2000 to approve/deny the above-listed permit applications

3. Data for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example. Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so then which conditions and why?

Objection to site house placement, well and possible
of construction on front lot
See Attached



July 26, 2000

Basis for Appeal of Coastal Development Permit for a single-family residence with attached garage and drilling of a domestic well on a parcel in the Seal Cove Area of Moss Beach

File Number PLN 1999-00244 APN: 037-259-170

The basis of our appeal is .

1) Impact of proposed residence on existing Macias home

Because of the unusual site location of our house at 871 San Ramon Ave., the visual impact and sight lines of the proposed residence in the adjoining lot, are much greater than if the houses were to be situated at the more usual 90-degree angle. This is not the case. Our home is built on the diagonal (see sketch). A review of the disclosure information provided to us in 1988 when we bought the home (copy of pertinent section attached) reports that the positioning of the building was mandated by the findings from a geological report (Purcell, Rhoades and Associates, 1976) which concludes that,

“buildings placed on the southwest portion of the lot could not help straddling fault traces and that no structures for human habitation should be placed there. In the event of active movement within the San Gregorio Fault system, it must be considered that direct offset or slow creep might occur in these zones.”

It should be noted that the southwestern portion of the lot, which is cited in the geological report adjoins the proposed Mahon residence.

The consequence of this diagonal placement means that the front of our (Macias) home is placed very close to the lot line on the West. In effect, when we come out of our front door, it will seem as if there is a 2-story house, 27 feet high, in our front yard. This dramatic visual and physical impact of the Mahon residence will greatly reduce our enjoyment of our home and will effectively reduce its value. Because of its mass, the building will have a much greater than usual impact on our home than it would have on a conventionally placed home.

2) Impact on water supply

In an area of extremely limited water supply, wells in the Seal Cove area impact all of the property owners. (One new well has already been drilled at a house under construction at 875 San Ramon Ave.) Before granting a Coastal Development permit, the owner of the proposed Mahon residence should be required to demonstrate an adequate water supply as a condition of approval.

3) Fault Line

As referenced on page 1, the San Gregorio Fault runs through the Seal Cove area. According to a report by Purcell, Rhoades and Associates, 1976, the fault line intersects the southwestern portion of the Macias lot and the southwest portion of the Mahon lot and instructs that “no structures for human habitation should be placed there.” The

trenching which was done on the Mahon lot was done on the north side. A new trench should be dug in the affected area or southwest portion of the lot to reveal whether fault traces might exist there.

Attached are signatures from our neighbors on San Ramon Avenue, who lend their support to this appeal, a copy of the site plan from the original geological report showing the diagonal placement of our home on the buildable portion of the Macias' property, and an excerpt from the Purcell and Rhoades Report of 1976.

Thank you for considering our request.

Judith and Mois Macias
871 San Ramon Avenue
Moss Beach, CA 94038

Subject: Property owned by Michael & Joanne Mahon

Location: San Ramon Avenue, Moss Beach

APN: 037-259-170

March 15, 2000

We, the undersigned, support the appeal to the Planning Commission made by Judith and Mois Macias (of 871 San Ramon Avenue, Moss Beach, CA, 94038), that asks for modifications in the ~~building~~ and site plans for the property owned by Michael and Joanne Mahon on San Ramon Avenue

1 Signature Gail Schatz & Harry G. Walters
Name GAIL SCHATZ & Harry G. Walters
Address 874 SAN RAMON, MOSS BEACH CA 94038

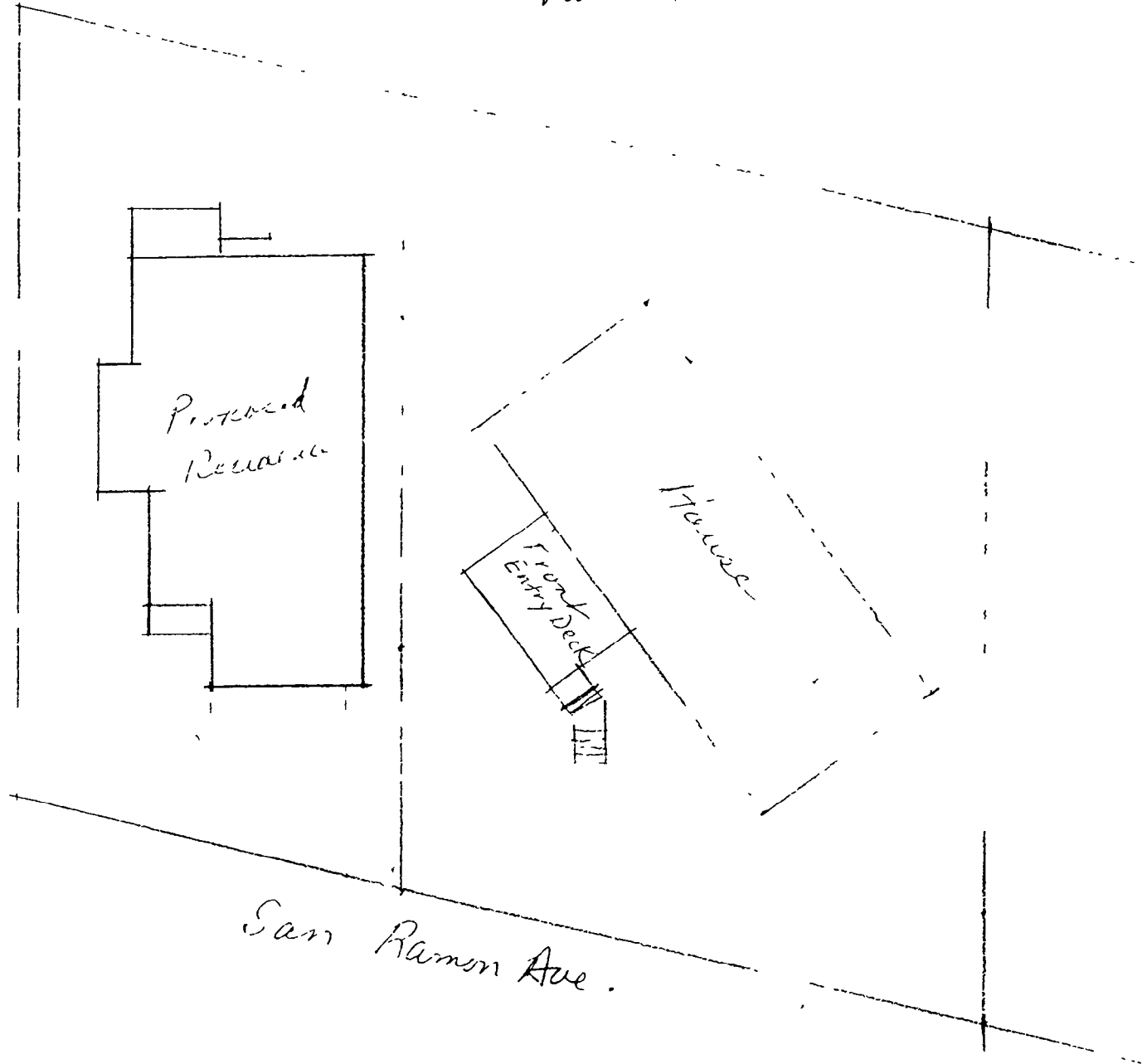
2 Signature Jeff Tate
Name Jeff Tate
Address 855 San Ramon Avenue 94038-9751

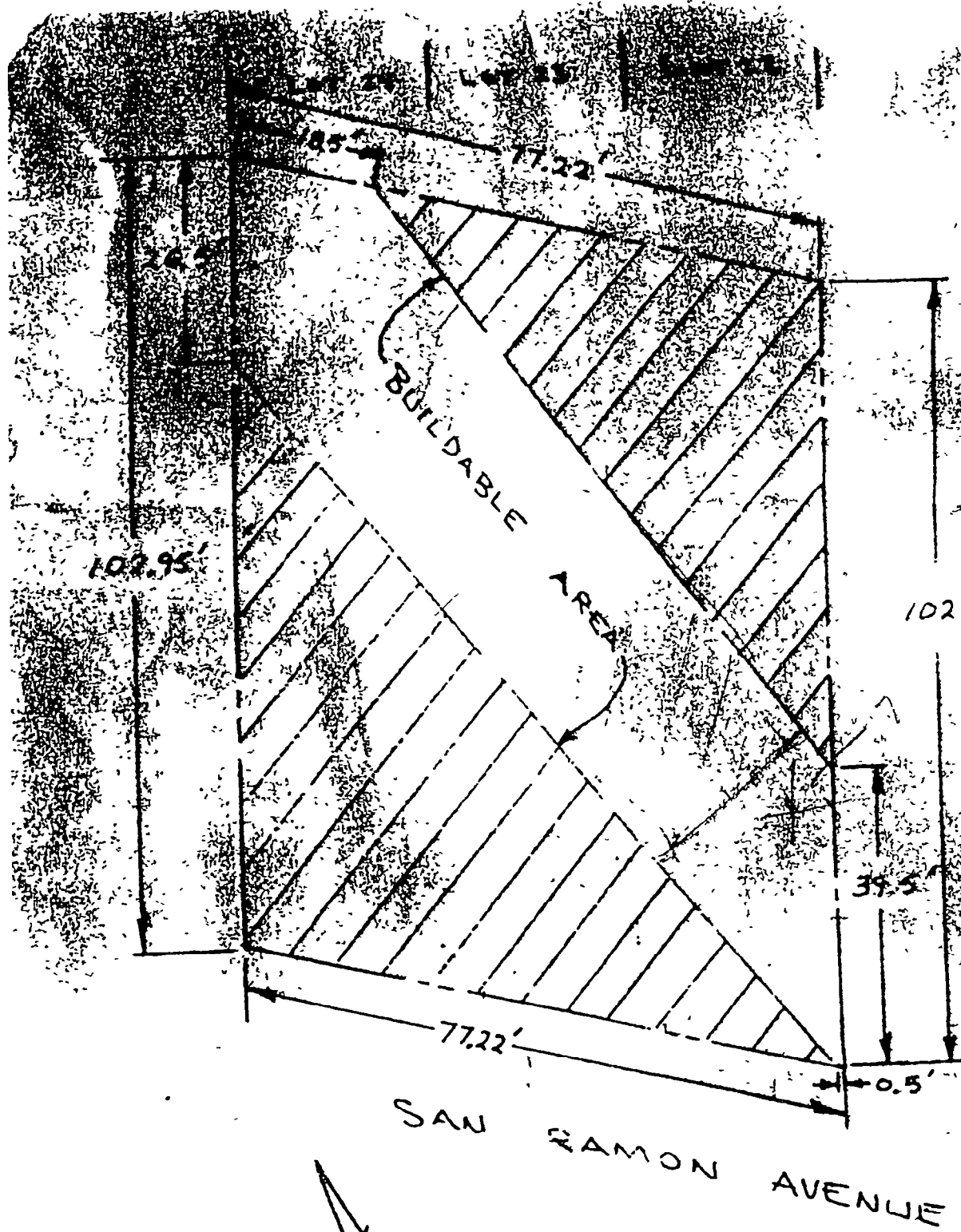
3 Signature Curtis F. Parker & Mary L. Parker
Name CURTIS F & MARY L PARKER
Address 846 San Ramon Ave, Moss Beach, 94038

4. Signature P. Eakins
Name Pamela EAKINS
Address 847 San Ramon Ave Moss Beach 94038

5 Signature Ronald W. & Caroline M. Reedy
Name RONALD W. & CAROLINE M. REEDY
Address 854 SAN RAMON AVE, MOSS BEACH, CA 94038

Not to Scale





Scale 1" = 20'

SITE PLAN
RAMIREZ PROPERTY
871 SAN RAMON AVE.
MOSS BEACH, CALIFORNIA
3/81 D.G. Hayes Fig. 1

2 Pages Only Attached
herewith
(Original document available
upon request)

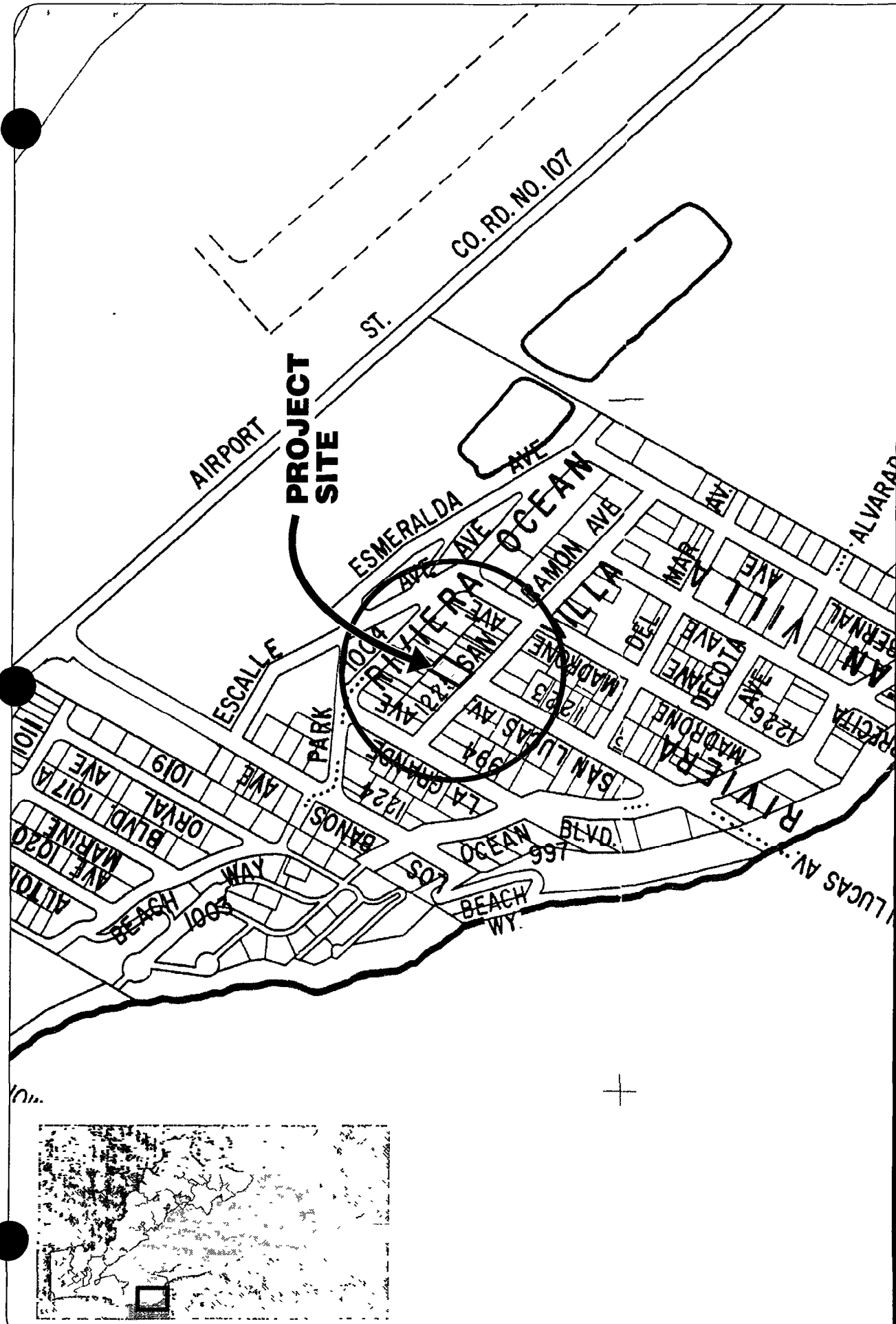
GEOLOGIC INVESTIGATION
SINGLE FAMILY RESIDENCE UPON
LOT 37-25-259-16
MOSS BEACH, CALIFORNIA
FOR
FRED LANE REALTY

Forecast return periods (in years) of peak ground accelerations in the Half Moon Bay area are 127 years for 0.3 g, 97 years for 0.25 g, 71 years for 0.20 g and 47 years for 0.15 g (San Mateo Seismic Safety, 1975). We recommend that this data be consulted as a guide for design and planning purposes noting that 65% peak ground acceleration is equivalent to the sustained acceleration (Ploessel and Slosson, 1974), which is used as the design value.

In the event of a major earthquake, private services and public utilities may be disrupted. To mitigate the threat of fire resulting from such an event, we recommend that gas burning appliances such as water heaters which may be toppled by an earthquake should be anchored to adjacent walls.

CONCLUSIONS

Based on the various lines of geological evidence obtained within the study site, it is concluded that there is evidence for potentially active fault traces passing through the property. An 8-foot wide zone including three fault strands was found trending across the northeastern portion of the property and several 5-20 foot wide pervasively sheared zones were found trending across the southwestern portion of the property. No other evidence of faulting on the property was identified in T-1 and T-2 or during our geologic field reconnaissance. Hence, zones of faulting are located as shown on Figure 2. Fault movement in the future is considered to be most likely to take place along existing potentially active fault zones. As a result of these findings, sudden and direct offset or slow creep could occur within the investigated property. Although very unlikely within the economic lifetime of the proposed development, other fault traces may develop on the property in the future.



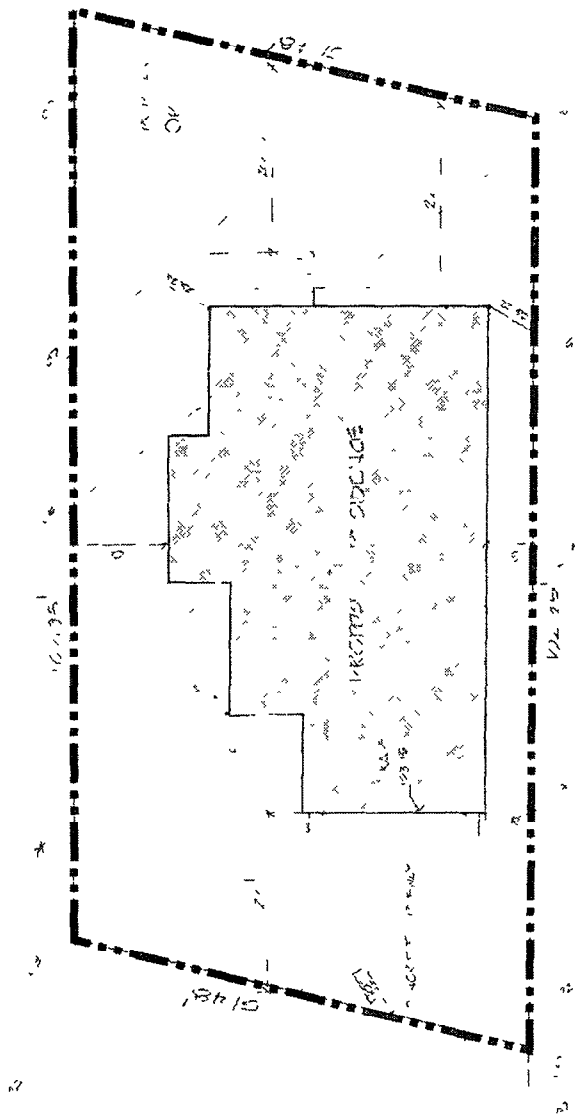
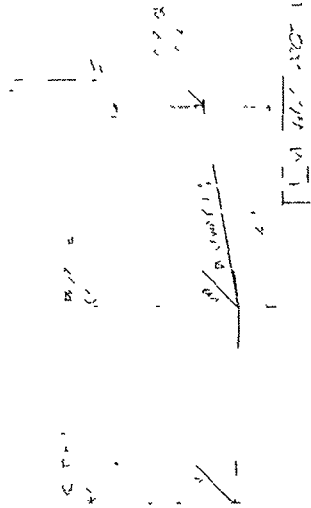
San Mateo County Board of Supervisors Meeting

Applicant: Joanne & Michael Mahon

File Numbers: PLN1999 00244

Attachment: C





APPLICANT JOANNE & MICHAEL MAHON	APN 031 050 110	PROJECT 10.135	DATE 10/1/10
ADDRESS 10.135		CITY SAN MATEO	
PROJECT 10.135		SHEET 1 OF 1	
SITE PLAN			

San Mateo County Board of Supervisors Meeting

Applicant: Joanne & Michael Mahon

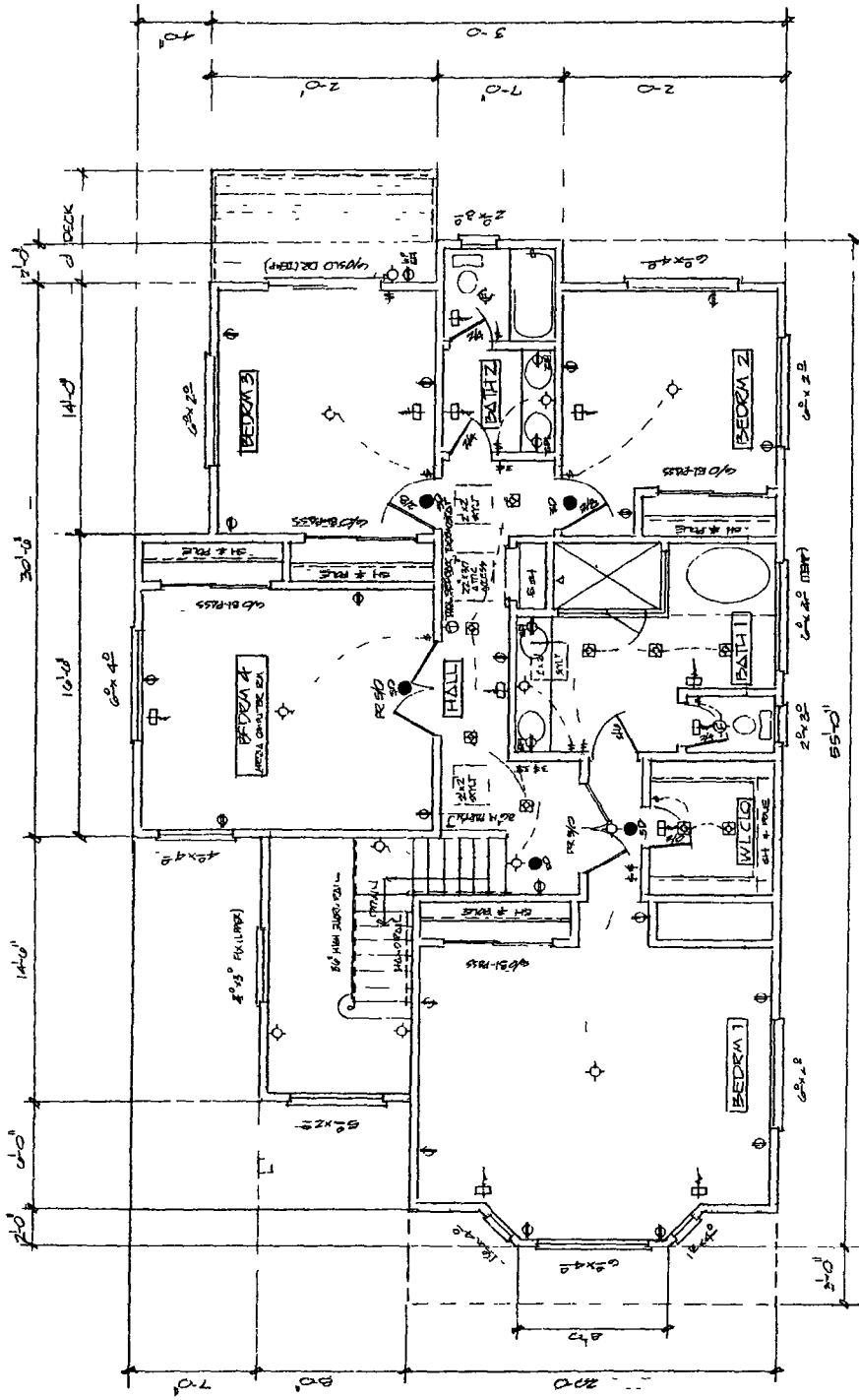
File Numbers: PLN1999-00244

Attachment: D





1440 S ETZ



- BATHING NOTES:**
- INSTALL WATER RESISTANT TYPE GYPSUM BOARD ON WALLS & TOP OF SHOWER AREAS. INSTALL CERAMIC TILE TO 4" MIN. 2" ABOVE JACUZZI OR UP TO 4" MIN. 2" ABOVE JACUZZI AT 105 AT BATH 1
 - PRIME RESISTANCE EXTERIOR SHOWER JACUZZI
 - ALL GALLERIES AT 105 & JACUZZI AREA SHALL BE
 - WATER RESISTANT GYPSUM BOARD
 - WATER CLOSET SHALL BE APPROVED 16 GALL/FLUSH TYPE
 - PROVIDE FLUORESCENT LIGHTING FIXTURES
- POKE DETECTOR SHALL BE INSTALLED IN BATHROOM

OWNER: BLAKE MIKE MAHON	APRN: 037 259-170 SAN RAMON AVE. NORTH BELL CA	2ND FLOOR: FLOOR PLAN	SCALE: 1/4" = 1'-0"	SHEET 15
-------------------------	---	-----------------------	---------------------	----------

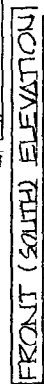
San Mateo County Board of Supervisors Meeting

Applicant: Joanne & Michael Mahon

File Numbers: PLN1999-00244

Attachment: E





EXTERIOR ELEVATION

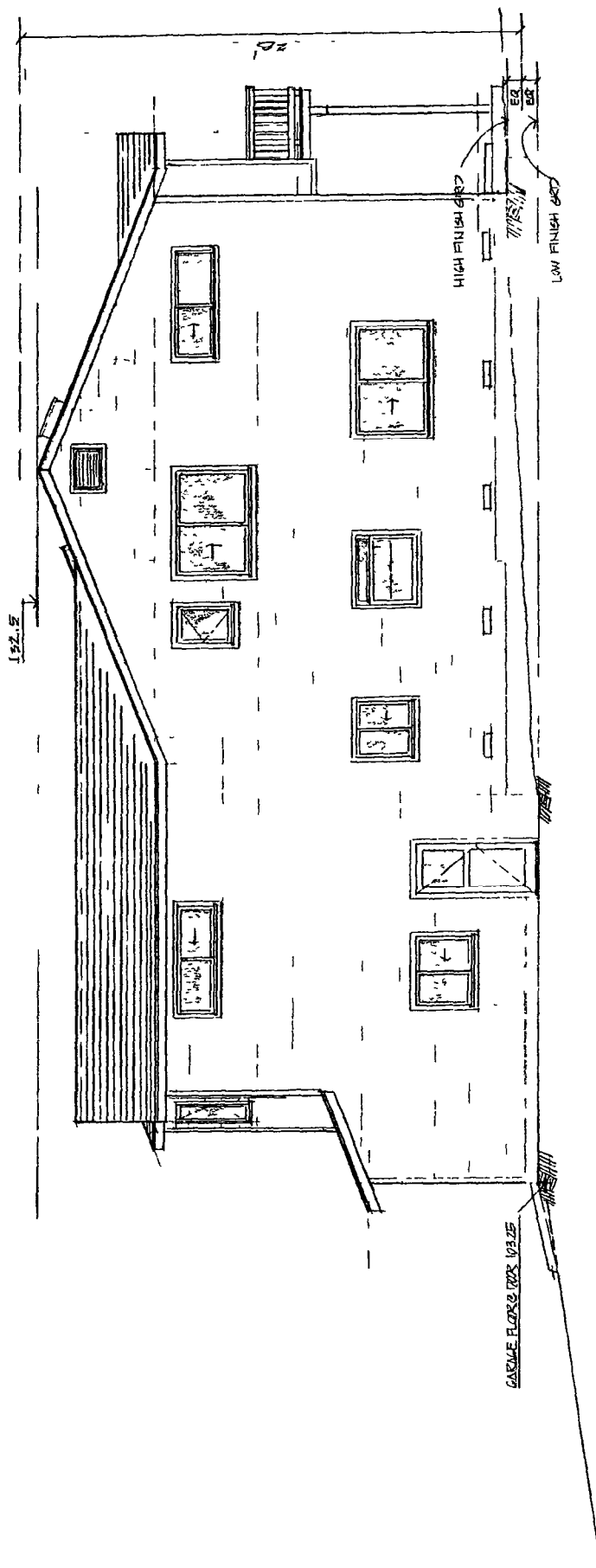
SCALE 1" = 40' 0

SHEET 2

Attachment: F

Applicant: Joanne & Michael Mahon

File Numbers: PLN1999 00244



RIGHT SIDE (EAST) ELEVATION

OWNER: BOB & MIKE MAHON	APN: 037-259-170 SAN RAMON AVE. MESA BEACH, CA	SCALE: 1/4" = 1'-0"	SHEET: 11
-------------------------	---	---------------------	-----------

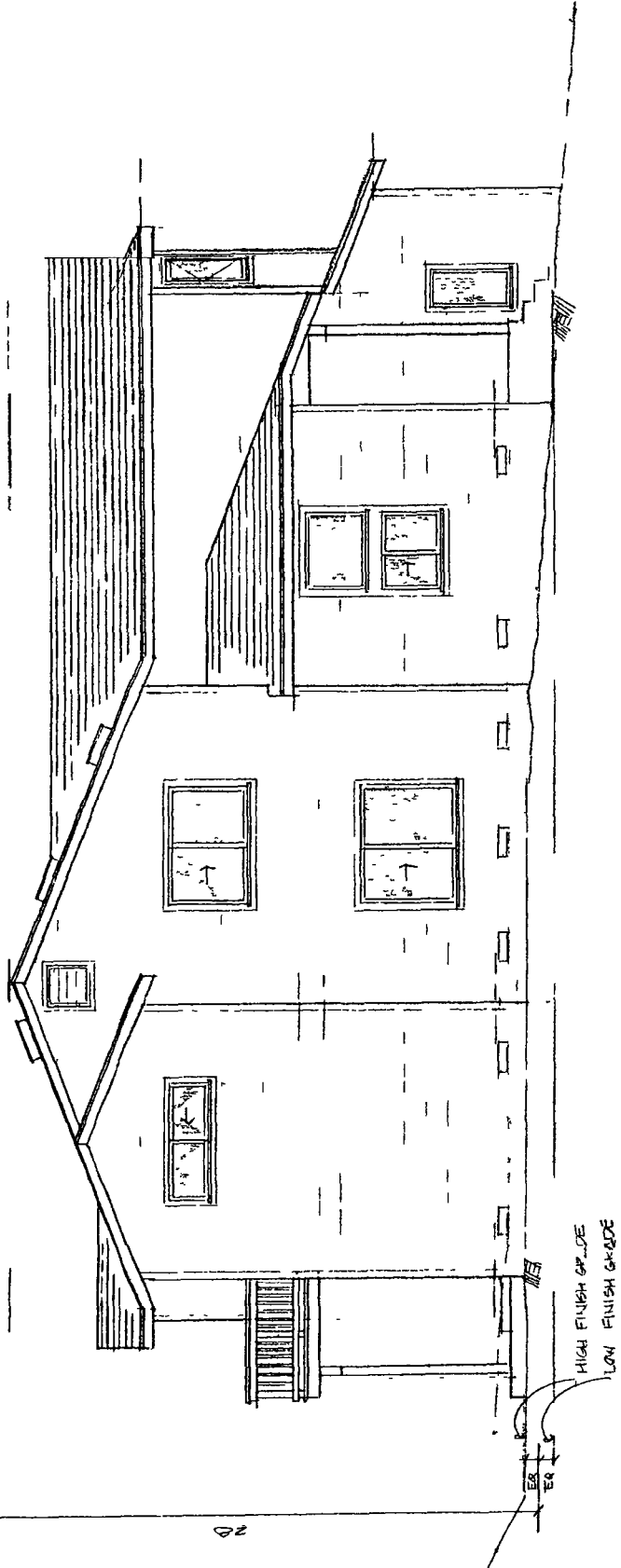
EXTERIOR ELEVATION

San Mateo County Board of Supervisors Meeting

Applicant: Joanne & Michael Mahon

Attachment: F

File Numbers: PLN1999 00244



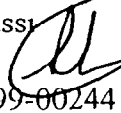
LEFT SIDE (WEST) ELEVATION

OWNER: BUTR MIKE MAHON	APR 037 259 170 SAN RAMON AVE. MOSS BACH, CA	EXTERIOR ELEVATION	SCALE 1/4" = 1'-0"	SHEET 5
------------------------	---	--------------------	-----------------------	------------

San Mateo County Board of Supervisors Meeting

Applicant: Joanne & Michael Mahon Attachment: F

File Numbers: PLN1999 00244

To: Sara Bortolussi
From: Stan Low 
Subject: PLN1999-00244
863 San Ramon
Moss Beach, Ca

October 25, 2000

The applicant, Mrs Mahon, has submitted an application for a well construction.. As part of the application, a site map showing the well location and the 50ft setback for all sewer laterals and sewer mains were submitted. On October 25, 2000, a survey of the parcel was conducted to confirm the location of the well with the setback requirements meeting current standards. The applicant has met the requirements for the proposed well construction and I will issue the well construction permit pending approval of the coastal development permit from the Planning Dept

NEW WELL LOCATION

CLOSEST EXISTING WELL

SAN RAMON AVENUE

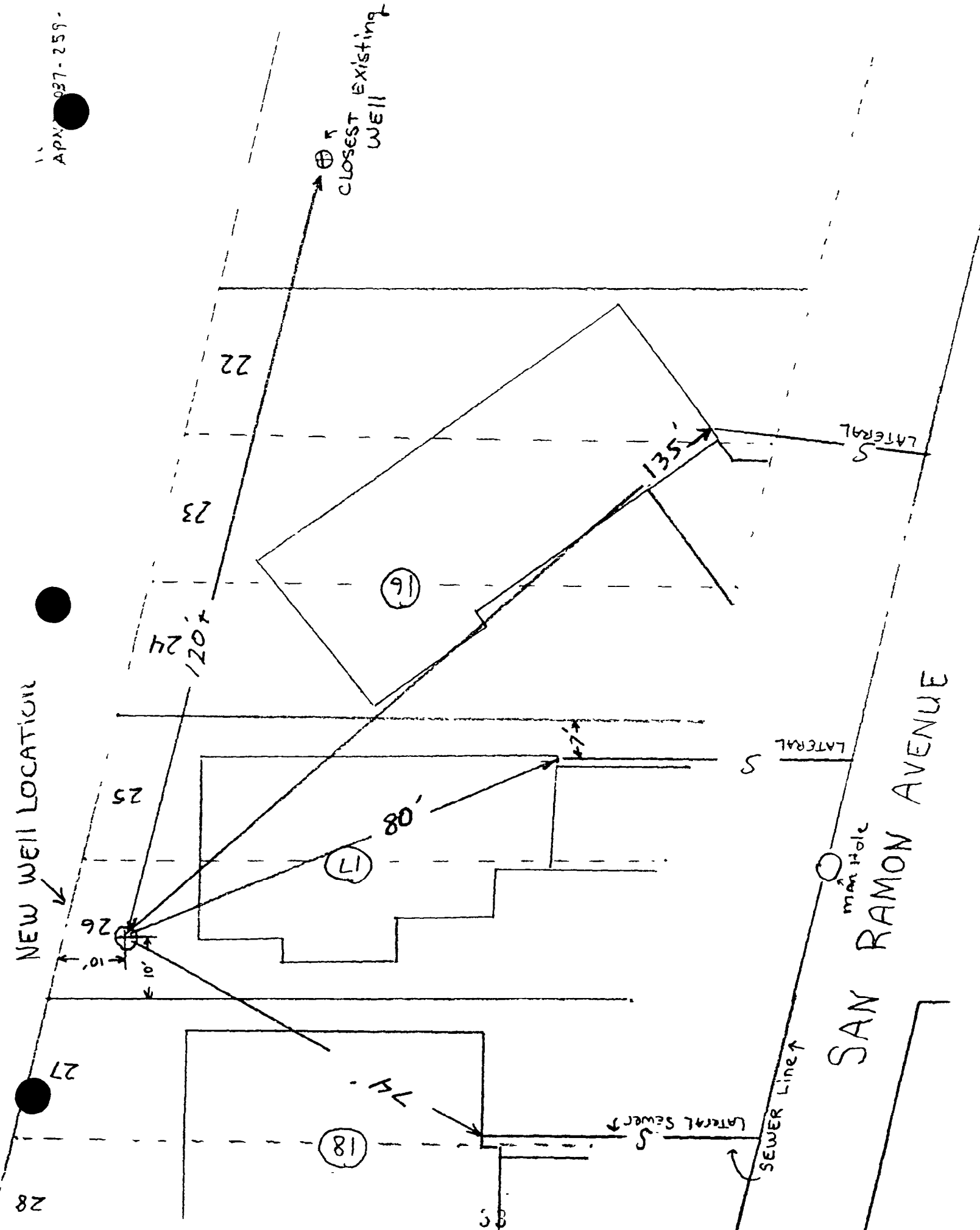
man hole

SEWER LINE

LATERAL S

LATERAL S

Lateral Sewer





December 14, 2000
Job #99176.8

Michael & Joanne Mahon
P.O. Box 86
Weimar, CA 95736

RE: RESPONSE TO COUNTY REVIEW
Proposed Residence
863 San Ramon Avenue
Moss Beach, California
County File #9A-221

Dear Mr. & Mrs. Mahon:

INTRODUCTION

As requested, we are responding to the latest San Mateo County Review 11-13-00 memo emailed from Ms. Sara Bortolussi, County Planner. This latest review again raises the issue of surface faulting affecting the referenced property, located on the east side of San Ramon Avenue at the intersection with San Lucas Avenue. This region is underlain by late Pleistocene marine terrace deposits that rest upon Pliocene Purisima Formation sedimentary rocks and Cretaceous granitic rocks.

As suggested by the County, we have excavated a second exploration trench shadowing the proposed building area (Site Plan, Plate 1). The trench, 73 feet long and 10 feet deep, was observed by three California Certified Engineering Geologists: David Buckley of Buckley Engineering Associates, Joel Baldwin, Earth Investigations Consultants and Jean DeMouthe, San Mateo County Reviewing Geologist.

OBSERVATIONS

The trench encountered flat-lying, continuous, soil and Pleistocene marine terrace units: Unit 1, a gray to gray-brown sandy clay with some fine angular gravel (A-Horizon); Unit 2, a yellowish brown, silty, clayey sand with fine angular gravel, massive and coarsening downward; and Unit 3, a reddish brown to gray-brown, interbedded, medium- to coarse-grained, friable sand.

The contact between the Unit 1 and underlying Unit 2 undulated; the topsoil thickened toward each end of the trench. In addition, the top of Unit 2 contained high-angle to near-vertical, generally northward to northeastward trending fractures illuviated with Unit 1 material.

The gradational contact between Unit 2, clayey sand and Unit 3 silty sand dips slightly to the west. Unit 3 was encountered from a depth of 7 to 8 feet and extended to the bottom of the trench. The in-filled fractures in Unit 2 do not extend downward into Unit 3, and there was no evidence of vertical offset within any of the units.

PURCELL-RHOADES SHEAR ZONES

In their investigation for the adjacent property to the south, Purcell-Rhoades & Associates (PRA, 1976) identified "fault gouge" in four different places in their fault trench. The three PRA "fault" zones were projected onto our trench. Refer to the Site Plan and Trench Log, Plates 1 & 2. These zones correspond somewhat with the deeper Unit 1 zones identified in our trench. However, we did not encounter fault gouge in the trench.

CONCLUSIONS

We did not encounter any evidence of active or Holocene faulting or shear, as would be reflected by truncated or offset soils or terrace beds or gouge zones within units exposed in our trench. On the basis of the geologic relationships revealed in the exploratory trench, the previous mapping of fault zones by PRA on the adjacent property is unsubstantiated at this site. The high angle fractures that terminate within the upper 6 feet of the soil profile are, in our opinion, related to strong ground shaking from past major earthquakes and/or gravitational dilation of the marine terrace. Consequently, on the basis of our observations, it is our opinion that the probability is very low that surface faulting will affect the proposed house at 863 San Ramon Avenue Moss Beach, California.

We trust that this letter provides the information needed at this time. If you have any questions, please call.

Very truly yours,

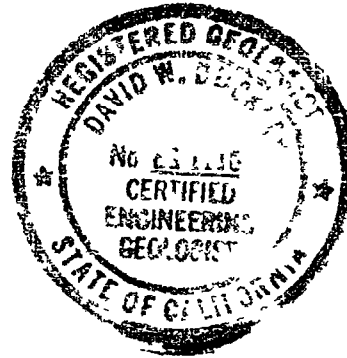
BUCKLEY ENGINEERING ASSOCIATES

David W. Buckley

David W. Buckley
Engineering Geologist 1110

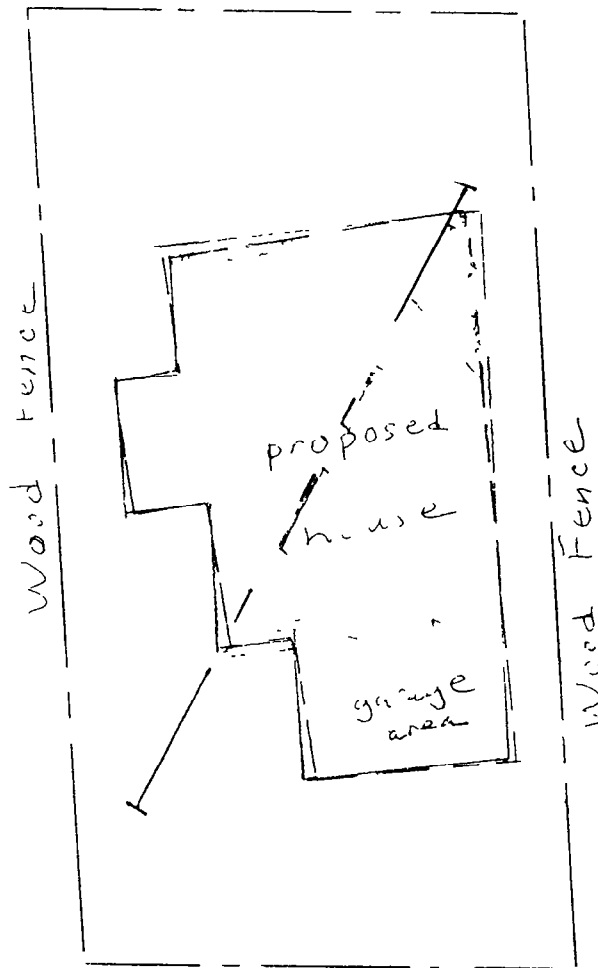
Joel E. Baldwin (SnrB)

Joel E. Baldwin, II
Engineering Geologist 1132



Enclosures: Site Plan, Plate 1
Trench Log, Plate 2

Distribution: 1 to Mr. & Mrs. Mahon
2 to San Mateo County Planning Office
Attn: Ms. Sara Bortolussi

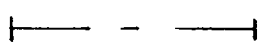


0 20 ft

San Ramon Avenue



Projections of shear zones



Trench Location

(From field measurements)

**Buckley Engineering
Associates**

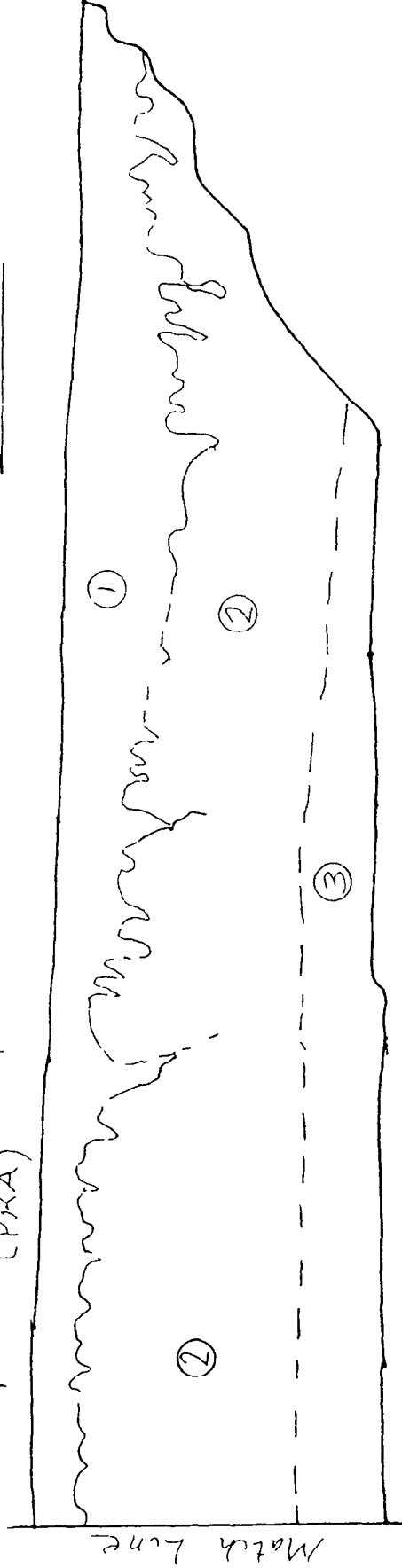
Job No. 99176,8
Approved *AWB*
Date 12-14-00

SITE PLAN
863 San Ramon
Moss Beach

Plate
1

---> Proj. shear (PRA)

← N 60° E



SYMBOLS

--- : Unit contact

| Fault filled with gray brown
Sandy Clay, commonly
oriented N to N20E

UNITS

① Gray to gray brown
Sandy Clay with
fine angular gravel

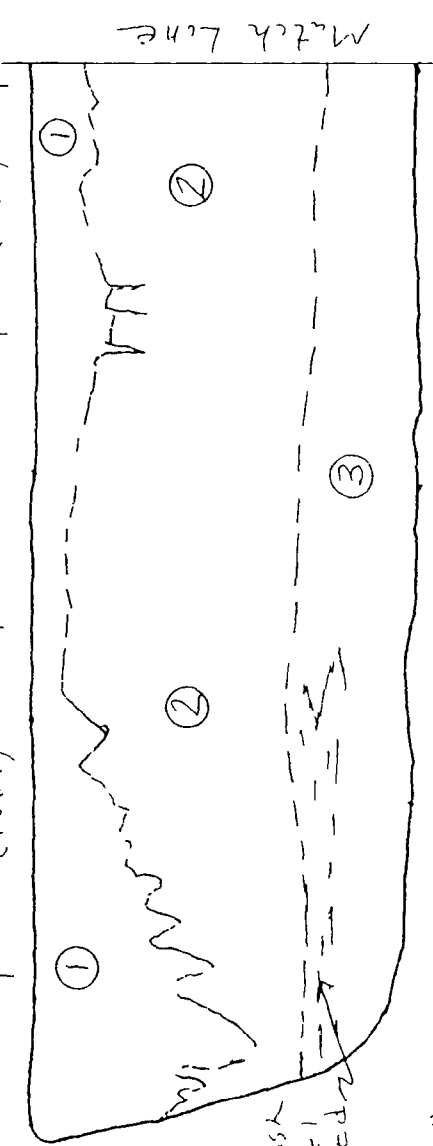
② Yellowish brown
Silty clayey Sand
with fine angular gravel
coarsens downward, massive

③ Reddish brown to gray-brown interbedded medium to coarse silty sand friable

---> Proj. shear (PRA)

---> Proj. shear (PRA)

---> Proj. shear (PRA)



**Buckley Engineering
Associates**

Job No. 19176.8

Approved 12/13

Date 12 14 10

THI ACH 111
663 '0000000000
Mons. Beach

Plate

2

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: July 12, 2000

FILE COPY

To: Planning Commission

From: Planning Staff

Subject: EXECUTIVE SUMMARY: Consideration of an appeal of the Zoning Hearing Officer's decision to approve a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a domestic well on a parcel in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

PROPOSAL

The applicants propose construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a well for domestic use.

RECOMMENDATION

Uphold the decision of the Zoning Hearing Officer and approve the Coastal Development Permit, PLN 1999-00244, by making the required findings and adopting the conditions of approval contained in Attachment A.

BACKGROUND

The proposed project was originally heard before the Zoning Hearing Officer on March 2, 2000. The Zoning Hearing Officer conditionally approved the project on March 2, 2000, with a slight modification to the side yard setbacks. The project was appealed during the appeal period by neighbors on both sides of the applicants' property for reasons of view protection. The applicants have proposed a development on the property that is consistent with the goals, policies and objectives of the San Mateo County General Plan, Local Coastal Program, Coastside Design Review Guidelines and the Community Design Manual. Staff is recommending that the Planning Commission deny the appeals and uphold the decision of the Zoning Hearing Officer by approving the Coastal Development Permit.

SB:fc -- SMBK0934_WFU.DOC

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: July 12, 2000

To: Planning Commission

From: Planning Staff

Subject: Consideration of an appeal of the Zoning Hearing Officer's decision to approve a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a domestic well on a parcel in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

File Number: PLN 1999-00244 (Mahon)

PROPOSAL

The applicants propose construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a well for domestic use.

RECOMMENDATION

Deny the appeal, uphold the decision of the Zoning Hearing Officer, and approve the Coastal Development Permit, PLN 1999-00244, by making the required findings and adopting the conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Sara Bortolussi, Project Planner, Telephone 650/363-1839

Appellants: Judith Macias and Jeff Tate

Owners/Applicants: Michael and Joanne Mahon

Location: 863 San Ramon Avenue, Moss Beach

APN: 037-259-170

Size: 5,147.5 sq. ft.

Existing Zoning: R-1/S-17/DR/CD/GH (Single-Family Residential/5,000 sq ft. minimum parcel size/Design Review/Coastal Development/Geologic Hazards)

--General Plan Designation: Medium Density Residential --

Existing Land Use: Vacant

Environmental Evaluation: A Negative Declaration was circulated for a 21-day review period, pursuant to the California Environmental Quality Act guidelines, from February 2, 2000 to February 22, 2000. No comments were received.

Setting: The 5,147.5 sq. ft. site is located on San Ramon Avenue in the Seal Cove area of unincorporated Moss Beach. The site is characterized by level terrain and is situated between two developed parcels with single-family residences. There are no existing trees or shrubs on the parcel.

Chronology:

<u>Date</u>	<u>Action</u>
April 14, 1999	- Application filed.
February 2, 2000	- Environmental document posted.
February 22, 2000	- End of 21-day comment period for environmental document.
March 2, 2000	- Zoning Hearing Officer conditionally approved the project.
March 15, 2000	- Appeals filed.
July 12, 2000	- Planning Commission public hearing.

DISCUSSION

This item was originally reviewed before the Zoning Hearing Officer at a public hearing on March 2, 2000. At that hearing, the Zoning Hearing Officer listened to testimony from the public and the applicants and approved the application with a modification to the site plan. The Zoning Hearing Officer requested that the applicants revise the location of the house by switching the proposed right and left side yard setbacks to accommodate the concerns of Mrs. Macias. The key issues of the appeals are listed in bold type with staff's response following each comment. A copy of the appeal letters is included as Attachment B.

A. KEY ISSUES OF THE APPEALS

1. Protection of Views

The main concern mentioned in the appeals appears to be the protection of their private views with more specific requests for the erection of story poles, reduction of the mass of the proposed house as well as a reduction in the required rear yard setback. With regard to the protection of private views, the Local Coastal Program (LCP) makes special provisions for protecting public views and views from public viewpoints as noted in LCP Policies 8.5 and 8.13, however, does not have provisions for the protection of private views. County Zoning Regulations do not recognize or protect a right to preservation of private views. County Design Review Regulations provide some discretion to regulate the height and location of structures to minimize impacts on existing views in order to achieve a proper balance with surrounding site conditions. Staff has examined but does not find any adjustments to height or location that would resolve the issues here.

a. Erection of Story Poles

One request made was for the erection of story poles to determine the impact of the house if erected on the property. Story poles are generally used to determine the height of proposed structures especially when the structure is proposed within a scenic corridor. The proposed structure is not within a designated scenic corridor; thus, staff would not recommend that story poles be erected.

b. Reduce the Massing of the House

A second request in addressing the protection of views was to reduce the mass of the proposed house. Staff has evaluated the proposed design of the house, as well as reviewed the design with the Coastsides Design Review Officer, and determined that the design of the house provided good articulation with respect to the front, rear and west side elevations thus a reduction in the mass of the house was not required. Staff made a subsequent site visit to re-evaluate the surrounding houses in the neighborhood and found that many houses have less articulation than the proposed house.

c. Reduce the Rear Yard Setback

The third request in addressing the protection of views was to reduce the required rear yard setback for the proposed house. The applicants are proposing a rear yard setback of 20 feet 6 inches. The required rear yard setback in this zoning district is 20 feet. The maximum the proposed house could be shifted to the rear of the property is 6 inches while remaining in compliance with the zoning regulations. The applicants have proposed a house that meets the zoning regulations of this zoning district. Staff could not support a reduction in the rear yard setback in order to allow the neighbor to retain a private view. As men-

tioned above, there are no policies that allow for the protection of private views, only for the protection of public views.

2. Location of the House Relative to Side Yard Setbacks

The second main issue discussed in the appeals was the location of the house relative to the side property lines. The proposed location placed the house with a 10-foot side yard setback on the north side and a 5-foot side yard setback on the south side. Due to concerns of the appellant at the Zoning Hearing Officer's public hearing, the Zoning Hearing Officer required the applicants to switch the proposed setbacks for the house by requiring a full 10 feet on the south side and 5 feet on the north side. The applicants requested a compromise of 7.5 feet; however, the Zoning Hearing Officer required a full 10 feet along this side. The other appellant has concerns about only a 5-foot side yard setback between his property and the proposed house. Perhaps a solution to the concerns of both the neighbors would be to allow a 7.5-foot side yard setback on both the north and south sides of the property.

B. CONFORMANCE WITH ZONING REGULATIONS

The proposed project was submitted to the Planning Division on April 14, 1999. This project was filed prior to the Board of Supervisors' adopting the "Urgency Interim Ordinance Affecting Single-Family Residential (R-1) Zoning Districts in the Mid-Coast Area," thus this project must meet the zoning regulations in effect prior to January 11, 2000. The proposed single-family residence does meet the requirements for this district. These requirements are summarized in the table below.

Development Standards	Zoning Requirements	Proposed Project
Minimum Parcel Size	5,000 sq. ft.	5,147.5 sq. ft.
Minimum Parcel Width	50 feet	51.48 feet
Front Yard	20 feet	20 feet
Side Yards	15 feet total, 5 feet minimum	5 feet and 10 feet
Rear Yard	20 feet	20 feet 6 inches
Lot Coverage	35% (1,801.6 sq. ft.)	33.6% (1,729.5 sq. ft.)
Height	28 feet	27 feet

C. ALTERNATE ACTION

If the Planning Commission wishes to uphold the appeal and deny this project based on information in this staff report and testimony at this hearing, you may wish to continue the matter and direct staff to prepare findings for denial.

D. ENVIRONMENTAL REVIEW

A Negative Declaration was posted on February 2, 2000, with a 21-day review period extending through February 22, 2000. No comments were received.

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Point Montara Fire Protection District
Montara Sanitary District
Mid-Coast Community Council

F. REVIEW BY THE MID-COAST COMMUNITY COUNCIL

The Mid-Coast Community Council submitted their referral in November 1999 and their recommendation was to reduce the mass by adding design details and offsets to break up the massive wall elevations. Staff reviewed the plans, visited the project site and observed the houses in the neighborhood as well as discussed the design with the Coastsides Design Review Officer. After this review, it is staff's belief there is good articulation with respect to the front, rear and west side elevations as submitted. Staff does not believe that the elevations are "massive."

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Appeal Letters and Accompanying Materials from Judith Macias and Jeff Tate
- C. Zoning Hearing Officer Decision Letter Dated March 3, 2000
- D. Zoning Hearing Officer Staff Report and Addendum with Attachments and Maps Dated March 2, 2000

SB:fc – SMBK0935_WFU.DOC

ATTACHMENT A

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 1999-00244

Hearing Date: July 12, 2000

Prepared By: Sara Bortolussi

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, as stated in the staff report.
2. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program, as stated in the staff report.
3. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 of the Zoning Regulations.

Regarding the Design Review, Find:

4. That the project conforms with the guidelines and standards in Section 6565.7 and the other provisions of Chapter 28.1 of the San Mateo County Zoning Regulations and the Community Design Manual for the reasons stated in the staff report.

Regarding the Environmental Review, Find:

5. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
6. That, on the basis of the Initial Study and comments received hereto, there is no evidence that the project, subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
7. That the Negative Declaration reflects the independent judgment of San Mateo County.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning Division on April 14, 1999, and approved by the Planning Commission on July 12, 2000. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The Coastal Development Permit shall be valid for one year from the date of approval. Any extensions of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
3. In the event that a public water supply becomes available, the applicants shall switch to this alternative.
4. Prior to the issuance of a building permit, the applicants shall submit color and material samples of the proposed project, for approval by the Planning Director, and verified prior to a final inspection for a building permit.
5. During project construction, the applicants shall, pursuant to Section 5022 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 15 and April 15.
 - 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 applications of pesticides and fertilizers to avoid polluting runoff.
6. All new utility lines to the proposed project shall be installed underground.

7. At the building permit application stage, the applicants shall submit the geotechnical report, prepared by David Buckley, dated September 22, 1999, in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section with the mitigation recommended in the geotechnical report adhered to, including all requirements of the Geotechnical Section of San Mateo County.
8. At the time of application for a building permit, an erosion and sediment control and stormwater management plan shall be submitted for review and approval by the Planning Division.
9. The applicants are required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
10. The applicants are required to submit a stormwater management plan prepared by a civil engineer, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.
11. The applicants shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.
12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer. The site plan shall show:
 - a. The baseline elevation datum point as established by a licensed land surveyor or engineer. This datum point must be located so that it will not be disturbed by construction activities. This datum point shall be used during construction to verify the elevation of the finished floors relative to the site's existing natural grade.
 - b. The natural grade elevations at a minimum of four significant corners of the structure's footprint.
 - c. The elevations of the proposed finished grades, where applicable.
 - d. The ridgeline elevation of the highest point on the roof.
13. The applicants shall submit a landscape plan in accordance with the "Landscape Plan Guidelines – Minimum Standards" for review and approval by the Planning Director. The goal of the required landscape plan is to soften the impact of the building from the street. The plan shall include a minimum of two (2) trees in front of the property and two (2) trees somewhere else on the property. A minimum of fifteen (15) shrubs shall be included in the

design for the front and sides of the residence. Areas in the front of the property that do not contain trees or shrubs shall be planted with ground cover. An irrigation plan for the front area and sides shall be submitted with the planting plan. Upon submittal of the landscape plan, the applicants shall pay a review fee based on the fee schedule in effect at that time.

14. The applicants shall record the following deed restriction with the County Recorder, which binds the applicants and any successors in interest on the parcel deed prior to application for a building permit. The applicants shall submit a copy to the Planning Division:

“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 County Geologist and the Planning Division, Environmental Services Agency, San Mateo County.”

15. The applicants shall revise the site plan prior to building permit application which reflects a side yard setback of 10 feet on the south side and 5 feet on the north side. This setback may be reduced to 7.5 feet on each side if the engineering geologist, David Buckley states that it would be unsafe to locate the foundation over the seismic trench excavated during his geologic investigation. Prior to reaching such conclusion, Mr. Buckley must investigate the following measures:
 - a. Compacting the seismic trench to 95% compaction.
 - b. Moving the foundation footings or piers to avoid the trench.
 - c. Placing the foundation footings or piers below the level of the seismic trench.

Building Inspection Section

16. At the time of application for a building permit, a boundary survey will be required.
17. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
18. A site drainage plan will be required which will demonstrate how roof drainage and surface runoff will be handled.

Department of Public Works

19. Prior to the issuance of the building permit, the applicants will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed residence per Ordinance #3277.

20. The applicants shall submit, for review by the Department of Public Works, a plan and profile of the existing roadway, including adequate topography to confirm centerline elevations at the driveway and existing roadway drainage.
21. The applicants shall submit a "revised" driveway "plan and profile" that includes "vertical curves" at both the property line and at the garage, 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. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
22. The applicants shall NOT place a concrete driveway WITHIN the road right-of-way. Within the right-of-way, the driveway shall consist of a minimum of 6 inches of Class 2 aggregate base and 2 inches of asphalt.
23. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.

Environmental Health Division

24. Prior to the building permit application stage, the applicants shall obtain a well permit and construct a well meeting quality and quantity standards.

Point Montara Fire Protection District

25. Municipal water supplies shall be used to supply sprinkler systems. In areas without a municipal water supply, an approved water tank large enough to accommodate domestic demand and the sprinkler system design flow for at least 15 minutes is required.
26. The Uniform Building Code Section 903.3, Appendix III-A Section 5.1, states that "The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 sq. ft. shall be **1,000 gallons per minute.**"
27. Fire hydrants must be "Clow 960" or equivalent, alternate hydrants must be approved by the District. Fire hydrants for normal fire flow (1,000 GPM or less) must be no more than 500 feet apart with no part of a building greater than 250 feet from a hydrant. Hydrants will meet all specifications of the District including color and markings. Curbs in front of fire hydrants and fire equipment will be painted red.
28. The Uniform Building Code requires smoke detectors on every level of a building, in every bedroom and at a point centrally located in the corridor or area giving access to each separate sleeping area. This requirement is for new construction and requires detectors to be interconnected, hardwired into the building power with battery backup.

29. Sprinkler systems shall be installed per San Mateo County and Half Moon Bay Fire District Ordinance. Overhead installation and hydrostatic test will be inspected as well as final operating test. In addition to the external alarm flow bell, an internal audible device will be required in a normally occupied area. Underground fire sprinkler supply lines will be inspected and flushed prior to connection. Underground fire sprinkler or hydrant service shall be left uncovered in the area of the thrust blocks for inspection.
30. The County of San Mateo and Half Moon Bay Fire District Ordinance requires a Class "B" or better roof covering or roof covering assembly.
31. Building identification shall be conspicuously posted and visible from the street. **Temporary address numbers shall be posted prior to combustibles being placed on the site.** The letters and numerals for permanent address numbers shall be a minimum of 4-inch stroke for residential. Such letters and numbers shall be internally illuminated and facing the direction of access.
32. The applicants must have a maintained all-weather surface road for ingress and egress of fire apparatus. **This road shall be in place before combustibles are brought onto the project site and maintained throughout construction.** The Half Moon Bay Fire District and the Uniform Fire Code requires a 20-foot minimum width for access roads to structures. Dead end roads greater than 150 feet in length also require a turnaround for fire apparatus. Contact the Fire Prevention Bureau for the full standard detail and specification. Roads leading to a single-family residence may be 16 feet wide with approval of the District.
33. The all-weather surfaces shall be a minimum of 6 inches of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%.
34. Plans submitted will be checked upon receipt of fees required by the District.

Montara Sanitary District

35. The project will require a sewer connection permit.

SB:fc – SMBK0935_WFU.DOC

ATTACHMENT B

**APPEAL LETTERS AND ACCOMPANYING MATERIALS
FROM JUDITH MACIAS AND JEFF TATE**

March 16, 2000

We wish to appeal the decision of the Zoning Officer who approved the site and building plans for a single-family house to be built on San Ramon Avenue by Joann and Michael Mahon. The basis of our appeal is that, because of the unusual site location of our house at 871 San Ramon Ave., the visual impact and sight lines of the proposed house will be much greater than if the houses were to be situated at the more usual 90 degree angle. This is not the case. Our home is built on the diagonal (see sketch). A review of the disclosure information provided to us in 1988 when we bought the home (copy of pertinent section attached) reports that the positioning of the building was mandated by the findings from a geological report (Purcell, Rhoades and Associates, 1976) which concludes that,

“buildings placed on the southwest portion of the lot could not help straddling fault traces and that no structures for human habitation should be placed there. In the event of active movement within the San Gregorio Fault system, it must be considered that direct offset or slow creep might occur in these zones.”

It should be noted that the southwestern portion of the lot which is cited in the geological report adjoins the proposed Mahon residence.

The consequence of this diagonal placement means that the front of our home is placed very close to the lot line on the West. When we remodeled our home in 1996, a new front entry was built. Ocean views from the entry and from the second story windows will be completely blocked by the proposed Mahon residence. In effect, when we come out of our front door, it will seem as if there is a 2-story house in our front yard. This dramatic visual and physical impact of the Mahon residence will greatly reduce our enjoyment of our home and will effectively reduce its value.

The photos which are attached were taken recently on the Mahon lot; the house in the background is ours. Photo #1 shows me in the lot, 20-feet from the street, the point at which the Mahon garage would be located. Photo #2 shows my husband on the Mahon lot at a distance of 30-feet from the street. Because of the diagonal placement of our home, the new house next door will be very close. And, because of its size, the building will have a much greater than usual impact on our home than it would have on a conventionally placed home.

We respectfully make three requests:

- 1) that story poles be erected on the site so that the impact of the Mahon residence can be better assessed; and
- 2) that the rear set back of the proposed residence be reduced so that the house can be built farther back on the lot thereby reducing the visual impact of the building on our home and loss of our view corridor to the west. Visual impact would be greatly reduced if the Mahon house was built with the same front and rear setback as the house to the West at 855 San Ramon; and
- 3) that the side yard closest to our home be a full 10-feet, rather

than the proposed 7.5 feet as proposed by the Zoning Officer.

Attached are signatures from our neighbors on San Ramon Avenue who lend their support to this appeal. Other attachments include a sketch of the two houses showing the diagonal placement of our home, ~~photos #1 and #2 of Judith and Mois Macias on the lot,~~ excerpts from the Purcell and Rhoades Report of 1976 and a copy of the site plan from the original geological report showing the buildable area on our property.

Thank you for considering our request.

Judith and Mois Macias
871 San Ramon Avenue
Moss Beach, CA 94038

Subject: Property owned by Michael & Joanne Mahon

Location: San Ramon Avenue, Moss Beach

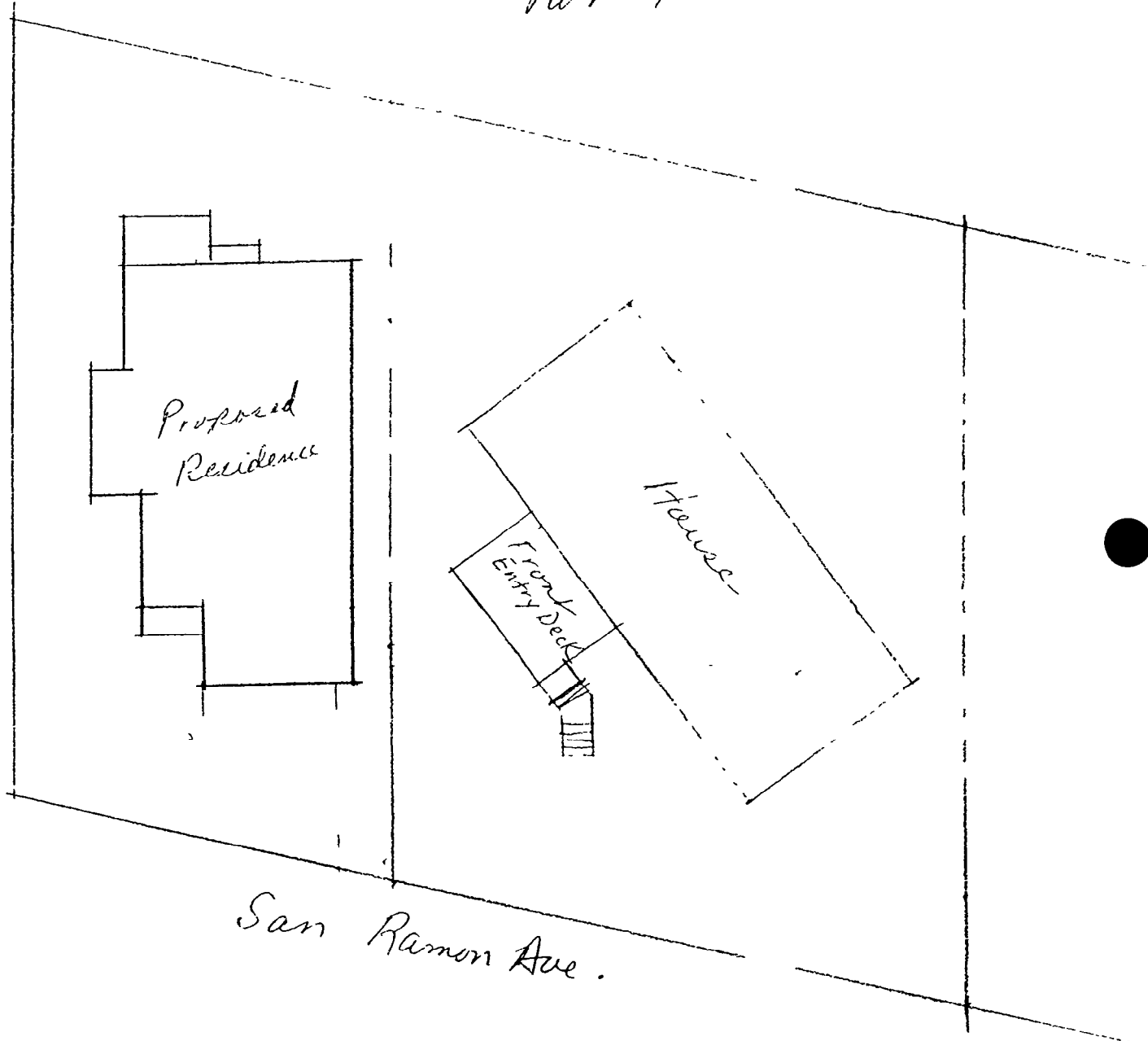
APN: 037-259-170

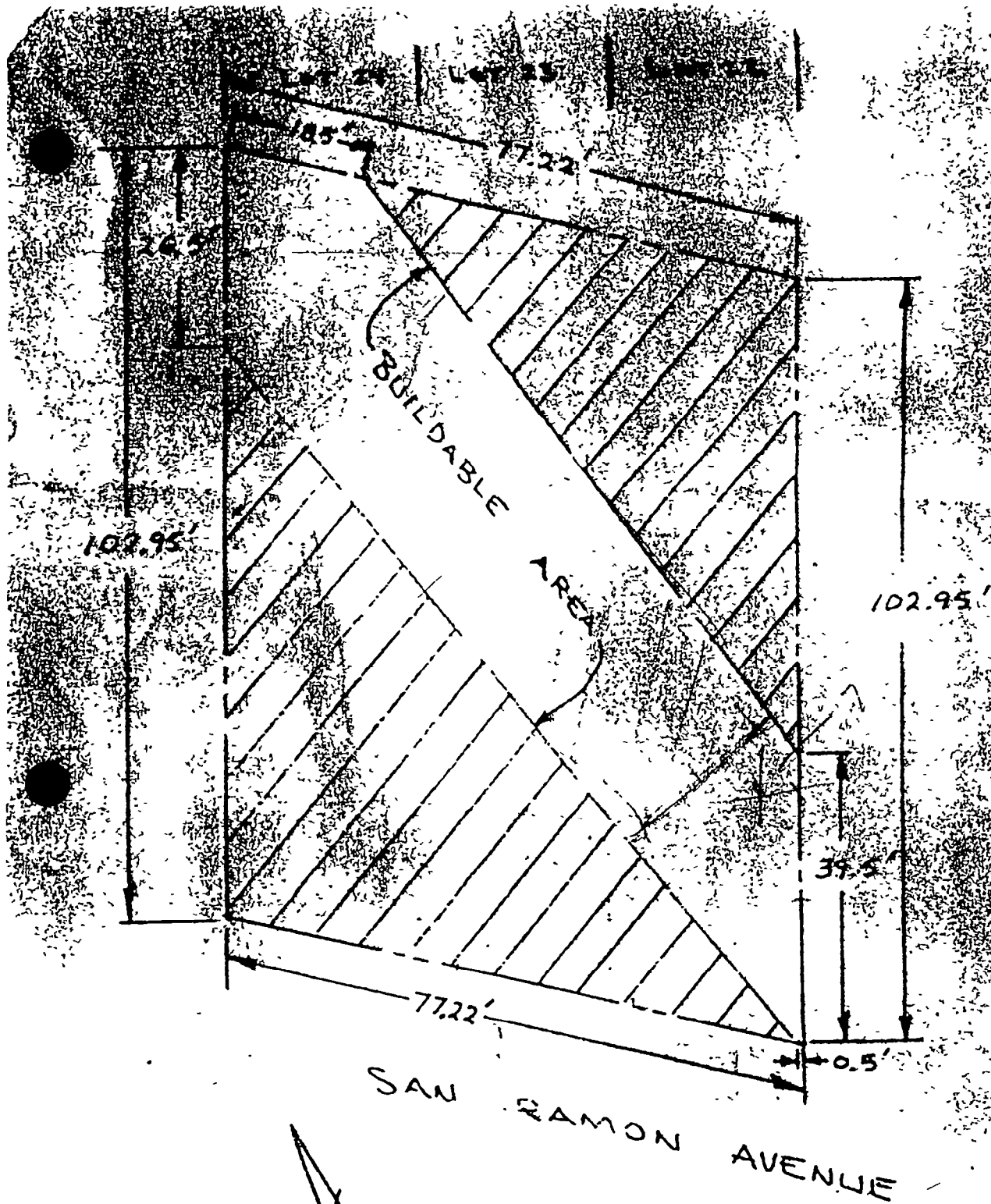
March 15, 2000

We, the undersigned, support the appeal to the Planning Commission made by Judith and Mois Macias (of 871 San Ramon Avenue, Moss Beach, CA, 94038), that asks for modifications in the ~~building~~ and site plans for the property owned by Michael and Joanne Mahon on San Ramon Avenue.

1. Signature Gail Schatz & Harry G. Walters
Name GAIL SCHATZ & Harry G. Walters
Address 874 SAN RAMON, MOSS BEACH CA 94038
2. Signature [Signature]
Name Jeff Tate
Address 855 San Ramon Avenue 94038-9751
3. Signature Curtis F. Parker & Mary L. Parker
Name CURTIS F & MARY L PARKER
Address 846 San Ramon Ave Moss Beach 94038
4. Signature [Signature]
Name PAMELA EAKINS
Address 847 San Ramon Ave Moss Beach 94038
5. Signature [Signature]
Name RONALD W. & CAROLINE M. REEDY
Address 854 SAN RAMON AVE, MOSS BEACH CA 94038

Not to Scale





SITE PLAN

RAMIREZ PROPERTY

871 SAN RAMON AVE.

MOSS BEACH, CALIFORNIA

3/81 D.G. Heyes Fig. 1

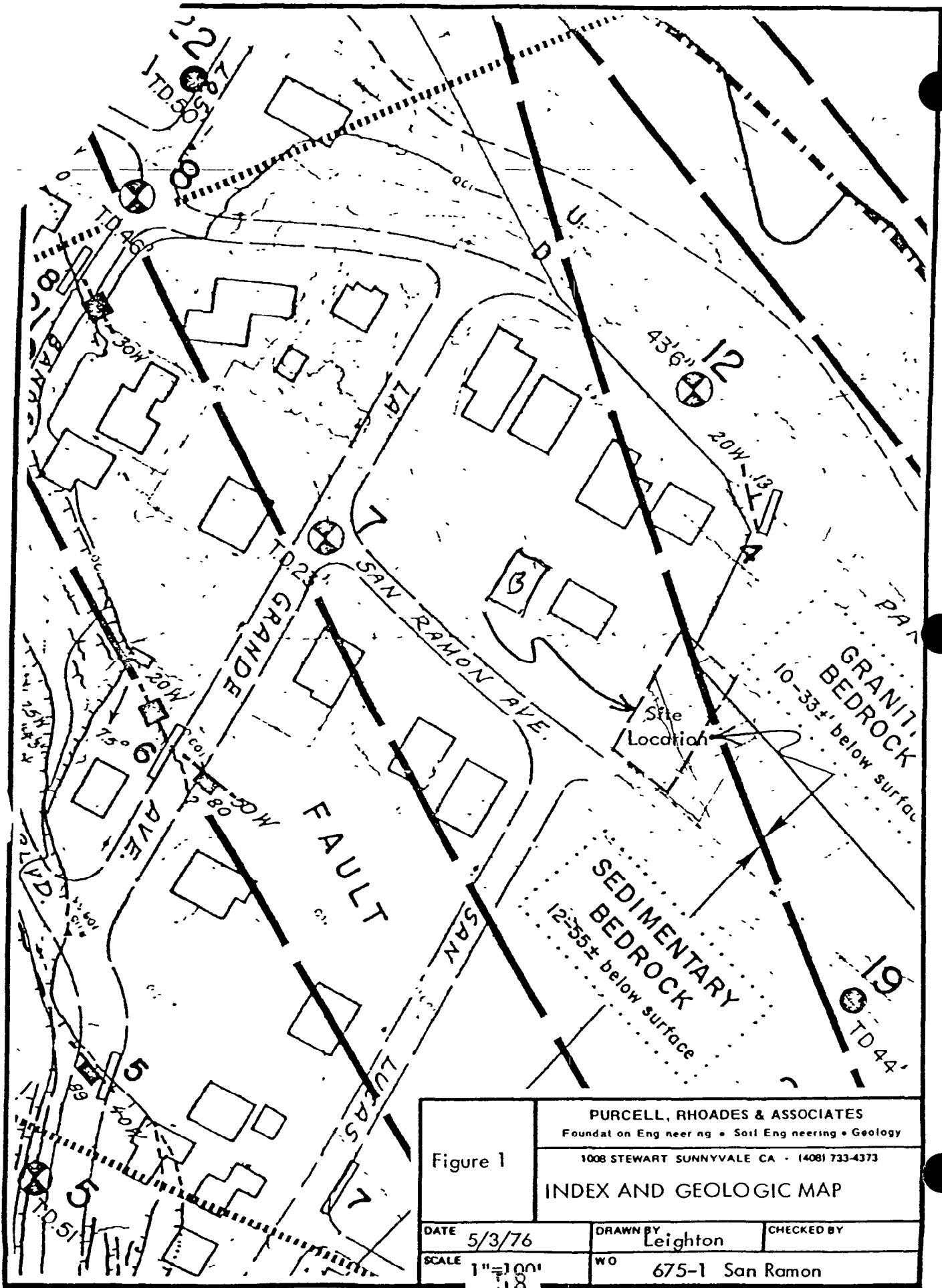


Figure 1

PURCELL, RHOADES & ASSOCIATES
Foundation Engineering • Soil Engineering • Geology

1008 STEWART SUNNYVALE CA • (408) 733-4373

INDEX AND GEOLOGIC MAP

DATE 5/3/76

DRAWN BY Leighton

CHECKED BY

SCALE 1"=100'

WO 675-1 San Ramon

2 Pages Only Attached
herewith

(Original document available
upon request)

GEOLOGIC INVESTIGATION
SINGLE FAMILY RESIDENCE UPON

LOT 37-25-259-16
MOSS BEACH, CALIFORNIA

FOR
FRED LANE REALTY

It is recommended that structures for human occupancy be set back from the fault zones shown on Figure 2 a minimum of 5 feet from the northeastern trace and on the northeast side of the southwestern traces in order to be certain that portions of the structures will not be placed on the fault strands as noted on the Site Plan, Figure 1. The remainder of the property is laced with fault traces separated by only 20 feet indicating that fault traces probably meander significantly throughout this portion of the lot. Therefore, we consider that buildings placed on the southwestern portion of the lot could not help straddling fault traces and that no structures for human habitation should be placed there. In the event of active movement within the San Gregorio Fault system, it must be considered that direct offset or slow creep might occur in these zones.

On the basis of trenching and field mapping data, all other portions of the property are considered to be free of fault traces. Therefore, it is our opinion that the area outside of the setbacks from the potentially active fault zones are suitable for future development.

We conclude that the primary geologic hazards affecting the proposed development outside of the setback zones are associated with severe ground shaking during an earthquake originating in the San Gregorio or San Andreas Fault Zone. There is no evidence of landsliding, uncontrolled erosion or differential settlement on the site. No special considerations or restrictions are placed on portions outside of the setback zones other than compliance with local building codes for structures associated with development near known active seismic areas.

Forecast return periods (in years) of peak ground accelerations in the Half Moon Bay area are 127 years for 0.3 g, 97 years for 0.25 g, 71 years for 0.20 g and 47 years for 0.15 g (San Mateo Seismic Safety, 1975). We recommend that this data be consulted as a guide for design and planning purposes noting that 65% peak ground acceleration is equivalent to the sustained acceleration (Ploessel and Slosson, 1974), which is used as the design value.

In the event of a major earthquake, private services and public utilities may be disrupted. To mitigate the threat of fire resulting from such an event, we recommend that gas burning appliances such as water heaters which may be toppled by an earthquake should be anchored to adjacent walls.

CONCLUSIONS

Based on the various lines of geological evidence obtained within the study site, it is concluded that there is evidence for potentially active fault traces passing through the property. An 8-foot wide zone including three fault strands was found trending across the northeastern portion of the property and several 5-20 foot wide pervasively sheared zones were found trending across the southwestern portion of the property. No other evidence of faulting on the property was identified in T-1 and T-2 or during our geologic field reconnaissance. Hence, zones of faulting are located as shown on Figure 2. Fault movement in the future is considered to be most likely to take place along existing potentially active fault zones. As a result of these findings, sudden and direct offset or slow creep could occur within the investigated property. Although very unlikely within the economic lifetime of the proposed development, other fault traces may develop on the property in the future.

March 30, 2000

Department of Planning & Building
County of San Mateo

To Whom It May Concern:

This letter will state our objections to the structure proposed as part of PLN 1999-00244. We believe the project is in contravention of Policy 8.13(a), that the structure is out of scale for the area, and that it obstructs scenic views from existing residential areas. We further believe that if allowed to proceed as planned, the loss of space, light, and view will significantly reduce the value of our property.

Policy 8.13 (a): policy 813(a) calls for structures that are in scale with the character of their setting, and for development that minimizes the blocking of views.

Scale: the Seal Cove area of Moss Beach, while zoned urban, is nowise urban like San Mateo or San Bruno. It is a beautiful, quiet, and relatively sparsely populated area of the San Mateo Coast. People who live here have consciously made the trade-off between longer commute times and a less crowded living area to which to return at day's end.

The proposed structure on the lot next to ours is considerably larger than most of the houses on San Lucas or San Ramon. It will block all light and almost all Ocean View from our (to use your nomenclature) south side, even with a 10-foot setback. If a 5-foot setback is used, it will feel like living in a canyon.

For reasons of inappropriate scale vis-à-vis the surrounding area, we a reduction in the scale of the structure.

Ocean View retention: from the kitchen and from the living room, we have views of the Ocean at Pillar Point. These views will be completely lost if the project is executed in its current form

I have attached a diagram that shows the structure in reference to our 'south' side, with our current 'approximate' view lines shown. This diagram clearly shows that, even with a 10-foot setback we will see nothing but house. The 5-foot setback line is there for reference.

Mid Coast Council: from the documentation supplied, the MCC also felt that the house was too massive for the space, considering the nature of the area.

Land Use & General Plans: the Land Use and General Plans audit has one item which we contest: 7(b). In our opinion, this structure will most definitely block scenic views from existing residential areas: ours.


Final Report: we would like to reference the final report, specifically item 13. Item 13 calls for trees to be planted on the property to 'soften the impact of the building from the street'. This is a curious requirement given that no other property along either San Ramon or San Lucas has had to be 'softened'. If the house were more in keeping in both scale and design with the rest of the area 'softening' would not be required.

Further, the project calls for four trees. This is quite extraordinary to us. With a structure that already occupies more of the lot than any other in the area, the addition of four trees will yield a dense, dark, brooding space totally out of keeping with the surroundings. It will further affect what little light remains to us, and it will turn the structure over time into a dark prison.

We therefore object strongly to this landscaping plan

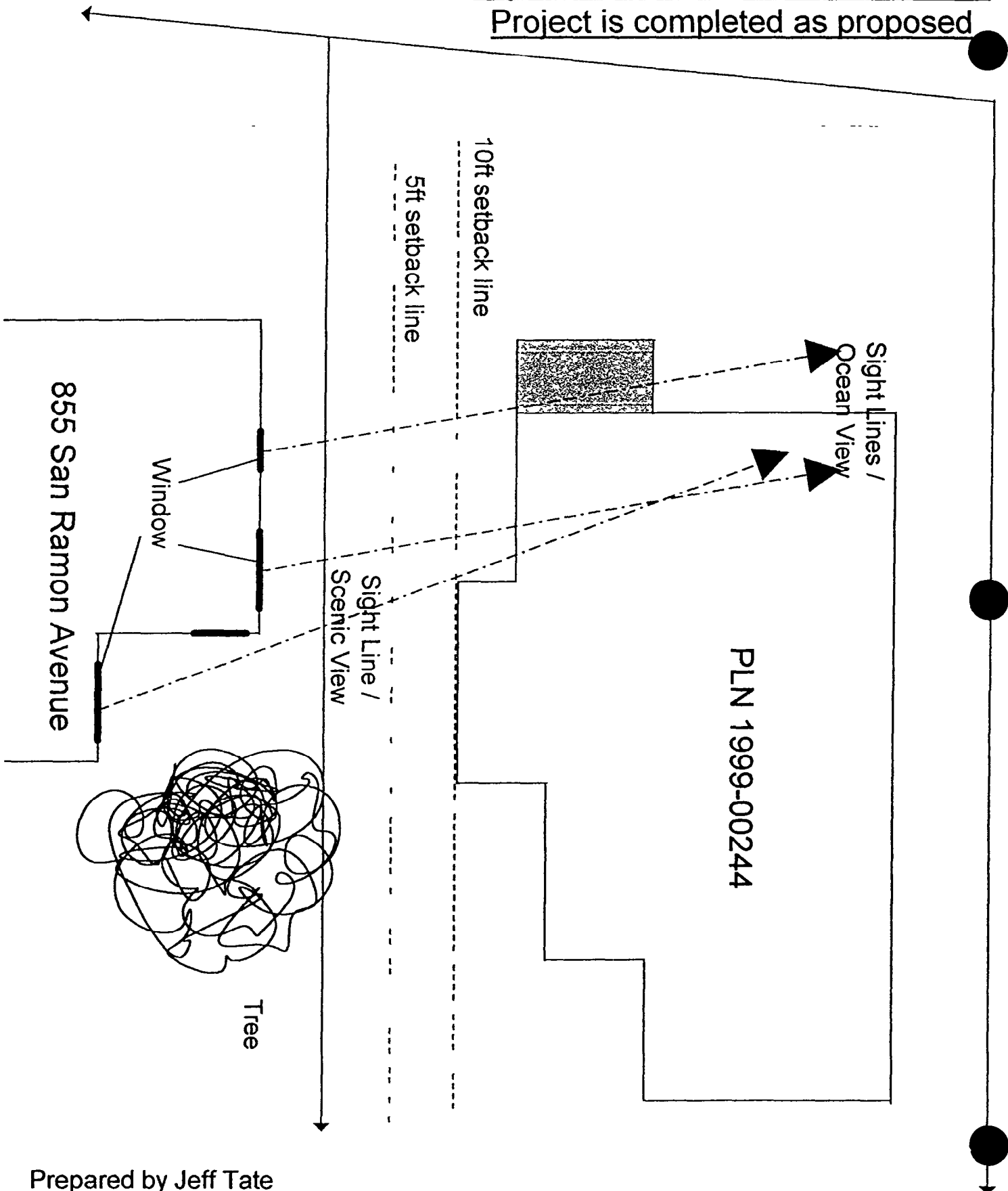
For these reasons, we respectfully object to the project and ask that it be reworked with a smaller structure that leaves, at minimum, the kitchen ocean views intact.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff Tate & Jan Didur".

Jeff Tate & Jan Didur
To-be Neighbors

Sight Lines at 855 San Ramon after
Project is completed as proposed



Prepared by Jeff Tate

ATTACHMENT C

**ZONING HEARING OFFICER DECISION LETTER
DATED MARCH 3, 2000**



Planning and Building Division

County of San Mateo

Mail Drop PLN122 • 455 County Center • 2nd Floor • Redwood City
California 94063 • Telephone 650/363-4161 • Fax 650/363-4849

Board of Supervisors

Rose Jacobs Gibson
Richard S. Gordon
Mary Griffin
Jerry Hill
Michael D. Neven

**Director of
Environmental Services**
Paul M. Koenig

Planning Administrator
Terry L. Burnes

Please reply to:

Sara Bortolussi
(650) 363-1839

March 3, 2000

PROJECT FILE

Michael and Joanne Mahon
P.O. Box 86
Weimar, CA 95736

Subject: PLN 1999-00244
Location: San Ramon Avenue, Moss Beach
APN: 037-259-170

On March 2, 2000, the Zoning Hearing Officer considered your request of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling domestic well on a parcel in the Seal Cove area of unincorporated Moss Beach.

Based on the information provided by staff and evidence presented at this hearing, the Zoning Hearing Officer made the findings appropriate for this project and approved this project subject to the following conditions:

FINDINGS

Regarding the Coastal Development Permit, Found:

1. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.
2. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program.
3. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 of the Zoning Regulations.

Michael and Joanne Mohan

March 3, 2000

Page 2

Regarding the Design Review, Found:

4. That the project complies with the provisions of Chapter 28.1 of the San Mateo County Zoning Regulations and the Community Design Manual.

Regarding the Environmental Review, Found:

5. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
6. That, on the basis of the Initial Study and comments received hereto, there is no evidence that the project, subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
7. That the Negative Declaration reflects the independent judgment of San Mateo County.

CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning Division on April 14, 1999, and approved by the Zoning Hearing Officer on March 2, 2000. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The Coastal Development Permit shall be valid for one year from the date of approval. Any extensions of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
3. In the event that a public water supply becomes available, the applicant shall switch to this alternative.
4. Prior to the issuance of a building permit, the applicant shall submit color and material samples of the proposed project, for approval by the Planning Director, and verified prior to a final inspection for the building permit.
5. During project construction, the applicant shall, pursuant to Section 5022 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 15 and April 15.
 - 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 applications of pesticides and fertilizer to avoid polluting runoff
- 6. All new utility lines to the proposed project shall be installed underground.
 - 7. At the building permit application stage, the applicant shall submit the geotechnical report, prepared by David Buckley, dated September 22, 1999, in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section and the mitigation recommended in the geotechnical report adhered to, including all requirements of the Geotechnical Section of the San Mateo County.
 - 8. At the time of application for a building permit, an erosion control and stormwater management plan shall be submitted for review and approval by the Planning Division.
 - 9. The applicant is required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
 - 10. The applicant is required to submit a stormwater management plan prepared by a civil engineer, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.
 - 11. The applicant shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.
 - 12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer. The site plan shall show:

- a. The baseline elevation datum point as established by a licensed land surveyor or engineer. This datum point must be located so that it will not be disturbed by construction activities. This datum point shall be used during construction to verify the elevation of the finished floors relative to the site's existing natural grade.
 - b. The natural grade elevations at a minimum of four significant corners of the structure's footprint.
 - c. The elevations of the proposed finished grades, where applicable.
 - d. The ridgeline elevation of the highest point on the roof.
13. The applicant shall submit a landscape plan in accordance with the "Landscape Plan Guidelines – Minimum Standards" for review and approval by the Planning Director. The goal of the required landscape plan is to soften the impact of the building from the street. The plan shall include a minimum of two (2) trees in front of the property and two (2) trees somewhere else on the property. A minimum of fifteen (15) shrubs shall be included in the design for the front and sides of the residence. Areas in the front of the property that do not contain trees or shrubs shall be planted with ground cover. An irrigation plan for the front area and sides shall be submitted with the planting plan. Upon submittal of the landscape plan, the applicant shall pay a review fee based on the fee schedule in effect at that time.
14. The applicant shall record the following deed restriction with the County Recorder, which binds the applicant and any successors in interest on the parcel deed prior to application for a building permit. The applicant shall submit a copy to the Planning Division:

"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 area on file with the County Geologist and the Planning Division, Department of Environmental Management, San Mateo County."
15. The applicant shall revise the site plan prior to building permit application which reflects a side yard setback of ten feet on the south side and five feet on the north side. This setback may be reduced to 7.5 feet on each side if the engineering geologist, David Buckley states that it would be unsafe to locate the foundation over the seismic trench excavated during his geologic investigation. Prior to reaching such a conclusion Mr. Buckley must investigate the following measures:
 - 1) Compacting the seismic trench to 95% compaction.
 - 2) Moving the foundation footings or piers to avoid the trench.
 - 3) Placing the foundation footings or piers below the level of the seismic trench.

Michael and Joanne Mohan

March 3, 2000

Page 5

Building Inspection Section

16. At the time of application for a building permit, a boundary survey will be required.
17. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
18. A site drainage plan will be required which will demonstrate how roof drainage and surface runoff will be handled.

Department of Public Works

19. 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 residence per Ordinance #3277.
20. The applicant shall submit, for review by the Department of Public Works, a plan and profile of the existing roadway, including adequate topography to confirm centerline elevations at the driveway and existing roadway drainage.
21. The applicant shall submit a "revised" driveway "plan and profile" that includes "vertical curves" at both the property line and at the garage, 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. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
22. The applicant shall NOT place a concrete driveway WITHIN the road right-of-way. Within the right-of-way, the driveway shall consist of a minimum of 6 inches of Class 2 aggregate base and 2 inches of asphalt.
23. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.

Environmental Health Division

24. Prior to the building application stage, the applicant shall obtain a well permit and construct a well meeting quality and quantity standards.

Point Montara Fire Protection District

25. Municipal water supplies shall be used to supply sprinkler systems. In areas without a municipal water supply, an approved water tank large enough to accommodate domestic demand and the sprinkler system design flow for at least 15 minutes is required.
26. The Uniform Building Code Section 903.3, Appendix III-A Section 5.1, states that "The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 sq. ft. shall be **1,000 gallons per minute.**"
27. Fire hydrants must be "Clow 960" or equivalent, alternate hydrants must be approved by the District. Fire hydrants for normal fire flow (1,000 GPM or less) must be no more than 500 feet apart with no part of a building greater than 250 feet from a hydrant. Hydrants will meet all specifications of the District including color and markings. Curbs in front of fire hydrants and fire equipment will be painted red.
28. The Uniform Building Code requires smoke detectors on every level of a building, in every bedroom and at a point centrally located in the corridor or area giving access to each separate sleeping area. This requirement is for new construction and requires detectors to be interconnected, hardwired into the building power with battery backup.
29. Sprinkler systems shall be installed per San Mateo County and Half Moon Bay Fire District Ordinance. Overhead installation and hydrostatic test will be inspected as well as a final operating test. In addition to the external alarm flow bell, an internal audible device will be required in a normally occupied area. Underground fire sprinkler supply lines will be inspected and flushed prior to connection. Underground fire sprinkler or hydrant service shall be left uncovered in the area of the thrust blocks for inspection.
30. The County of San Mateo and Half Moon Bay Fire District Ordinance requires a Class "B" or better roof covering or roof covering assembly.
31. Building identification shall be conspicuously posted and visible from the street. **Temporary address numbers shall be posted prior to combustibles being placed on the site.** The letters and numerals for permanent address numbers shall be a minimum of 4-inch stroke for residential. Such letters and numbers shall be internally illuminated and facing the direction of access.
32. The applicant must have a maintained all-weather surface road for ingress and egress of fire apparatus. **This road shall be in place before combustibles are brought onto the project site and maintained throughout construction.** The Half Moon Bay Fire District and the Uniform Fire Code requires a 20-foot minimum width for access roads to structures. Dead end roads greater than 150 feet in length also require a turnaround for fire apparatus. Contact the

Michael and Joanne Mohan
March 3, 2000
Page 7

Fire Prevention Bureau for the full standard detail and specification. Roads leading to a single-family residence may be 16 feet wide with approval of the District

33. The all-weather surfaces shall be a minimum of 6 inches of compacted Class H base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%.
34. Plans submitted will be checked upon receipt of fees required by the District.

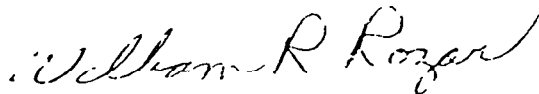
Montara Sanitary District

35. The project will require a sewer connection permit.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **March 16, 2000, at 5:00 p.m.**

This item is also appealable to the California Coastal Commission. An additional Coastal Commission ten (10) working day appeal period will begin after the County appeal period ends. The County and Coastal Commission appeal periods run consecutively, not concurrently, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed

Very truly yours,



William R. Rozar
Zoning Hearing Officer

zhd0302k.2jm

cc: Public Works
Building Inspection
Environmental Health
California Coastal Commission
Pt. Montara Fire Protection District
Montara Sanitary District
Cabrillo Unified School District
County Geotechnical Section
Judith Macias

MCCC, Paul Perkovic
Tom Mahon
Assessor

ATTACHMENT D

**ZONING HEARING OFFICER STAFF REPORT AND
ADDENDUM WITH ATTACHMENTS AND MAPS DATED
MARCH 2, 2000**

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

PROJECT FILE

Date: March 2, 2000

To: Zoning Hearing Officer

From: Planning Staff

Subject: **STAFF REPORT ADDENDUM** - Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a domestic well on a parcel in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

File Number: PLN 1999-00244

DISCUSSION

During a staff report review of this project, it was determined that a few issues needed additional clarification. The issues relate to the geotechnical investigation, the General Plan land use designation and a condition of approval related to height verification.

A. **KEY ISSUES**

1. **Geotechnical Investigation**

Due to the sensitive location for the proposed single-family residence in a designated Geologic Hazards Overlay Zone, the geotechnical report, prepared by David Buckley of David Buckley Engineering, was evaluated prior to the Zoning Hearing Officer public hearing.

The County Geotechnical Section reviewed the report and sent out a review sheet requesting additional information be provided. On Monday, February 28, 2000, Planning staff received an updated report prepared by David Buckley, which addressed the additional concerns of the County Geotechnical Section. Planning staff subsequently passed the information on to the Geotechnical Section for review. See Attachment B for the updated information.

The results of the review by the San Mateo County Geotechnical Section determined that the subsequent information David Buckley provided is adequate and meets the requirements and standards of the County Geotechnical Section.

2. General Plan Designation

On the original staff report, the General Plan designation was listed as Low Density Residential. After re-reviewing the General Plan Land Use Designation Map, it is clear that the General Plan designation should be Medium Density Residential.

3 Height Verification

Condition #12 related to height verification shall be revised to read as follows:

12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer. The site plan shall show:
 - a. The baseline elevation datum point as established by a licensed land surveyor or engineer. This datum point must be located so that it will not be disturbed by construction activities. This datum point shall be used during construction to verify the elevation of the finished floors relative to the site's existing natural grade.
 - b. The natural grade elevations at a minimum of four significant corners of the structure's footprint
 - c. The elevations of the proposed finished grades, where applicable
 - d. The ridgeline elevation of the highest point on the roof.

ATTACHMENTS

- A. Revised Recommended Findings and Conditions of Approval
- B. Updated Geotechnical Investigation

SB.fc – SMBK0310_WFU.DOC

County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 1999-00244

Hearing Date: March 2, 2000

Prepared By: Sara Bortolussi, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.
2. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program.
3. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 of the Zoning Regulations.

Regarding the Design Review, Find:

4. That the project complies with the provisions of Chapter 28.1 of the San Mateo County Zoning Regulations and the Community Design Manual.

Regarding the Environmental Review, Find:

5. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
6. That, on the basis of the Initial Study and comments received hereto, there is no evidence that the project, subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
7. That the Negative Declaration reflects the independent judgment of San Mateo County.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning Division on April 14, 1999, and approved by the Zoning Hearing Officer on March 2, 2000. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The Coastal Development Permit shall be valid for one year from the date of approval. Any extensions of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
3. In the event that a public water supply becomes available, the applicant shall switch to this alternative.
4. Prior to the issuance of a building permit, the applicant shall submit color and material samples of the proposed project, for approval by the Planning Director, and verified prior to a final inspection for the building permit.
5. During project construction, the applicant shall, pursuant to Section 5022 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 15 and April 15.
 - 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 applications of pesticides and fertilizer to avoid polluting runoff
6. All new utility lines to the proposed project shall be installed underground

7. At the building permit application stage, the applicant shall submit the geotechnical report, prepared by David Buckley, dated September 22, 1999, in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section and the mitigation recommended in the geotechnical report adhered to, including all requirements of the Geotechnical Section of the San Mateo County. _____
8. At the time of application for a building permit, an erosion control and stormwater management plan shall be submitted for review and approval by the Planning Division.
9. The applicant is required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
10. The applicant is required to submit a stormwater management plan prepared by a civil engineer, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.
11. The applicant shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.
12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer. The site plan shall show:
 - a. The baseline elevation datum point as established by a licensed land surveyor or engineer. This datum point must be located so that it will not be disturbed by construction activities. This datum point shall be used during construction to verify the elevation of the finished floors relative to the site's existing natural grade
 - b. The natural grade elevations at a minimum of four significant corners of the structure's footprint.
 - c. The elevations of the proposed finished grades, where applicable.
 - d. The ridgeline elevation of the highest point on the roof.
13. The applicant shall submit a landscape plan in accordance with the "Landscape Plan Guidelines – Minimum Standards" for review and approval by the Planning Director. The goal of the required landscape plan is to soften the impact of the building from the street. The plan shall include a minimum of two (2) trees in front of the property and two (2) trees somewhere else on the property. A minimum of fifteen (15) shrubs shall be included in the design for the front and sides of the residence. Areas in the front of the property that do not contain trees or shrubs shall be planted with ground cover. An irrigation plan for the front

area and sides shall be submitted with the planting plan. Upon submittal of the landscape plan, the applicant shall pay a review fee based on the fee schedule in effect at that time.

Building Inspection Section

14. At the time of application for a building permit, a boundary survey will be required
15. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
16. A site drainage plan will be required which will demonstrate how roof drainage and surface runoff will be handled.

Department of Public Works

17. 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 residence per Ordinance #3277.
18. The applicant shall submit, for review by the Department of Public Works, a plan and profile of the existing roadway, including adequate topography to confirm centerline elevations at the driveway and existing roadway drainage.
19. The applicant shall submit a "revised" driveway "plan and profile" that includes "vertical curves" at both the property line and at the garage, 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. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
20. The applicant shall NOT place a concrete driveway WITHIN the road right-of-way. Within the right-of-way, the driveway shall consist of a minimum of 6 inches of Class 2 aggregate base and 2 inches of asphalt.
21. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.

Environmental Health Division

22. Prior to the building application stage, the applicant shall obtain a well permit and construct a well meeting quality and quantity standards.

Point Montara Fire Protection District

23. Municipal water supplies shall be used to supply sprinkler systems. In areas without a municipal water supply, an approved water tank large enough to accommodate domestic demand and the sprinkler system design flow for at least 15 minutes is required.
24. The Uniform Building Code Section 903.3, Appendix III-A Section 5.1, states that "The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 sq. ft. shall be **1,000 gallons per minute.**"
25. Fire hydrants must be "Clow 960" or equivalent, alternate hydrants must be approved by the District. Fire hydrants for normal fire flow (1,000 GPM or less) must be no more than 500 feet apart with no part of a building greater than 250 feet from a hydrant. Hydrants will meet all specifications of the District including color and markings. Curbs in front of fire hydrants and fire equipment will be painted red.
26. The Uniform Building Code requires smoke detectors on every level of a building, in every bedroom and at a point centrally located in the corridor or area giving access to each separate sleeping area. This requirement is for new construction and requires detectors to be interconnected, hardwired into the building power with battery backup.
27. Sprinkler systems shall be installed per San Mateo County and Half Moon Bay Fire District Ordinance. Overhead installation and hydrostatic test will be inspected as well as a final operating test. In addition to the external alarm flow bell, an internal audible device will be required in a normally occupied area. Underground fire sprinkler supply lines will be inspected and flushed prior to connection. Underground fire sprinkler or hydrant service shall be left uncovered in the area of the thrust blocks for inspection.
28. The County of San Mateo and Half Moon Bay Fire District Ordinance requires a Class "B" or better roof covering or roof covering assembly.
29. Building identification shall be conspicuously posted and visible from the street. **Temporary address numbers shall be posted prior to combustibles being placed on the site.** The letters and numerals for permanent address numbers shall be a minimum of 4-inch stroke for residential. Such letters and numbers shall be internally illuminated and facing the direction of access.
30. The applicant must have a maintained all-weather surface road for ingress and egress of fire apparatus. **This road shall be in place before combustibles are brought onto the project site and maintained throughout construction.** The Half Moon Bay Fire District and the Uniform Fire Code requires a 20-foot minimum width for access roads to structures. Dead end roads greater than 150 feet in length also require a turnaround for fire apparatus. Contact the Fire Prevention Bureau for the full standard detail and specification. Roads leading to a single-family residence may be 16 feet wide with approval of the District.

31. The all-weather surfaces shall be a minimum of 6 inches of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%.

32. Plans submitted will be checked upon receipt of fees required by the District

Montara Sanitary District

33 The project will require a sewer connection permit

SB:fc – SMBK0310_WFU.DOC



BUCKLEY ENGINEERING ASSOCIATES

Geotechnical Engineering and Geology

1500 S. ...
San Jose, CA 95128
Phone 408/942-6952
Fax 408/942-6952Attachment BFebruary 27, 2000
Job #99176.8

Mr. Michael Mahon
P.O. Box 86
Weimar, CA 95736

RE: RESPONSE TO COUNTY REVIEW
Proposed Residence
863 San Ramon Avenue
Moss Beach, California
County File #9A-2211

Dear Mr. Mahon:

As requested, we are responding to the San Mateo County Review Sheet, dated 2-22-2000. Previously, we have provided a geotechnical engineering report, dated 9-22-99. Our response to the County's Review follows their numbering of the listed items:

Item #1 - The detailed map showing the location of trenches excavated on neighboring properties in relation to the proposed site development is contained on the enclosed Plate 1. Logs of the trench excavations are presented as Plates 5 and Figures 1 and 2. In addition, we trenched the site and that log is presented as Plate 4.

In all these trenches there is no evidence, such as fault gouge or offset units that would suggest that surface faulting has occurred in this area of Moss Beach. Our detailed arguments were presented in our response to the County's review of the Hawkins property (BEA, 1998 on Plate 1).

In addition, on the basis of the recent site fault trenching (Plate 4), it is our opinion that the risk of surface fault rupture affecting the proposed development is very low.

Item #2 - The site naturally drains to the street. The enclosed Site Plan, Plate 3 clearly shows to the south, toward San Ramon Avenue.

Item #3 - The Seal Cove Fault Zone as depicted by the Leighton & Associates Report is presented as Plate 2. The site location is also shown on this Plate.

Mr. Mike Mahon
Response to Review

Page 2

Item #4 - We have reviewed the project plans with respect to the recommendations contained in our geotechnical engineering report. The plans entitled "New Residence APN 037-259-170 San Ramon Avenue Moss Beach, CA, consist of Sheets 1-14, prepared by Mr. Peter Sano, dated 4-12-99.

On the basis of our review, it is our opinion that the plans are in general conformance with our recommendations.

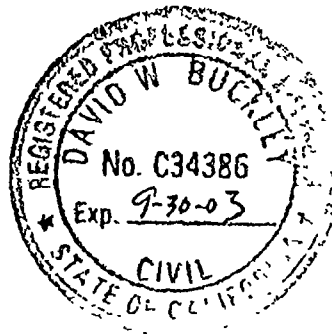
We will send the signed Section 1 of the County Review Sheet, as soon as we receive this form from the County.

Very truly yours,

BUCKLEY ENGINEERING ASSOCIATES

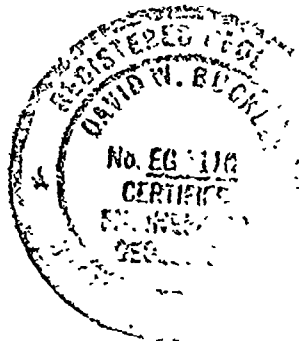
David W. Buckley

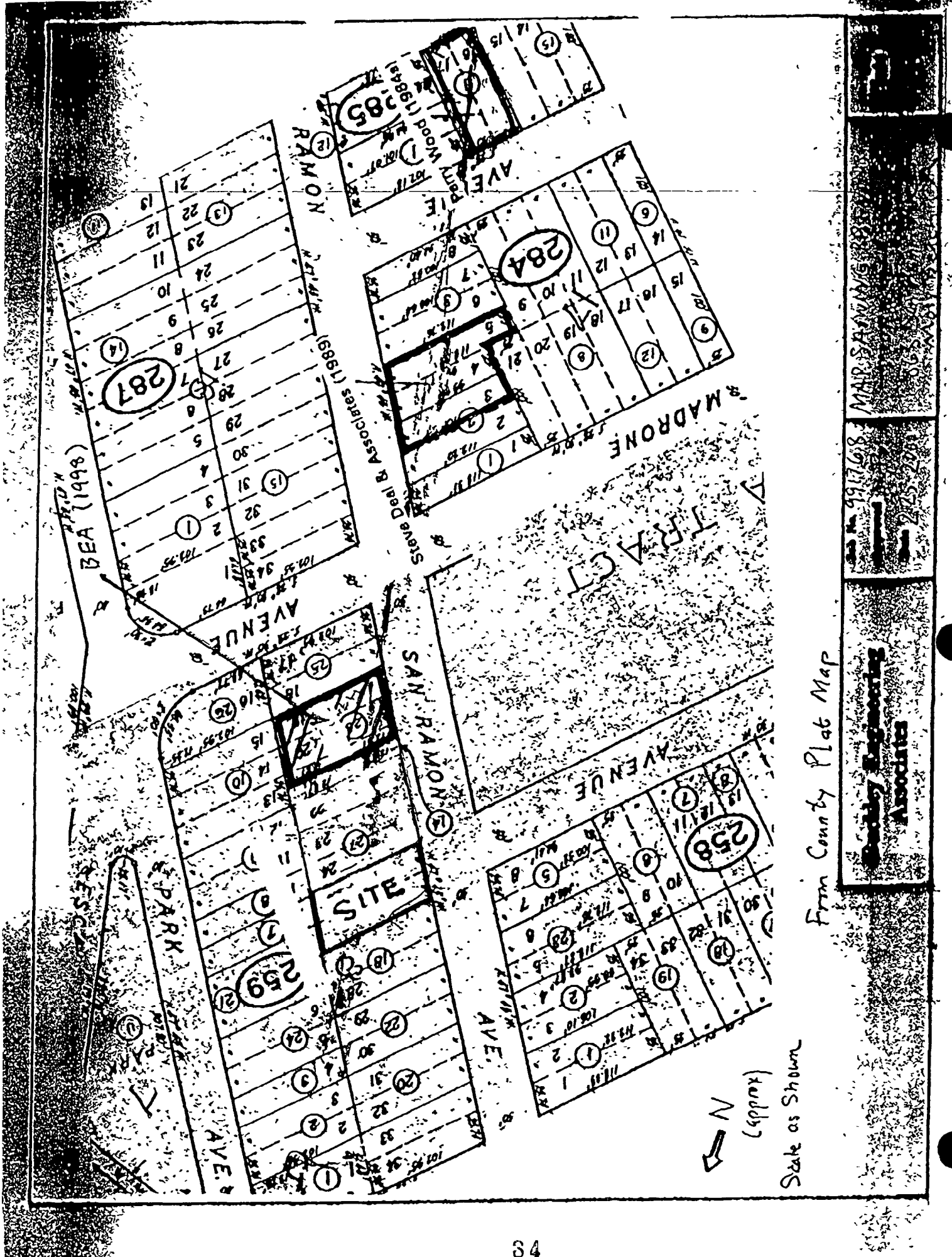
David W. Buckley
Civil Engineer 34386
Engineering Geologist 1110



Enclosures: Plates 1-5 & Figures 1 & 2

Distribution: 1 copy to Mr. Mike Mahon
1 copy faxed to San Mateo County Planning Office
Attn: Ms. Sara Bortolussi

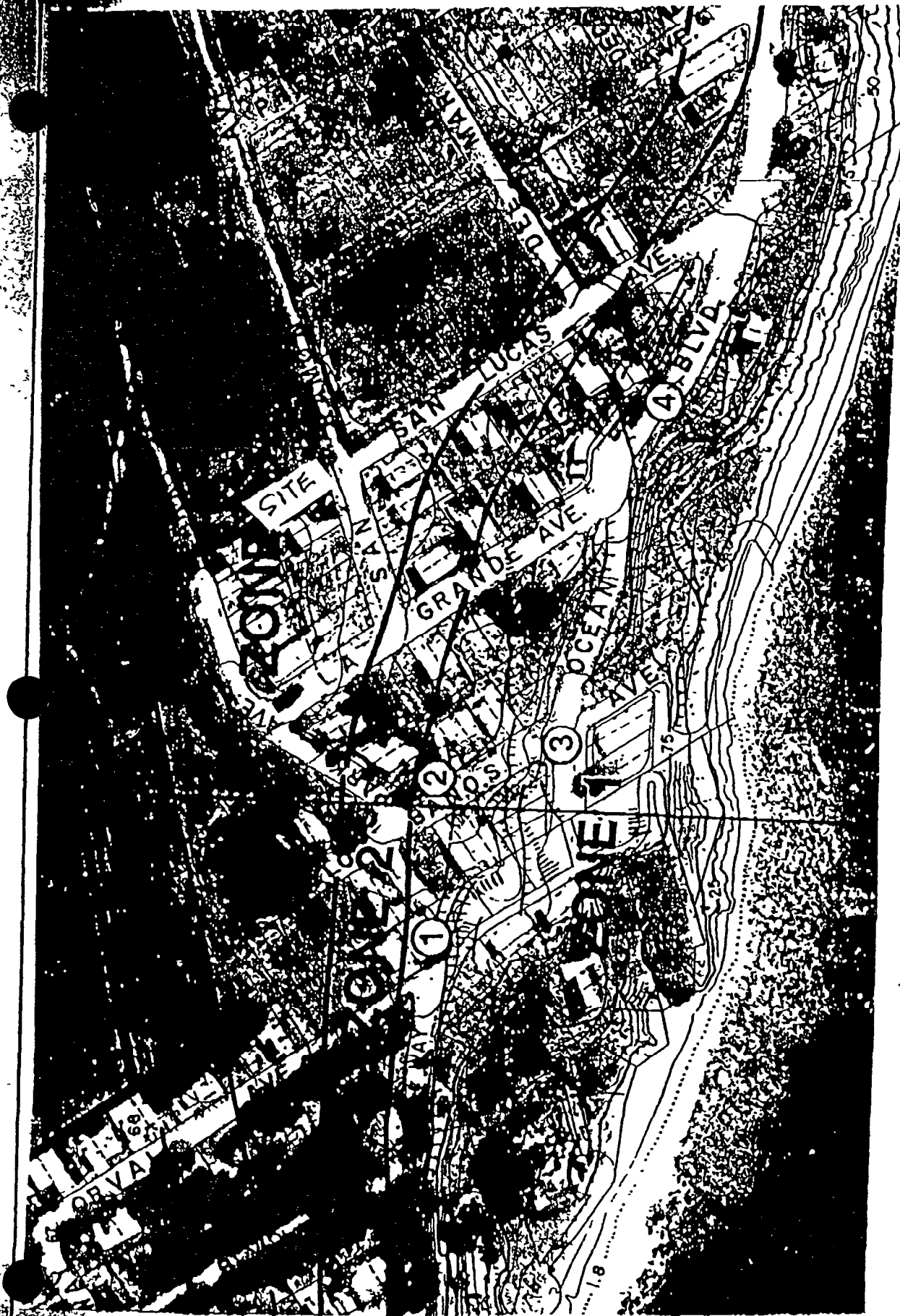




MAP 9916168

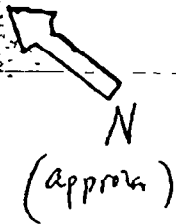
BUCKLEY ENGINEERING ASSOCIATES

From County Plat Map



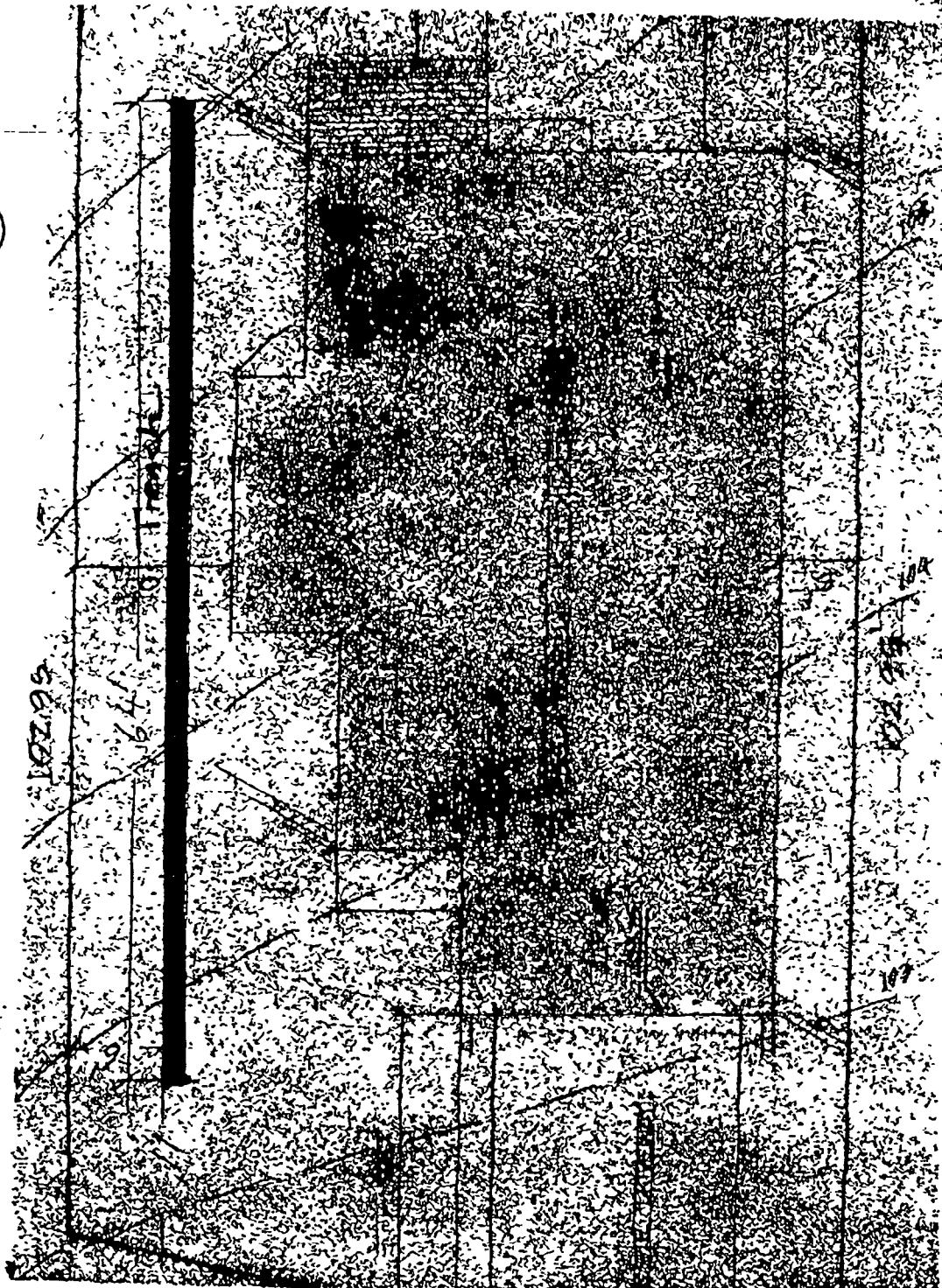
(No Scale)
 (approx.)
 From Heightm & Associates, 1971.

Seal Cove Fault Map 2	Seal Cove Fault Map 2	99176.8 2-25-2000	Buckley Engineering Associates
--------------------------	--------------------------	----------------------	-----------------------------------



Scale:
As Shown

30' to parallel edge



Taken from Site Plan provided by client

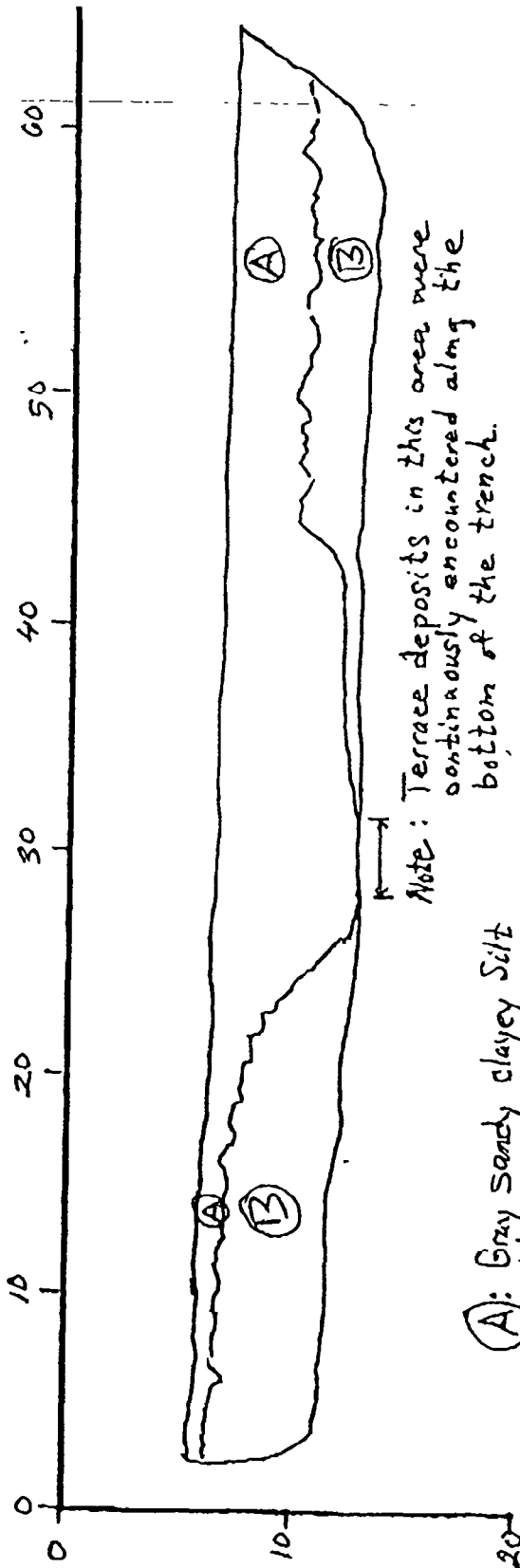
**Buckley Engineering
Associates**

Job No. 99176.8
Approved DWB
Date 2-25-2000

SITE PLAN
863 San Ramon Ave.
Moss Beach, CA

Plate
3

← N30E



Note: Terrace deposits in this area were continuously encountered along the bottom of the trench.

(A): Gray Sandy clayey Silt (topsoil)

(B): Light brown silty clayey Sand (Terrace Deposits)

Horizontal and Vertical Scale as Shown

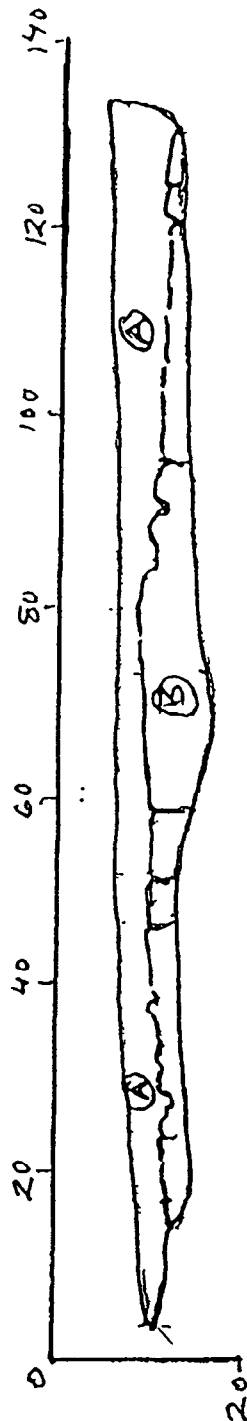
Backley Engineering Associates

Job No. 9917618
~~Drawn~~ DWB
 Date 2-25-2000

Trench Log
 863 San Ramon Ave
 Moss Beach, CA

Page 4

N 65 E 



(A) Topsoil

(B) Terrace Deposits

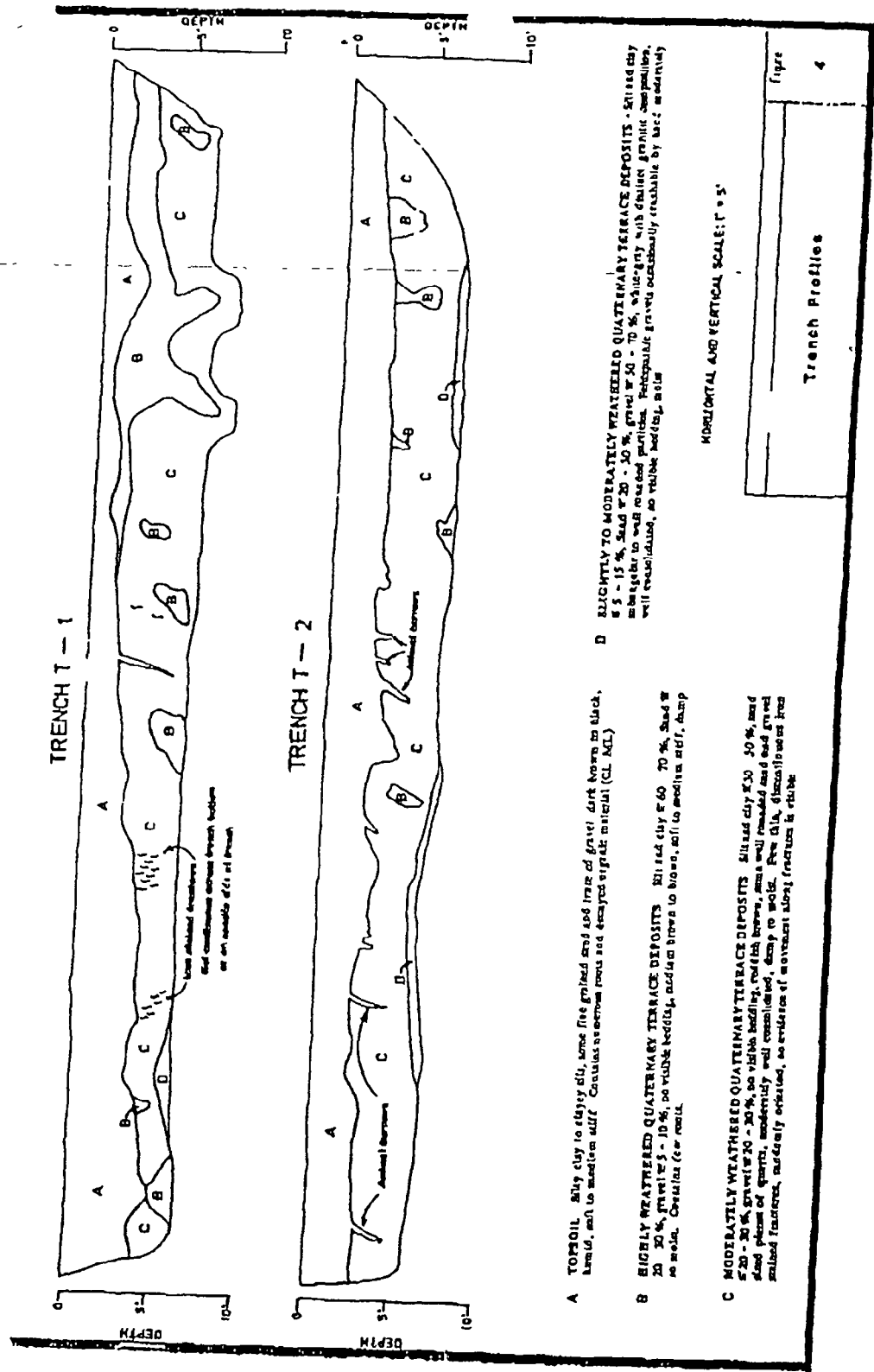
Horizontal and Vertical Scale: 1 inch = 20 feet

From BEA 1998 Geotechnical Investigation

Buckley Engineering Associates

Project No. 991768

Sheet No. 2-25-200



Steve Deal & Associates (1989)



BUCKLEY ENGINEERING ASSOCIATES

Geotechnical Engineering and Geology

408/942-6952
Phone 408/942-6952
Fax 408/942-6952

February 28, 2000
Job #99176.8

Mr. Michael Mahon
P.O. Box 86
Weimar, CA 95736

RE: RESPONSE TO COUNTY REVIEW
Proposed Residence
863 San Ramon Avenue
Moss Beach, California
County File #9A-221

Dear Mr. Mahon:

As requested, we are responding to the San Mateo County Geologic Reviewer's verbal comment on our 2-27-2000 response letter.

In our opinion, the major undulation of the topsoil/terrace deposits contact is not related to surface faulting.

We trust that this letter contains the needed information.

Very truly yours,

BUCKLEY ENGINEERING ASSOCIATES

David W. Buckley

David W. Buckley
Civil Engineer 34386
Engineering Geologist 1110



Enclosures: Plates 1-5 & Figures 1 & 2

Distribution: 1 copy to Mr. Mike Mahon
1 copy faxed to San Mateo County Planning Office
Attn: Ms. Sara Bortolussi

COUNTY OF SAN MATEO

PLANNING AND BUILDING DIVISION

PROJECT FILE

Date: March 2, 2000

To: Zoning Hearing Officer

From: Planning Staff

Subject: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a domestic well on a parcel in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

File Number: PLN 1999-00244 (Mahon)

PROPOSAL

The applicant proposes construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a well for domestic use.

RECOMMENDATION

1. Certify the Negative Declaration by making the required findings listed in Attachment A.
2. Approve Coastal Development Permit, County File Number PLN 1999-00244, by adopting the required findings and conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Sara Bortolussi, Project Planner, Telephone 650/363-1839

Owner/Applicant: Michael and Joanne Mahon

Location: San Ramon Avenue, Moss Beach

APN: 037-259-170

Size: 5,147.5 sq. ft.

Existing Zoning: R-1/S-17/DR/CD/GH (Single-Family Residential/Design Review/Coastal Development/Geologic Hazards)

General Plan Designation: Low Density Residential

Existing Land Use: Vacant

Environmental Evaluation: A Negative Declaration was circulated for a 21-day review period from February 2, 2000 to February 22, 2000. Comments received with respect to this document will be prepared for the Zoning Hearing Officer's public meeting.

Setting: The 5,147.5 sq. ft. site is located on San Ramon Avenue in the Seal Cove area of unincorporated Moss Beach. The site is characterized by level terrain and is situated between two developed parcels with single-family residences. There are no existing trees or shrubs on the parcel.

DISCUSSION

A. KEY ISSUES

1. Compliance with General Plan

The project complies with General Plan Policies pertaining to Vegetative, Water, Fish and Wildlife Resources, Soil Resources, Visual Quality, Historical and Archaeological Resources, Urban Land Use, and Natural Hazards. The applicable policies are discussed as follows:

a. General Plan Policies Regarding Vegetative, Water, Fish and Wildlife Resources

The subject parcel is located within the Seal Cove area of unincorporated Moss Beach and 1/8 of a mile from the designated Fitzgerald Marine Reserve. The County's Natural Diversity Maps indicate the possibility of a rare species, Hickman's Cinquefoil, in the area. Through General Plan Policy 1.9 (*Definition of Rare or Unique Species*), Hickman's Cinquefoil has been identified as an endangered species. The applicant provided a biological assessment completed by a biological consultant, who determined that due to the disturbed condition of the site, it was unlikely that the site could support the endangered species (see attachment H). The proposed project complies with the requirements of General Plan Policy 1.22 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) since it was determined that there were no endangered species on the property.

b. General Plan Policies Regarding Soil Resources

The subject site is underlain by marine terrace deposits consisting of poorly to moderately consolidated gravel, sand, silt and clay. The project complies with General Plan Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) through minimizing removal of vegetation. No trees are proposed to be removed as a part of this project and will be conditioned to provide an erosion and sediment control plan which demonstrates how erosion will be minimized during construction.

c. General Plan Visual Quality Policies

The proposed development is located between two developed parcels along San Ramon Avenue in the Seal Cove area. The lots on either side of the project site as well as across from the project site are developed. This project is consistent with Policy 4.35 (*Urban Area Design Concept*) through improving upon the appearance of San Ramon Avenue and helping to contribute to the harmonious development of the locality.

d. General Plan Historical and Archaeological Resources Policies

General Plan Policy 5.20 (*Site Survey*) requires the determination whether sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development for this site, the policy requires that a mitigation plan, adequate to protect the resources and prepared by a qualified professional, be reviewed and implemented as a part of the project.

The California Archaeological Inventory originally identified the project area as having the possibility of containing unrecorded archaeological sites. A site survey was completed which determined that no archaeological resources were found on the project site. The report mentioned that it is possible that sub-surface deposits may exist and the project has been conditioned such that if during construction any evidence is uncovered or encountered, that all excavations within 30 feet shall be halted long enough to call in a qualified archaeologist to assess the situation and propose appropriate measures.

e. General Plan Policies Regarding Urban Land Use

The project site is located within the urban area of unincorporated Moss Beach, a designated Urban Community. The proposed development of a new single-family residence is consistent with Policy 8.14 (*Land Use Compatibility*) through enhancing the character of the existing single-family neighborhood by developing an infill lot on a residentially zoned parcel.

f. General Plan Natural Hazards Policies

General Plan Policy 15.9 (*Designation of Geotechnical Hazard Areas*) requires special attention to those parcels in designated Geotechnical Hazard Areas. The San-Mateo County General Plan Natural Hazards Map and the San Mateo County Geotechnical Hazards Synthesis Maps identify the location of this property as a seismic hazard zone. The subject site is surrounded by active faults, including the San Gregorio/Seal Cove Fault, which is approximately 400 feet northeast of the site and the San Andreas Fault, which is about 7 miles to the northeast.

The applicant submitted a geotechnical report, prepared by a certified engineering geologist, which indicated the lot is suitable for the proposed development provided the recommendations provided in the report are followed. The geotechnical report is currently under review in the County Geotechnical Section. The results of that review will be prepared and presented at the public hearing. The project is consistent with Policy 15.12 (*Location of New Development in Areas Which Contain Natural Hazards*) through a condition to submit a copy of the geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section, to the Building Inspection Section and the mitigation recommended in the report adhered to.

2. Compliance with County Zoning Regulations

The project conforms to the Single-Family Residential (R-1/S-17/DR/GH) development standards for placement of a new residence and domestic well within the appropriate building envelope. The two-story, 2,629 sq. ft. residence will be placed on the parcel with the following setbacks:

	Zoning Requirements	Proposed Project
Minimum Parcel Size	5,000 sq. ft.	5,000 sq. ft.
Front Yard	20 feet	20 feet
Side Yards	15 feet total, 5 feet minimum	5 feet and 10 feet
Rear Yard	20 feet	20 feet 6 inches

The new residence, as required in Section 6119 of the Zoning Ordinance, will have an attached two-car covered garage that meets the parking requirements for single-family dwellings.

This project was submitted to the Planning Division in April 1999, prior to the January 11, 2000, urgency interim ordinance, and is a grandfathered project and thus is not required to comply with the regulations of that interim ordinance.

3. Compliance with Local Coastal Program

The proposed residential development has been reviewed against Local Coastal Program Policies pertaining to Locating and Planning New Development, Visual Resources and Hazards.—The applicable policies are discussed as follows:

a. Locating and Planning New Development

The project site is located in an urban area designated on the Local Coastal Program Land Use Maps and defined in Local Coastal Program Policy 1.4 (*Definition of Urban Areas*) as lands shown inside the urban/rural boundary on the Land Use Plan Maps. Local Coastal Program Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) allows development subject to the uses, density and size of development permitted by the Local Coastal Program as well as consistency with the Montara-Moss Beach-El Granada Community Plan. The project is consistent with this policy and subsequently the Community Plan, by locating the development on an infill lot in an already developed area and by making the design and size of the development consistent with its surrounding land uses.

b. Visual Resources Component

Local Coastal Program Policy 8.5 (*Location of New Development*) requires that new development be located on a portion of the parcel where development (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. The project site is not located within a designated State or County Scenic Corridor and is located approximately 1/8 of a mile from the shoreline, thus will not impact views from public viewpoints. The development is conditioned to employ the use of earthen colors for the new house so it will help blend in with the natural characteristics of the coastal area.

Policy 8.13(a) (*Special Design Guidelines for Coastal Communities, Montara-Moss Beach-El Granada*) requires (1) structures which fit the topography of the site and do not require extensive cutting, grading, or filling for construction, (2) the use of natural materials and colors which blend with the vegetative cover of the site, (3) the use of pitched roofs that are surfaced with non-reflective materials, (4) structures which are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape, (5) development that minimizes the blocking of views to or along the ocean shoreline, and (6) a maximum height of development not exceeding 28 feet. The proposed project is consistent with these policies or will be conditioned to be consistent with these policies.

Local Coastal Program Policy 8.16 (*Landscaping*) encourages the use of plant materials to integrate the manmade and natural environments and to soften the visual impact of development. A condition of approval has been recommended that requires a landscape plan be submitted which demonstrates how, with the use of vegetation such as trees and shrubs, the new residence will be integrated with its surrounding natural environment.

c. Compliance with Hazards Component

According to the San Mateo County Geotechnical Hazards Synthesis Maps and the Local Coastal Program Hazards Maps, the project site is located in a designated geotechnical hazard area. Local Coastal Program Policy 9.3(c) (*Regulation of Geologic Hazard Areas*) requires a geotechnical investigation and report prepared by a certified engineering geologist for all proposed development. Such a report was prepared by a certified engineering geologist and submitted for review. The report concluded that the project site is suitable for the proposed development subject to the recommendations for development suggested in the report. The applicant shall submit a copy of this geotechnical investigation for review and conformance at the building permit stage.

4. Compliance with the Community Design Manual

The proposed project is consistent with the objectives of the Community Design Manual concerning siting, grading, vegetative preservation, landscaping, colors and materials, structural shapes and scale with more discussion as follows:

a. Siting

The proposed project retains the natural topography, which is fairly flat, to the extent feasible in locating the development and will be complimentary to adjacent neighborhood structures.

b. Grading

The project will not be removing any vegetation, except for the seasonal grasses in the vicinity of the construction, in order to locate the proposed development and because the parcel is fairly flat, grading of the property will be minimized. A condition of approval requires a sediment and erosion control plan be submitted at the time of application for a building permit to show how erosion will be minimized during the construction of the new residence.

c. Vegetative Preservation and Landscaping

The project site consists of only native grasses and thus no tree removal will be required for this project. The applicant, however, is required to prepare and submit for review a landscape plan which shows how the planting of trees and

shrubs will help break up the façade of the new residence and help it to integrate into its natural surroundings.

d. Colors and Materials

The applicant has proposed to use a natural bone color for the exterior walls and a teal blue for the trim. Both are acceptable colors for the Coastside Design Review Area. The material proposed for the walls is hardy board wood siding and the proposed material for the trim is wood. The project is conditioned to use acceptable colors and materials and have those colors verified at the time of a final inspection on the building permit.

e. Structural Shapes

The shape of the proposed structure is consistent with the surrounding residential uses in the neighborhood. The existing residential uses in the area employ simple shapes, yet offer unique features so as not to provide continuous repetition of shapes or forms. The proposed residence will be consistent with the surrounding neighborhood.

f. Scale

The proposed residence is consistent in size and scale to the adjacent buildings and the neighborhood in which it is located.

B. REVIEW BY THE MID-COAST COMMUNITY COUNCIL

The MCCC submitted their referral in November of 1999 and their recommendation was to reduce the mass by adding design details and offsets to break up the massive wall elevations. Staff reviewed the plans and feels there is good articulation with respect to the front, rear and west side elevations. Staff does not believe the elevations are "massive."

C. ENVIRONMENTAL REVIEW

A Negative Declaration was posted on February 2, 2000 with a 21-day review period extending through February 22, 2000. Comments received with respect to this document will be prepared for the Zoning Hearing Officer's public meeting.

D. REVIEWING AGENCIES

	<u>Approve</u>	<u>Conditions</u>	<u>Deny</u>
Building Inspection Section	X	Yes	
Department of Public Works	X	Yes	
Environmental Health Division	X	Yes	

	<u>Approve</u>	<u>Conditions</u>	<u>Deny</u>
Mid-Coast Community Council	X	None	
Point Montara Fire Protection District	X	Yes	
Montara Sanitary District	X	Yes	

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map/Location Map
- C. Site Plan
- D. Floor Plans
- E. Elevations
- F. Initial Study and Negative Declaration
- G. Geotechnical Report
- H. Biological Assessment Letter

SB:fc – SMBK0239_WFU.DOC

County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 1999-00244

Hearing Date: March 2, 2000

Prepared By: Sara Bortolussi, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Coastal Development Permit, Find:

1. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.
2. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program.
3. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 of the Zoning Regulations.

Regarding the Design Review, Find:

4. That the project complies with the provisions of Chapter 28.1 of the San Mateo County Zoning Regulations and the Community Design Manual.

Regarding the Environmental Review, Find:

5. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
6. That, on the basis of the Initial Study and comments received hereto, there is no evidence that the project, subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
7. That the Negative Declaration reflects the independent judgment of San Mateo County.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning Division on April 14, 1999, and approved by the Zoning Hearing Officer on March 2, 2000. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. The Coastal Development Permit shall be valid for one year from the date of approval. Any extensions of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
3. In the event that a public water supply becomes available, the applicant shall switch to this alternative.
4. Prior to the issuance of a building permit, the applicant shall submit color and material samples of the proposed project, for approval by the Planning Director, and verified prior to a final inspection for the building permit.
5. During project construction, the applicant shall, pursuant to Section 5022 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 15 and April 15.
 - 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 applications of pesticides and fertilizer to avoid polluting runoff.
6. All new utility lines to the proposed project shall be installed underground.

7. At the building permit application stage, the applicant shall submit the geotechnical report, prepared by David Buckley, dated September 22, 1999, in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section and the mitigation recommended in the geotechnical report adhered to, including all requirements of the Geotechnical Section of the San Mateo County.
8. At the time of application for a building permit, an erosion control and stormwater management plan shall be submitted for review and approval by the Planning Division.
9. The applicant is required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
10. The applicant is required to submit a stormwater management plan prepared by a civil engineer, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.
11. The applicant shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.
12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer.
13. The applicant shall submit a landscape plan in accordance with the "Landscape Plan Guidelines – Minimum Standards" for review and approval by the Planning Director. The goal of the required landscape plan is to soften the impact of the building from the street. The plan shall include a minimum of two (2) trees in front of the property and two (2) trees somewhere else on the property. A minimum of fifteen (15) shrubs shall be included in the design for the front and sides of the residence. Areas in the front of the property that do not contain trees or shrubs shall be planted with ground cover. An irrigation plan for the front area and sides shall be submitted with the planting plan. Upon submittal of the landscape plan, the applicant shall pay a review fee based on the fee schedule in effect at that time.

Building Inspection Section

14. At the time of application for a building permit, a boundary survey will be required.
15. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
16. A site drainage plan will be required which will demonstrate how roof drainage and surface runoff will be handled.

Department of Public Works

17. 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 residence per Ordinance #3277.
18. The applicant shall submit, for review by the Department of Public Works, a plan and profile of the existing roadway, including adequate topography to confirm centerline elevations at the driveway and existing roadway drainage.
19. The applicant shall submit a “revised” driveway “plan and profile” that includes “vertical curves” at both the property line and at the garage, 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. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage
20. The applicant shall NOT place a concrete driveway WITHIN the road right-of-way. Within the right-of-way, the driveway shall consist of a minimum of 6 inches of Class 2 aggregate base and 2 inches of asphalt.
21. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.

Environmental Health Division

22. Prior to the building application stage, the applicant shall obtain a well permit and construct a well meeting quality and quantity standards.

Point Montara Fire Protection District

23. Municipal water supplies shall be used to supply sprinkler systems. In areas without a municipal water supply, an approved water tank large enough to accommodate domestic demand and the sprinkler system design flow for at least 15 minutes is required.
24. The Uniform Building Code Section 903.3, Appendix III-A Section 5.1, states that “The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 sq. ft. shall be **1,000 gallons per minute.**”
25. Fire hydrants must be “Clow 960” or equivalent, alternate hydrants must be approved by the District. Fire hydrants for normal fire flow (1,000 GPM or less) must be no more than 500 feet apart with no part of a building greater than 250 feet from a hydrant. Hydrants

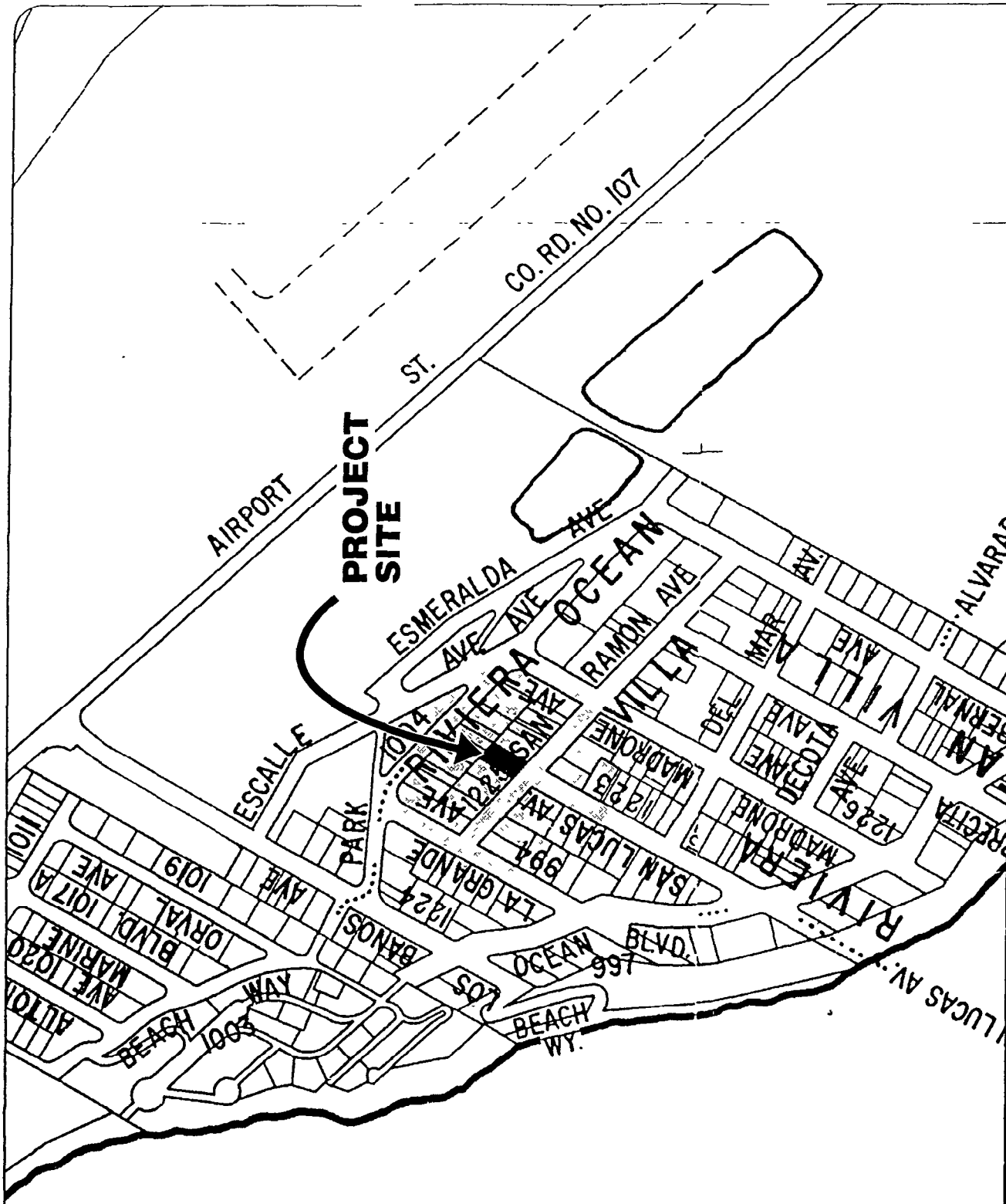
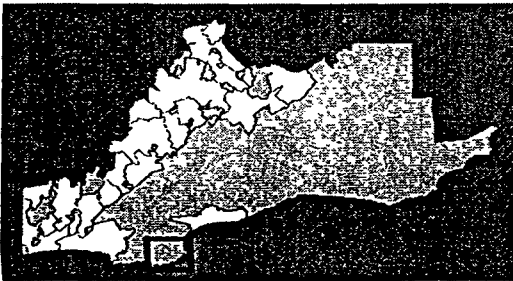
will meet all specifications of the District including color and markings. Curbs in front of fire hydrants and fire equipment will be painted red.

26. The Uniform Building Code requires smoke detectors on every level of a building, in every bedroom and at a point centrally located in the corridor or area giving access to each separate sleeping area. This requirement is for new construction and requires detectors to be interconnected, hardwired into the building power with battery backup.
27. Sprinkler systems shall be installed per San Mateo County and Half Moon Bay Fire District Ordinance. Overhead installation and hydrostatic test will be inspected as well as a final operating test. In addition to the external alarm flow bell, an internal audible device will be required in a normally occupied area. Underground fire sprinkler supply lines will be inspected and flushed prior to connection. Underground fire sprinkler or hydrant service shall be left uncovered in the area of the thrust blocks for inspection.
28. The County of San Mateo and Half Moon Bay Fire District Ordinance requires a Class "B" or better roof covering or roof covering assembly.
29. Building identification shall be conspicuously posted and visible from the street. **Temporary address numbers shall be posted prior to combustibles being placed on the site.** The letters and numerals for permanent address numbers shall be a minimum of 4-inch stroke for residential. Such letters and numbers shall be internally illuminated and facing the direction of access.
30. The applicant must have a maintained all-weather surface road for ingress and egress of fire apparatus. **This road shall be in place before combustibles are brought onto the project site and maintained throughout construction.** The Half Moon Bay Fire District and the Uniform Fire Code requires a 20-foot minimum width for access roads to structures. Dead end roads greater than 150 feet in length also require a turnaround for fire apparatus. Contact the Fire Prevention Bureau for the full standard detail and specification. Roads leading to a single-family residence may be 16 feet wide with approval of the District.
31. The all-weather surfaces shall be a minimum of 6 inches of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%.
32. Plans submitted will be checked upon receipt of fees required by the District.

Montara Sanitary District

33. The project will require a sewer connection permit.

SB:fc – SMBK0239_WFU.DOC



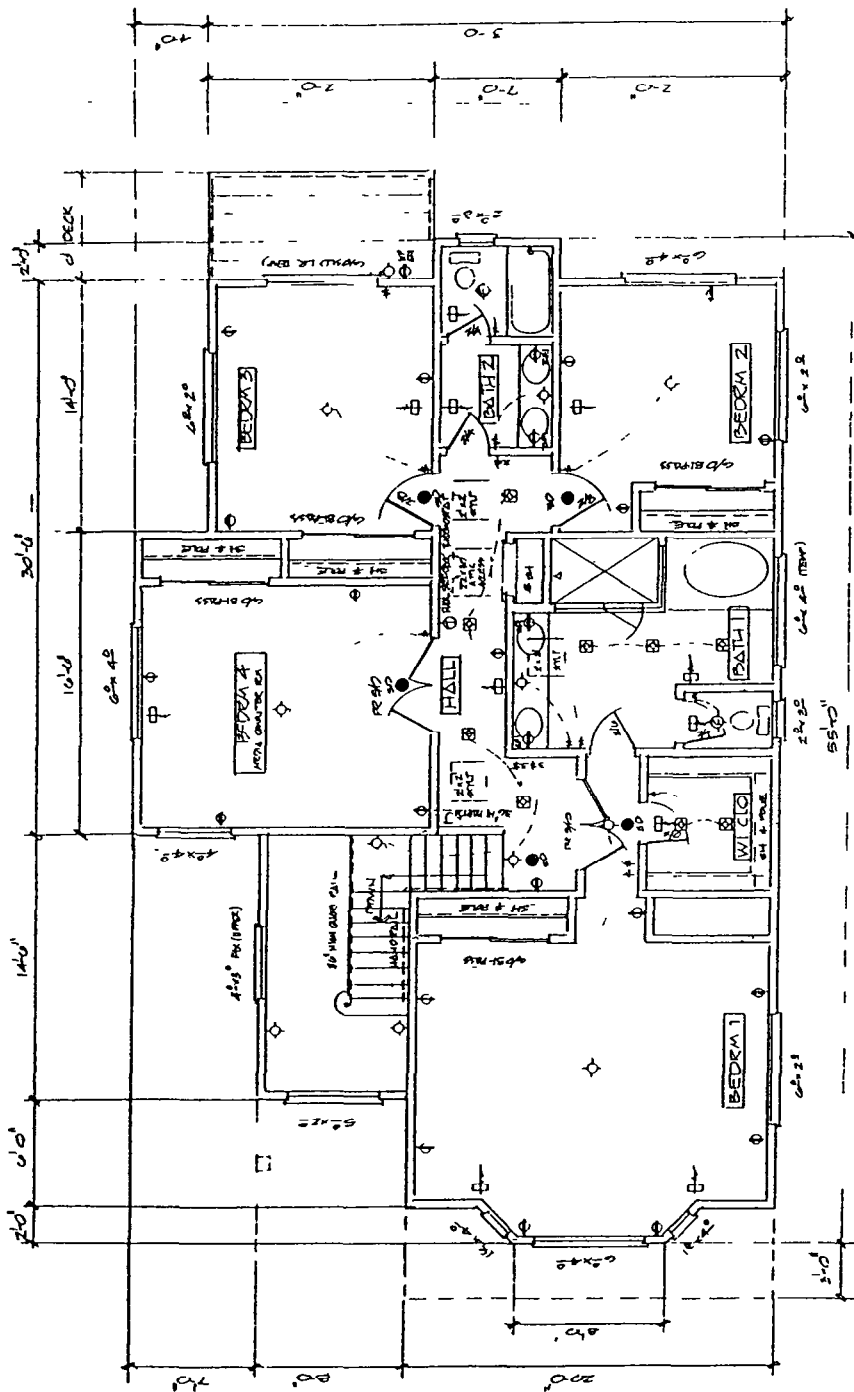
San Mateo County Zoning Hearing Officer Meeting

Applicant: Joanne & Michael Mahon

File Numbers: PLN 1999-00244

Attachment: B





● NOTE: DETECTOR SHALL BE
NOT RATHER THAN
P.C. & P.

BATHROOM NOTES
 INSTALL WATER RESISTANT TYPE CERAMIC TILE ON ALL PARTS OF
 WALLS & TUB & SHOWER AREAS. INSTALL CERAMIC
 TILE TO MATCH TUB AREA DRAIN OR UP TO MINIMUM
 SILL HEIGHT AT TUBS AT 2'-0".
 PROVIDE REMOTE ISOLATE SHOWER VALVE
 ALL GLAZING AT TUB & SHOWER AREAS SHALL BE
 SAFETY GLASS.
 WATER CLOSET SHALL BE APPROVED TOILET/FLOOR
 PROVIDE FLOOR-SCOUR LIGHTING FIXTURES



1440 S FTZ

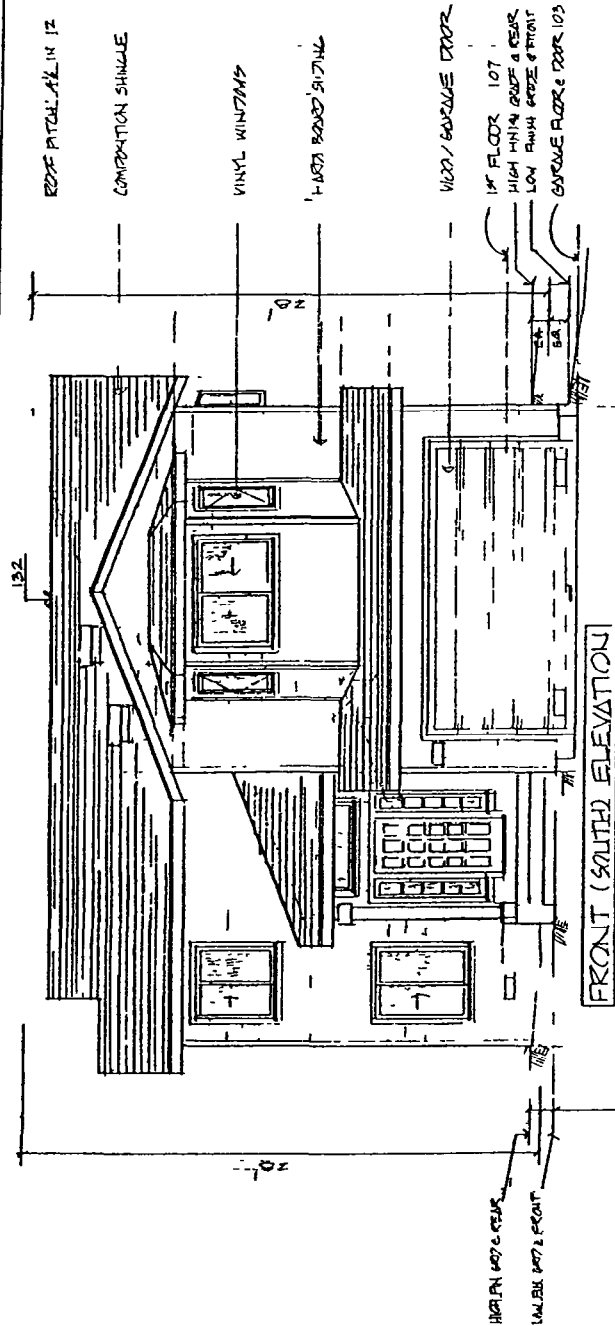
OWNER: ADOR MIKE MAHON	APN: 037-259-170 SAN EDMON AVE. HIGH BEACH CA	2ND FLOOR: FLOOR PLAN	SCALE 1/8" = 1'-0"	SHEET 5
------------------------	--	-----------------------	-----------------------	------------

San Mateo County Zoning Hearing Officer Meeting

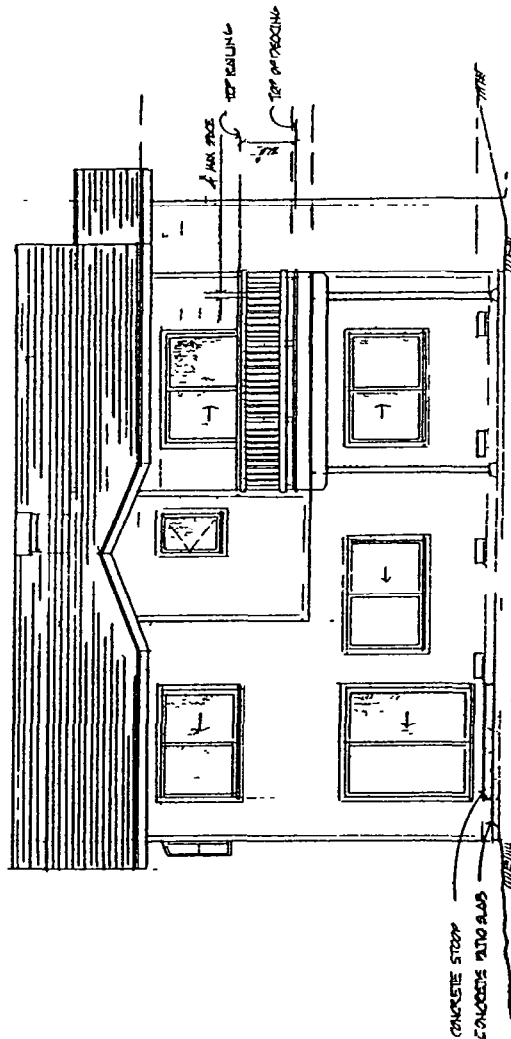
Applicant: Joanne & Michael Mahon

Attachment: D

File Numbers: PLN 1999-00244



FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION

OWNER: DORE, MIKE & MAHON

APN: 057-259-170
SAN RAMON AVE, HIGHTS EAST, CA

EXTERIOR ELEVATION

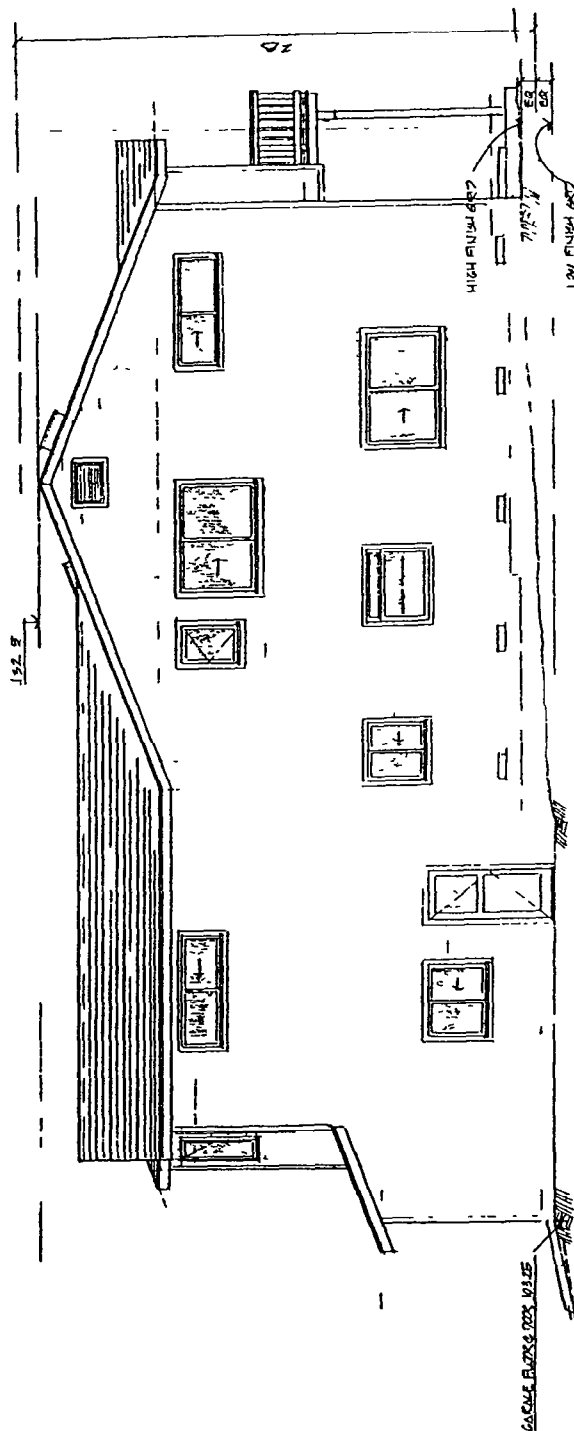
SCALE: 1/4" = 1'-0"
SHEET: 2

San Mateo County Zoning Hearing Officer Meeting

Applicant: Joanne & Michael Mahon

Attachment: E

File Numbers: PLN 1999-00244



RIGHT SIDE (EAST) ELEVATION

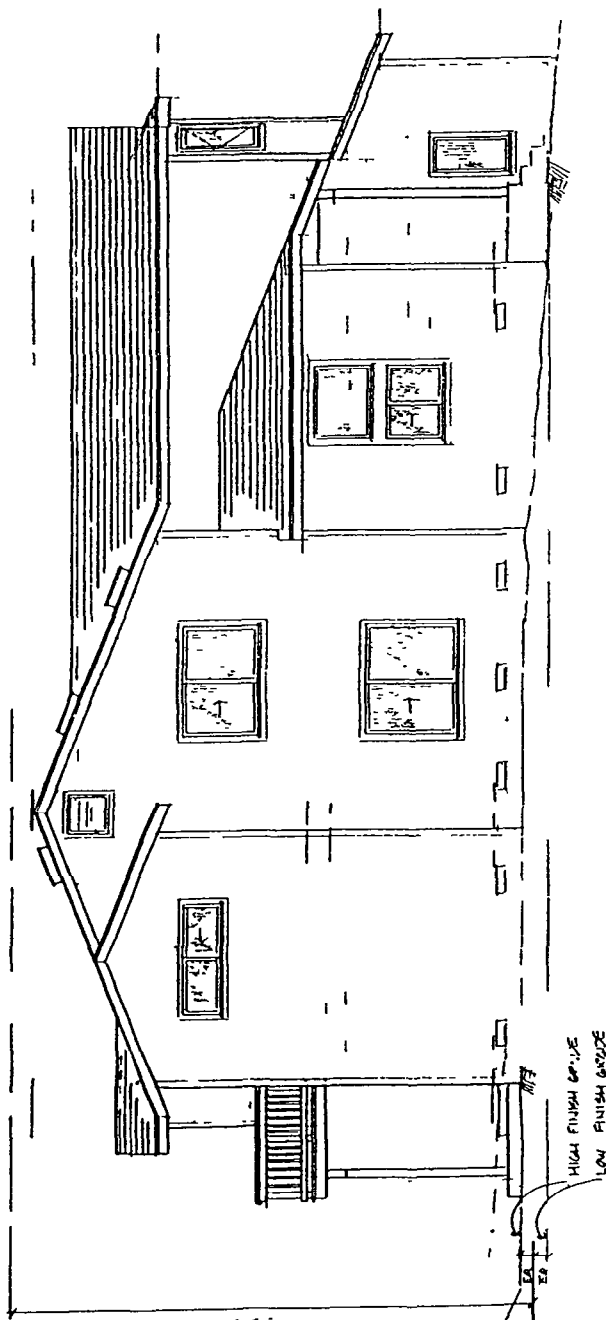
OWNER: BOB MIKE MAHON	APN 057-259-170 SANTO DOMINGO AVE, SANTA BARBARA, CA	EXTERIOR ELEVATION	SCALE 1/4" = 1'-0"	SHEET 11
-----------------------	---	--------------------	-----------------------	-------------

San Mateo County Zoning Hearing Officer Meeting

Applicant: Joanne & Michael Mahon

Attachment: E

File Numbers: PLN 1999-00244



LEFT SIDE (WEST) ELEVATION

9

SCALE
1/4" = 1'-0"

EXTERIOR ELEVATION

APN 037 259-170
SAN RAFAEL AVE. NORTH BAY, CA

OWNER: MIKE MAHON

San Mateo County Zoning Hearing Officer Meeting

Applicant: Joanne & Michael Mahon

Attachment: E

File Numbers: PLN 1999-00244

111151

Attachment F

COUNTY OF SAN MATEO, PLANNING DIVISION

NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.) that the following project: Mahon Single-Family Residence and Domestic Well, when implemented will not have a significant impact on the environment.

FILE NO : PLN 1999-00244

OWNER/APPLICANT: Michael Mahon/Joanne Mahon

ASSESSOR'S PARCEL NO.: 037-259-170

PROJECT DESCRIPTION AND LOCATION

FILED
ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER OF
SAN MATEO COUNTY CALIF

FEB 02 2000

WARREN SLOCUM, County Clerk
By CECILIA WOLEE
DEPUTY CLERK

The project involves the construction of a 2,629 square foot single-family residence and a domestic well located on San Ramon Avenue in the Seal Cove area of unincorporated Moss Beach.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially;
2. The project will not have adverse impacts on the flora or fauna of the area;
3. The project will not degrade the aesthetic quality of the area;
4. The project will not have adverse impacts on traffic or land use;
5. In addition, the project 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 insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

1. At the building permit application stage, the applicant shall submit the geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section. The recommended mitigation in the geotechnical report should be reviewed at that time.
2. At the time of application for a building permit, an erosion control and stormwater management plan shall be submitted for review and approval by the Planning Division
3. The applicant is required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80-dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
4. The applicant is required to submit a Stormwater Management Plan, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.
5. The applicant shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.

RESPONSIBLE AGENCY CONSULTATION

INITIAL STUDY

The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD February 2, 2000 to February 22, 2000.

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., February 22, 2000.

CONTACT PERSON

Sara Bortolussi
650/363-1839


Sara Bortolussi, Project Planner

SB:cdn – SMBK0016_WCH.DOC

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Mahon Single-Family Residence and Domestic Well

File No.: PLN 1999-00244

Project Location: 863 San Ramon Avenue, Moss Beach

Assessor's Parcel No.: 037-259-170

Applicant/Owner: Michael and Joanne Mahon/Same

Date Environmental Information Form Submitted: April 13, 1999

PROJECT DESCRIPTION

The project involves the construction of a 2,629 square foot single family residence and a domestic well located on San Ramon Avenue in the Seal Cove area of unincorporated Moss Beach.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet For source, refer to pages 10 and 11.

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
1. <u>LAND SUITABILITY AND GEOLOGY</u> Will (or could) this project: <ul style="list-style-type: none"> a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay b. Involve construction on slope of 15% or greater. c. Be located in area of soil instability (subsidence, landslide or severe erosion)? d. Be located on, or adjacent to a known earthquake fault? e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts f. Cause erosion or siltation? g. Result in damage to soil capability or loss of agricultural land? h. Be located within a flood hazard area? i. Be located in an area where a high water table may adversely affect land use? j. Affect a natural drainage channel or streambed, or watercourse? 	X					B, F, O
	X					E, I
			X			Bc, D
			X			Bc, D
	X					M
			X			M, I
	X					A, M
	X					G
	X					D
	X					E
2. <u>VEGETATION AND WILDLIFE</u> Will (or could) this project: <ul style="list-style-type: none"> a. Affect federal or state listed rare or endangered species of plant life in the project area? 		X				F

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X					I, A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X					F
d. Significantly affect fish, wildlife, reptiles, or plant life?		X				I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X					E, F, O
f. Infringe on any sensitive habitats?	X					F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?	X					I, F, Bb
3. <u>PHYSICAL RESOURCES</u> Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil)?	X					I
b. Involve grading in excess of 150 cubic yards?	X					I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?	X					A, K, M

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u>						
Will (or could) this project:						
a. 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					I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X			I
g. Generate polluted or increased surface water runoff or affect groundwater resources?			X			I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X					S

	IMPACT				Cumulative	SOURCE
	NO	Significant Unless Mitigated	Significant	YES		
5. <u>TRANSPORTATION</u>						
Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?	X					AI
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X					AI
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	X					I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					I
e. Result in or increase traffic hazards?	X					S
f. Provide for alternative transportation amenities such as bike racks?	X					I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X					S
6. <u>LAND USE AND GENERAL PLANS</u>						
Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis?	X					I
b. Result in the introduction of activities not currently found within the community?	X					I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X					I

	IMPACT				SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative
d Result in any changes in land use, either on or off the project site?	—	X	—	—	—
e 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	—	—	—	I.Q.S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X	—	—	—	I.S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X	—	—	—	I.S
h Be adjacent to or within 500 feet of an existing or planned public facility?	X	—	—	—	A
i Create significant amounts of solid waste or litter?	X	—	—	—	—
j Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X	—	—	—	—
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	X	—	—	—	B
l Involve a change of zoning?	X	—	—	—	C
m. Require the relocation of people or businesses?	X	—	—	—	—
n. Reduce the supply of low-income housing?	X	—	—	—	—

	IMPACT					Cumulative	SOURCE
	NO	Significant	Significant Unless Mitigated	Significant	Significant		
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X	—	—	—	—	—	S
p. Result in creation of or exposure to a potential health hazard?	X	—	—	—	—	—	S
7. AESTHETIC, CULTURAL AND HISTORIC Will (or could) this project:							
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X	—	—	—	—	—	A, Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X	—	—	—	—	—	A, I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X	—	—	—	—	—	I
d. Directly or indirectly affect historical or archaeological resources on or near the site?	—	X	—	—	—	—	H
e. Visually intrude into an area having natural scenic qualities?	X	—	—	—	—	—	A, I

III. **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	

AGENCY	YES	NO	TYPE OF APPROVAL
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 & Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District	X		Requires permit from Montara Sanitary District
Other			

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application

Other mitigation measures are needed.

Yes	No
	X
X	

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

- 1 At the building permit application stage, the applicant shall submit the geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section. The recommended mitigation in the geotechnical report should be reviewed at that time.
- 2 At the time of application for a building permit, an erosion control and stormwater management plan shall be submitted for review and approval by the Planning Division.
- 3 The applicant is required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
- 4 The applicant is required to submit a Stormwater Management Plan, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.

5. The applicant shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1 Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Does the project have the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Does the project have possible environmental effects which are individually limited, but cumulatively considerable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Would the project cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation:

☐ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Division

☒ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project A 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

Sara Li Bortolussi
(Sign) Sara Bortolussi

Project Planner
(Title)

1-18-00
Date

VI. SOURCE LIST

- A Field Inspection
- B. County General Plan 1986
 - a General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c #45 High Water Table
 - 2 Geotechnical Hazards Synthesis Maps
- E USGS Quadrangle Maps, San Mateo County 1970 Series (See F and H)
- F San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G Flood Insurance Rate Map - National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S Dietz, A C R S) Procedures for Protection of Historic and Cultural Properties -36 CFR 800 (See R)
- I. Project Plans or ELF
- J Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Ano Nuevo Point, 1971
 - 4 Historic Photos, 1928-1937
- L Williamson Act Maps

M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961

N Air Pollution Isopleth Maps - Bay Area Air Pollution Control District

O California Natural Areas Coordinating Council Maps (See F and H)

P Forest Resources Study (1971)

Q. Experience with Other Projects of this Size and Nature

R. Environmental Regulations and Standards.

- | | | | |
|---------|---|--|-----------------------|
| Federal | - | Review Procedures for CDBG Programs | 24 CFR Part 58 |
| | - | NEPA 24 CFR 1500-1508 | 36 CFR Part 800 |
| | - | Protection of Historic and Cultural Properties | Executive Order 11988 |
| | - | National Register of Historic Places | Executive Order 11990 |
| | - | Floodplain Management | |
| | - | Protection of Wetlands | |
| | - | Endangered and Threatened Species | 24 CFR Part 51B |
| | - | Noise Abatement and Control | 24 CFR 51C |
| | - | Explosive and Flammable Operations | HUD 79-33 |
| | - | Toxic Chemicals/Radioactive Materials | 24 CFR 51D |
| | - | Airport Clear Zones and APZ | |

- | | | | |
|-------|---|-------------------------------|-------------------------|
| State | - | Ambient Air Quality Standards | Article 4, Section 1092 |
| | - | Noise Insulation Standards | |

S. Consultation with Departments and Agencies:

- a. County Health Department
- b. City Fire Department
- c. California Department of Forestry
- d. Department of Public Works
- e. Disaster Preparedness Office
- f. Other

SB:cdn - SMBK0017_WCH DOC

COUNTY OF SAN MATEO
Environmental Services Agency
Planning and Building Division

~~-----Initial Study Pursuant to CEQA-----~~
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 1999-00244
Construction of a New Residence and Domestic Well

PROJECT DESCRIPTION

The project involves the construction of a 2,629 square foot single-family residence and a domestic well located on San Ramon Avenue in the Seal Cove area of unincorporated Moss Beach.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

- c. Will or could this project be located in an area of soil instability (subsidence, landslide or severe erosion)?**

The County's Geotechnical Hazards Synthesis Maps indicate that this site is located within an existing landslide. Due to the project's location, a Geotechnical Report will be necessary at the time of building permit review to determine the extent of soil instability. A Geotechnical report was submitted by a certified engineering geologist. The report indicated that the lot is suitable for the proposed single-family residential development provided the recommendations contained in the report are followed. This mitigation should be reviewed at the time of application for a building permit. A copy of the report is attached.

Mitigation Measure 1.c.: At the building permit application stage, the applicant shall submit the geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section and the mitigation recommended in the Geotechnical report adhered to.

- d. Will or could this project be located on, or adjacent to a known earthquake fault?**

The County's Geotechnical Hazards Synthesis Maps indicate that this project is near the Seal Cove Fault. Due to this location, the Geotechnical Report will need to be reviewed for recommended mitigation at the time of building permit review.

Mitigation Measure 1.f.: See Mitigation Measure 1.c. above.

f. Will or could this project cause erosion or siltation?

Yes, there is the potential for erosion to occur during construction. Mitigation should be an erosion control and stormwater management plan to be submitted at the time of application for a building permit.

Mitigation Measure 1.f.: At the time of application for a building permit, an erosion control and stormwater management plan shall be submitted for review and approval by the Planning Division

2. VEGETATION AND WILDLIFE

a. Will or could this project affect federal or state listed rare or endangered species of plant life in the project area?

Yes, there is the potential for the project to affect listed plant species. According to the County's Natural Diversity Maps, the listed species, Hickmans Cinquefoil, is mapped in this project area. A letter from a biologist was submitted which indicated that the project site is a disturbed lot including disturbed soils, weedy vegetation and piles of wood debris. The letter concludes that the site is highly unlikely to contain the habitat for the endangered species, Hickmans Cinquefoil. See attached letter from the biologist.

d. Will or could this project significantly affect fish, wildlife, reptiles or plant life?

The project could affect plant life in the area. The County's Natural Diversity Maps indicate a listed species, Hickmans Cinquefoil, in the area. A letter was submitted from a biologist who concluded from his study that the site was highly unlikely to contain a habitat form the endangered plant species, Hickmans Cinquefoil.

4. AIR QUALITY, WATER QUALITY, SONIC

f. Will or could this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?

Staff has determined that the noise levels associated with this project will only be temporary due to construction of the single-family residence.

Mitigation Measure 4.f.: The applicant is required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80-dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

- g. **Will or could this project generate polluted or increased surface water runoff or affect groundwater resources?**

The project will be increasing the impervious surface area on the parcel and thus will be generating increased surface water runoff.

Mitigation Measure 4.g.: The applicant is required to submit a Stormwater Management Plan, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.

6. LAND USE AND GENERAL PLANS

- d. **Will or could this project result in any changes in land use, either on or off the project site?**

Yes, it will result in a change of land use from vacant land to a developed parcel; however, the single-family development is consistent with all other land uses in the area.

Mitigation Measure 6.d.: No Mitigation required.

7. AESTHETIC, CULTURAL AND HISTORIC

- d. **Will or could this project directly or indirectly affect historical or archaeological resources on or near the site?**

In the initial review of the project, the Northwest Information Center at Sonoma State revealed that there is a possibility of archaeological resources within the subject parcel and they recommended a study be conducted to determine the impacts of the proposed project on these resources. An archaeological study was prepared by a registered professional archaeologist and submitted by the applicant for review. The report concludes that no evidence of archaeological resources or historic properties was found at the project site area and that the proposed project would be able to be constructed without adversely affecting significant cultural resources. However, monitoring during construction should be required.

Mitigation Measure 7.d.: The applicant shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.

page 1
Attachment G

GEOTECHNICAL INVESTIGATION
Proposed Residence
863 San Ramon Avenue
Moss Beach, California

PREPARED FOR:

Mr. Michael Mahon
P.O. Box 86
Weimar, California 95736

PREPARED BY:

Buckley Engineering Associates
3452 Lisbon Drive
San Jose, California 95132
(408) 942-6952

September 22, 1999



September 22, 1999
Job #99176.8

Mr. Michael Mahon
P.O. Box 86
Weimar, CA 95736

RE: GEOTECHNICAL INVESTIGATION
Proposed Residence
863 San Ramon Avenue
Moss Beach, California

Dear Mr. Mahon:

INTRODUCTION

As requested, we have completed a geotechnical investigation of the referenced property, located on the north side of San Ramon Avenue at the intersection with San Lucas Avenue in Moss Beach, California (Location Map, Plate 1). Previously, we have conducted a geotechnical and fault investigation (7-24-98) for the Hawkins property, about 200 feet to the east. In addition, we prepared a response (5-28-99) to the County's review.

The purpose of this investigation was to characterize the site soils in order to provide geotechnical design parameters for development of a single-family, wood-frame residence. The proposed house will have driveway access from San Ramon Avenue. (Site Plan, Plate 2).

The scope of work undertaken for this study included: 1) Review of pertinent geotechnical information; 2) Site reconnaissance, subsurface exploration and laboratory testing; and 3) Geotechnical engineering analysis.

GEOLOGIC SETTING

The site is located on the marine terrace southwest of the Seal Cove Fault escarpment in Moss Beach, California. Pampeyan, 1994, shows the site to be underlain by marine terrace deposits consisting of poorly to moderately consolidated gravel, sand, silt and clay in varying proportions and combinations in indistinct lenses and beds. On the west side of the Seal Cove

Fault, the terrace deposits are underlain at depth by sedimentary basement rocks.

The nearest active faults include the San Gregorio/Seal Cove Fault, approximately 400 feet northeast of the site and the San Andreas Fault, about 7 miles to the northeast.

GEOLOGIC HAZARDS

In our previous geologic investigation with respect to the nearby Hawkins lot, we concluded that surface faulting was not a hazard (see References). Since this previous work covers the referenced property, we determined that fault exploration was not necessary for this investigation.

Therefore, it is our opinion that the probability of fault rupture affecting the site is low. Since dense, silty clayey sands underly the site, the probability that liquefaction or lateral spreading will affect the site during earthquakes is also low. The flatness of the site precludes the possibility of landslides.

On the basis of the historical seismic record in the Bay Area, it is reasonable to assume that the proposed building will be subject to moderate to severe earthquake shaking during its lifetime. The earthquake-shaking hazard can be mitigated provided that standard seismic design and construction for residential structures is followed.

SITE CHARACTERISTICS

Surface Features

At the time of our investigation, the relatively flat lot was covered with sparse natural vegetation. There appeared to be about one to two feet of elevation difference between the back and front of the lot. Drainage sheets toward the street. The slope steepens slightly from the front of the lot to San Ramon Avenue.

We did not observe any erosion gullies or other evidence of erosion on or near the site.

Exploration Method

Two borings were advanced with truck-mounted, continuous flight auger drill rig. We took samples using a 140-pound hammer

falling 30 inches. We drove the Standard Penetration Sampler 18 inches and recorded the number of blows needed to drive the sampler in 6-inch intervals. On the boring logs we recorded the Standard Penetration Resistance, the number of blows required to drive the sampler the last 12 inches. The earth materials were continuously logged and sampled by our geologist. The logs of the borings showing the results of our laboratory tests are contained on Plates 3 & 4. Plate 5 is the Key to the Boring Logs. Plate 6 is our Plasticity Chart.

Subsurface Conditions

The borings encountered approximately 1 foot of sandy silt, topsoil underlain by medium dense to dense, silty clayey sand to the maximum depth explored of 16.5 feet. According to our plasticity index test (P.I. = 9), the surface soil at the site has low expansion potential.

We did not encounter ground water in the borings; however, amount of seepage and level of the ground water can vary with changes in annual rainfall and from season to season.

CONCLUSIONS AND RECOMMENDATIONS

In our opinion, the lot is suitable for the proposed single-family residential development provided the recommendations contained in this report are followed. The primary geotechnical considerations are strong seismic shaking during a future earthquake and control of site drainage.

In our opinion, the relatively light structure can be supported on shallow continuous spread footing foundations. If practical, isolated interior footings should be avoided. Also, positive flow of water away from foundations is very important.

Seismic Design

Design the house according to the applicable provisions of the Uniform Building Code, currently in use by the County of San Mateo.

Site Preparation, Grading and Compaction

In areas to be developed, strip all vegetation and organic material. The field engineer should determine stripping depths at the time of construction, but for planning purposes assume an

average stripping depth of 4 inches. Organic strippings may be stockpiled for subsequent use in landscaping.

Spread structural fill in thin lifts onto scarified and compacted subgrade. Compact subgrades and structural fill to at least 90 percent relative compaction, based on ASTM D1557, latest edition laboratory compaction test procedure. In addition, compact aggregate base in the driveway to at least 95 percent relative compaction.

Utility Trenches

Vertical trench excavations up to 5 feet deep should be capable of standing with minimal bracing for short duration (less than 30 days). However, contractors should be alert to potential instability. Trench walls deeper than 5 feet should be cut and braced in accordance with the State of California Safety Ordinance treating excavations and trenches.

Utility trenches should be designed to prevent the transportation of water into the foundations, and slabs or pavement subgrade soils. Care should be taken to assure that uncontrolled, concentrated runoff is not conducted toward the existing slopes. In particular, where utilities cross foundations, trenches should be plugged with compacted clayey soil or lean concrete for their full depth and for a distance of at least 5 feet on either side of the foundations.

On-site, inorganic soil may be used as utility trench backfill. Each layer should then be compacted to at least 90 percent MDD. The top 2 feet of trench backfill under pavements should be non-expansive, granular soil compacted to at least 90 percent MDD.

Foundations

We recommend that the proposed building be supported on conventional continuous spread footings bearing in the dense silty clayey sand. Extend the footings at least 18 inches below pad grade. Design the footings for allowable bearing pressures of 2,000 pounds per square foot for dead loads, 2,500 pounds per square foot for dead plus live loads and 3,000 pounds per square foot for all loads including wind and seismic.

These allowable bearing pressures are net values; the weight of the footing can be neglected for design purposes. Footings should have a minimum width of 12 inches. Footings located adjacent to utility trenches should have their bearing surfaces

below an imaginary 1:1 (horizontal to vertical) plane projected upward from the bottom edge to the trench.

Design the continuous footings with adequate top and bottom reinforcement to provide structural continuity and to permit spanning of local irregularities. It is essential that we observe the footing excavations prior to placement of reinforcing steel.

Lateral Loads

Lateral loads may be resisted by friction between the footings and the supporting subgrade. Use a coefficient of friction of 0.3. In addition, provide lateral resistance by utilizing passive pressures acting against the sides of footings poured neat in the excavations. We recommend that an equivalent fluid pressure of 300 pounds per cubic foot be used in design.

Slabs-On-Grade

We do not recommend the use of slabs-on-grade for living areas. Remove all loose fill and topsoil from exterior slab areas. After this work is done, the support the slabs directly on compacted fill or prepared natural soil. However, support the garage slab on at least 4 inches of free-draining gravel. Where migration of water vapor would be detrimental, an impermeable vapor barrier such as visquine should be provided between the gravel and the slab. It would be prudent to place an additional 2 inches of sand over the membrane to protect it during construction. Reinforce the slabs with at least No. 3 bars at 18-inch centers, both ways, and provide control joints to reduce cracking.

Surface Drainage

The residences should be provided with roof gutters and downspouts, connected to a solid pipe system to conduct roof water to the street or other approved discharge areas. Provide positive surface gradients next to the structures to conduct surface water away from the foundations. During final grading of the lots, design and construct landscaping so as not to block or alter the surface drainage gradients.

Where needed, design driveway, parking area and other paved areas to deliver surface water to catch basins or other similar drainage facilities.

REFERENCES CITED

Buckley Engineering Associates, "Geotechnical and Fault Investigation, Proposed Residence, San Ramon Avenue (APN 037-259-280) Moss Beach, California," 7-24-98.

Buckley Engineering Associates, "Response to County & Plan Review, Proposed Residence 885 San Ramon Avenue, Moss Beach, California," 5-28-99.

Pampeyan, Earl H., "Geologic Map of the Montara Mountain and San Mateo 7-1/2 Quadrangles," 1994, Scale - 1:24,000.

INVESTIGATION LIMITATIONS

This report has been prepared in accordance with generally accepted geotechnical engineering principles and practices and is in accordance with the standards of practice set by the geotechnical consultants in the area. This acknowledgment is in lieu of all warranties, either expressed or implied.

Subsurface conditions could vary between those indicated by test borings and interpreted from surface features. A representative of this office should be retained to provide construction observation services, to observe the conditions, to modify recommendations, if necessary, and to ascertain that the project is constructed in accordance with the recommendations.

We submit this report with the understanding that it is the responsibility of the client (owner) to ensure that the applicable recommendations of this report are made known to the design professionals involved with the project. In addition, the owner should ensure that the recommendations are incorporated into the construction drawings and that the necessary steps are taken to see that the contractor and subcontractors carry out the recommendations in the field.

If conditions different from those described in this report are encountered during construction, or if this project is revised, we should be notified immediately, so that we may modify our recommendations, if warranted.

The practice of geotechnical engineering changes. Therefore, we should be consulted to update this report if construction is not performed within 12 months.

SUPPLEMENTAL SERVICES

~~---We recommend that we review the final foundation and grading plans for conformance with the intent of our recommendations. During construction, we should observe the grading operations, foundation excavations and the installation of drainage facilities to ascertain that our recommendations are followed. Upon completion of the project, we should perform a final site observation and present the results of our work in a written report.~~

We request that we be kept informed by the contractor as to when grading and footing excavation would begin. We request as much notice as possible to allow for necessary scheduling and preparation. We can not accept responsibility for items that we are not notified to observe.

MAINTENANCE

Periodic land maintenance may be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary.

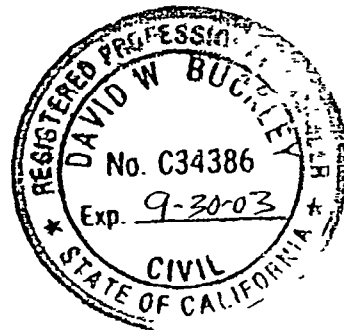
The following figures and plates are attached and complete this report:

Plate 1 - Vicinity Map
Plate 2 - Site Plan
Plates 3 & 4 - Logs of Borings
Plate 5 - Key to Logs of Borings
Plate 6 - Plasticity Chart

We appreciate the opportunity to have been of service to you. If you have any questions, please call.

Very truly yours,
BUCKLEY ENGINEERING ASSOCIATES

David W. Buckley
David W. Buckley,
Civil Engineer 34386



Distribution: 1 to Addressee
3 to Mahon Construction

Mr. Michael Mahon
Geotechnical Report

Page 8

The following figures and plates are attached and complete this report:_____

Plate 1 - Vicinity Map
Plate 2 - Site Plan
Plates 3 & 4 - Logs of Borings
Plate 5 - Key to Logs of Borings
Plate 6 - Plasticity Chart

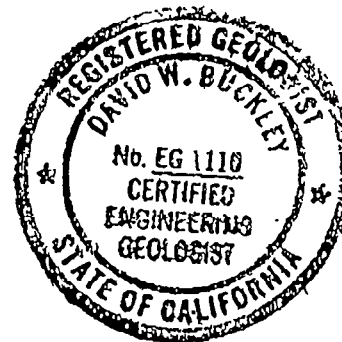
We appreciate the opportunity to have been of service to you.
If you have any questions, please call.

Very truly yours,

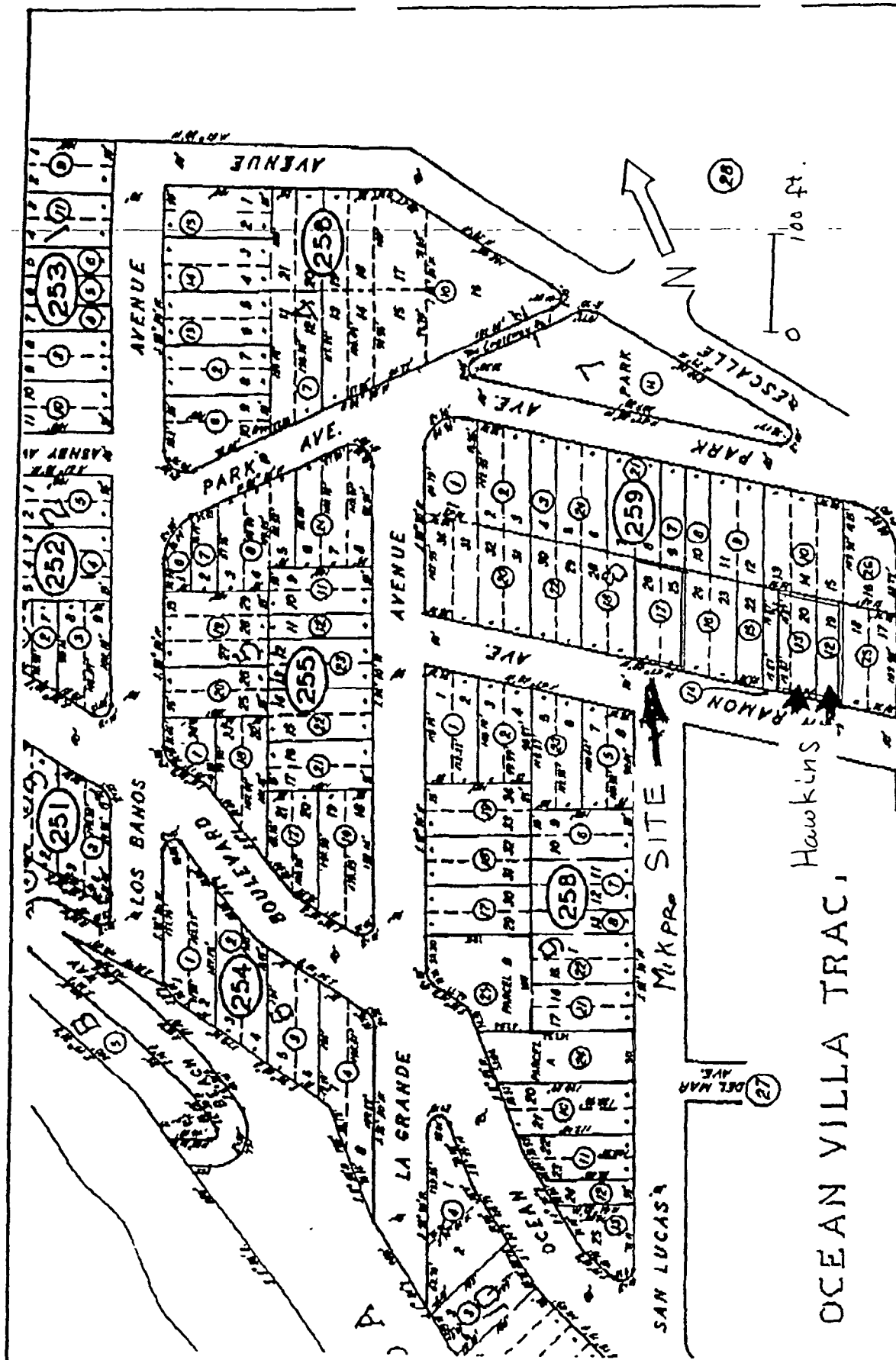
BUCKLEY ENGINEERING ASSOCIATES

David W. Buckley

David W. Buckley,
Civil Engineer 34386
Certified Engineering Geologist 1110



Distribution: 3 to Addressee



PARCEL MAP VOL 16/32

MADRONA AVE.

From San Mateo County Tract Map.

**Buckley Engineering
Associates**

Job No. 99176.8

Approved DWB

Date 9-22-99

LOCATION MAP
063 San Ramon Ave
Moss Beach, CA

Plate

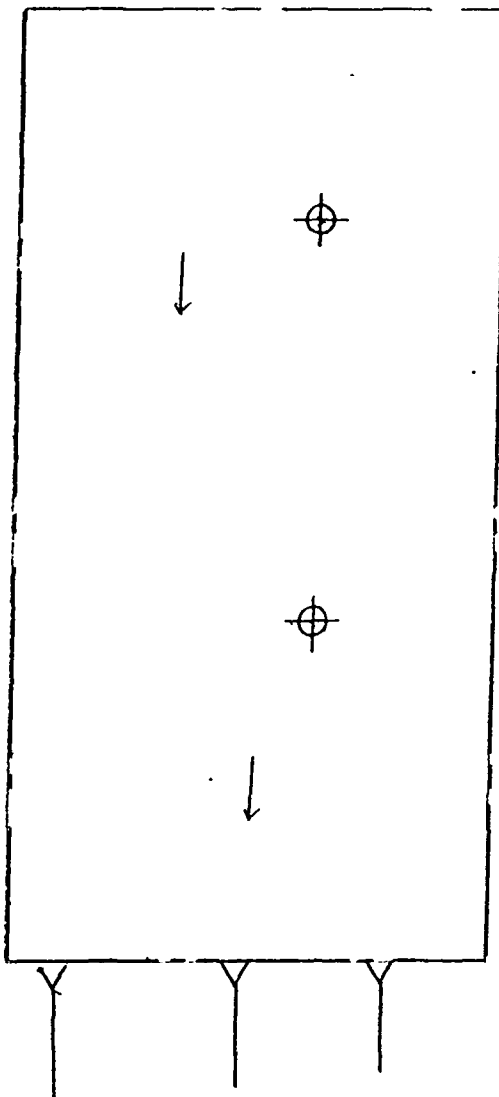
1



Scale: 1 inch = 20 ft.

Existing House

Existing House



San Ramon Avenue

⊕ Location of Boring

(From tape & compass measurement.)

**Buckley Engineering
Associates**

Job No. 99176.8
Approved DWB
Date 9-22-99

SITE PLAN
863 San Ramon Ave.
Moss Beach, CA

Plate
2

EQUIPMENT <i>truck mounted rig</i>		ELEVATION <i>—</i>		LOGGED BY <i>DWB</i>	
DEPTH TO GROUNDWATER <i>not enc.</i>		DEPTH TO BEDROCK <i>not enc.</i>		DATE DRILLED <i>9-16-99</i>	

DESCRIPTION AND CLASSIFICATION				DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (PSF)		
DESCRIPTION AND REMARKS	COLOR	CONSIST	SOIL TYPE								
<i>Sandy clayey Silt, dry</i>	<i>light gray</i>	<i>firm</i>	<i>ML</i>	1							
<i>Silty clayey Sand</i> <i>(less clay)</i>	<i>light brown</i>	<i>dense</i>	<i>SC</i>	2							
				3			37	13			
				4							
				5							
				6			20	14			
	<i>reddish brown</i>				7						
					8						
					9						
					10						
					11			26	9		
			<i>dense</i>		12						
					13						
					14						
					15						
					16			41	15		
<i>Boring terminated at 16.5 ft.</i> <i>No ground water encountered</i>				17							

Buckley Engineering Associates	LOG OF BORING NO. <i>B1</i>		
	<i>863 San Ramon Avenue</i> <i>Moss Beach, CA</i>		
	PROJECT NO.	DATE	PLATE NO.
	<i>99176.8</i>	<i>9-22-99</i>	<i>3</i>

EQUIPMENT <i>truck-mounted rig</i>		ELEVATION <i>—</i>		LOGGED BY <i>DWB</i>					
DEPTH TO GROUNDWATER <i>not enc.</i>		DEPTH TO BEDROCK <i>not enc.</i>		DATE DRILLED <i>9-16-99</i>					
DESCRIPTION AND CLASSIFICATION				DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
DESCRIPTION AND REMARKS	COLOR	CONSIST	SOIL TYPE						
<i>Sandy clayey Silt</i>	<i>light gray</i>	<i>Firm</i>	<i>ML</i>	1		33	11		
<i>Silty clayey Sand</i>	<i>light brown</i>		<i>SC</i>	2					
<i>dry</i>				3					
				4					
				5					
				6		35	14		
				7					
				8					
				9					
				10					
				11		25	13		
				12					
				13					
				14					
				15					
<i>moist</i>				16		21	16		
<i>Boring terminated at 16.5 ft. No ground water encountered.</i>				17					
Buckley Engineering Associates				LOG OF BORING NO. <i>B2</i>					
				<i>863 San Ramon Avenue Moss Beach, CA</i>					
				PROJECT NO.		DATE		PLATE NO. <i>4</i>	
				<i>99174.8</i>		<i>9-22-99</i>			

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands gravelly sands little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays sandy clays silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
			HIGHLY ORGANIC SOILS	

DEFINITION OF TERMS

		U S STANDARD SERIES SIEVE			CLEAR SQUARE SIEVE OPENINGS		
		200	40	10	4	3/4"	3' 12"
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

GRAIN SIZES

SANDS AND GRAVELS	BLOWS/FOOT [†]
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

SILTS AND CLAYS	STRENGTH [‡]	BLOWS/FOOT [†]
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

RELATIVE DENSITY

[†] Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O D (1-3/8 inch I D) split spoon (ASTM D-1586).

[‡] Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane or visual observation

CONSISTENCY

From:

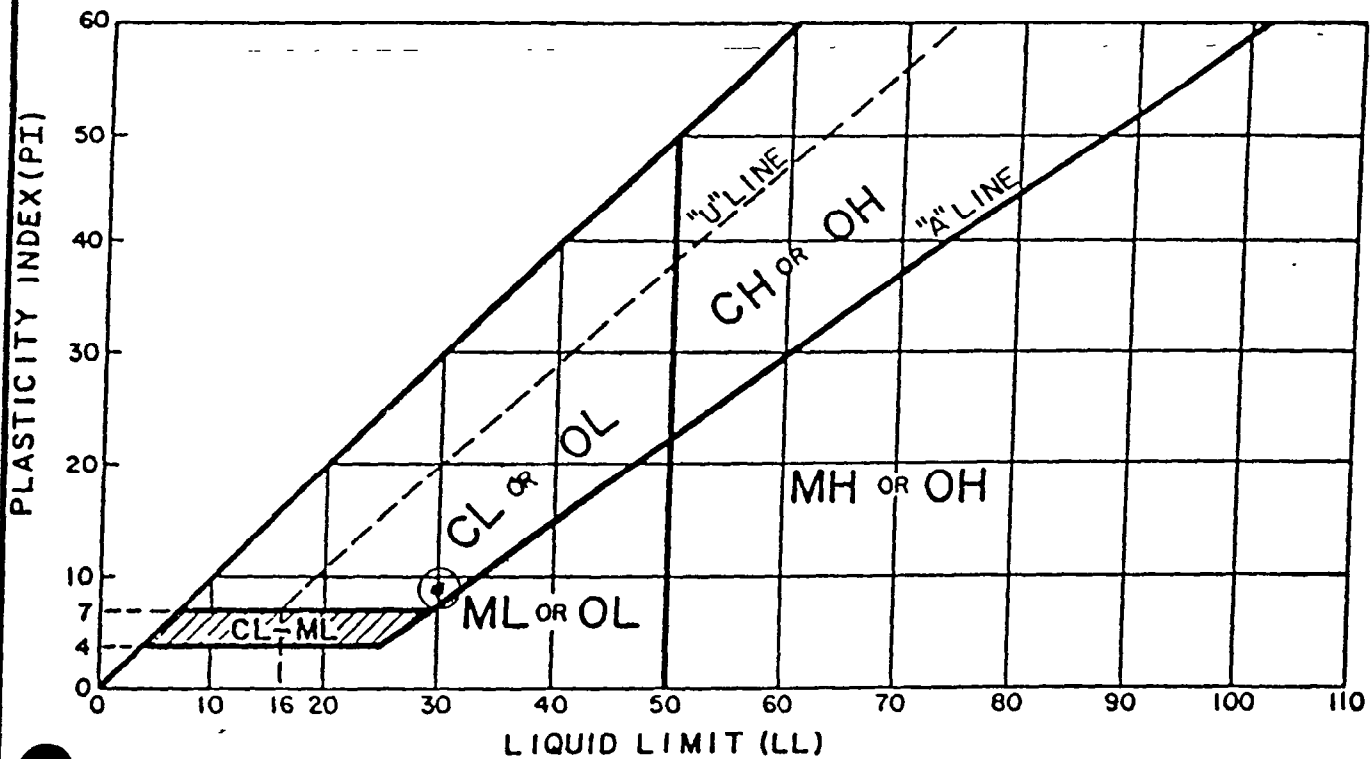
Unified Soil Classification System (ASTM D-2487)

**Buckley Engineering
Associates**

Key to Boring Logs

Plate 5

PLASTICITY CHART

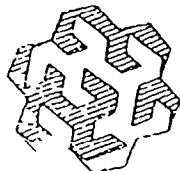


Sample Number	Depth (ft)	Description	Atterberg Limits	
			Liquid Limit %	Plasticity Index
B2	0-1½	Brown clayey Sand	30	9

Buckley Engineering
Associates

Job No. 99176.8
Approved *DW3*
Date 9-22-99

Plate 6

Attachment H**THOMAS REID ASSOCIATES**560 Waverley Street, Suite 201
P.O. Box 880 Palo Alto, CA 94301Tel: 650-327-0429
Fax: 650-327-4024*Environmental Impact Analysis • Ecological Studies • Resource Management*December 13, 1999
Case Code: BBIOMichael and Joanne Mahon
PO Box 86
Weimar, CA 95736Subject: *Biological survey of APN 037-259-170, Moss Beach, California.*

Dear Mr. and Mrs. Mahon:

At your request I conducted a biological survey of your property (APN 037-259-170) located at 863 San Ramon Avenue in the Seal Cove area of Moss Beach on December 8, 1999. The survey was done specifically to assess the habitat at the site for the federally endangered Hickman's Cinquefoil (*Potentilla hickmanii*). I am familiar with the habitat requirements of this species and several other sensitive plant and animal species that occur within the San Mateo County coastal zone.

The site is a disturbed open lot, approximately 5000 square feet in size, that is in-between two developed parcels. At the time of survey, the site had disturbed soils, weedy vegetation, and piles of wood debris. The site has apparently been mowed on occasion for fire protection to the adjacent homeowners, and has undergone significant ground disturbance. Plant species identified on site were: Garden Nasturtium (*Tropaeolum majus*), Common Mallow (*Malva neglecta*), mustard (*Hirschfeldia sp.*), wild radish (*Raphanus sativa*), California blackberry (*Rubus ursinus*), and English plantain (*Plantago lanceolata*).

Based on the disturbed condition of the site and the weedy vegetation, it is highly unlikely that this site could support the federally endangered Hickman's cinquefoil, which requires marshy areas in open pine forests or wet coastal meadows (Corelli and Chandik, 1995).

If you have any questions or require further information, please contact me at the office.

Sincerely,

Patrick Kobernus
Associate

cc: Sara Bortolussi, San Mateo County Planning and Building Division

Corelli, T. and Chandik Z, 1995. The Rare and Endangered Plants of San Mateo and Santa Clara County. Monocot Press, Half Moon Bay, California.



Planning and Building Division

County of San Mateo

Mail Drop PLN122 · 455 County Center · 2nd Floor · Redwood City
California 94063 · Telephone 650/363-4161 · Fax 650/363-4849

**Please reply to: Sara Bortolussi
(650) 363-1839**

July 13, 2000

PROJECT FILE

Judith Macias Jeff Tate
871 San Ramon Avenue 855 San Ramon Avenue
Moss Beach, CA 94038 Moss Beach, CA 94038 ✓

Subject: File Number PLN 1999-00244
Location: 863 San Ramon Avenue, Unincorporated Moss Beach
APN: 037-259-170

On July 12, 2000, the San Mateo County Planning Commission considered your request of an appeal of the Zoning Hearing Officer's decision to approve a Coastal Development Permit pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow the construction of a new 2,629 sq. ft. single-family residence with an attached garage and drilling a domestic well on a parcel in the Seal Cove area of unincorporated Moss Beach. This project is appealable to the California Coastal Commission.

Based on the information provided by staff and evidence presented at this hearing, the Planning Commission upheld the Zoning Hearing Officer's decision, approved the project, made the findings and adopted the conditions of approval with modifications as follows:

FINDINGS:

Regarding the Coastal Development Permit, Found:

1. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, as stated in the staff report.

Judy Macias
Jeff Tate
July 13, 2000
Page 2

2. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program, as stated in the staff report.
3. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 of the Zoning Regulations.

Regarding the Design Review, Found:

4. That the project conforms with the guidelines and standards in Section 6565.7 and the other provisions of Chapter 28.1 of the San Mateo County Zoning Regulations and the Community Design Manual for the reasons stated in the staff report.

Regarding the Environmental Review, Found:

5. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
6. That, on the basis of the Initial Study and comments received hereto, there is no evidence that the project, subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
7. That the Negative Declaration reflects the independent judgment of San Mateo County.

CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report and submitted to the Planning Division on April 14, 1999, and approved by the Planning Commission on July 12, 2000. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval. Any reconfiguration or relocation of the footprint or exterior limits of the building shall require approval of the Planning Commission.

Judy Macias
Jeff Tate
July 13, 2000
Page 3

2. The Coastal Development Permit shall be valid for one year from the date of approval. Any extensions of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than thirty (30) days prior to expiration.
3. In the event that a public water supply becomes available, the applicants shall switch to this alternative.
4. Prior to the issuance of a building permit, the applicants shall submit color and material samples of the proposed project, for approval by the Planning Director, and verified prior to a final inspection for a building permit.
5. During project construction, the applicants shall, pursuant to Section 5022 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 15 and April 15.
 - 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 applications of pesticides and fertilizers to avoid polluting runoff.
6. All new utility lines to the proposed project shall be installed underground.

7. At the building permit application stage, the applicants shall submit the geotechnical report, prepared by David Buckley, dated September 22, 1999, in accordance with the standards of the San Mateo County Geotechnical Section to the Building Inspection Section with the mitigation recommended in the geotechnical report adhered to, including all requirements of the Geotechnical Section of San Mateo County.
8. At the time of application for a building permit, an erosion and sediment control and stormwater management plan shall be submitted for review and approval by the Planning Division.
9. The applicants are required to monitor the noise levels at the site so that the proposed construction activity will not exceed 80 dBA level at any one moment. In addition, all construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
10. The applicants are required to submit a stormwater management plan prepared by a civil engineer, which delineates permanent stormwater controls to be in place throughout the grading, building and life of the project.
11. The applicants shall ensure that if during construction or grading, archaeological traces (human remains, concentrations of shell, bone, rock or ash) are uncovered, all excavations within a 30-foot radius shall be halted, the Planning Division shall be notified, and a qualified archaeologist shall assess the situation and propose appropriate measures.
12. Height verification shall be required at various stages during construction and confirmed in writing at each stage by the project engineer. The site plan shall show:
 - a. The baseline elevation datum point as established by a licensed land surveyor or engineer. This datum point must be located so that it will not be disturbed by construction activities. This datum point shall be used during construction to verify the elevation of the finished floors relative to the site's existing natural grade.
 - b. The natural grade elevations at a minimum of four significant corners of the structure's footprint.
 - c. The elevations of the proposed finished grades, where applicable.
 - d. The ridgeline elevation of the highest point on the roof.

Judy Macias
Jeff Tate
July 13, 2000
Page 5

13. The applicants shall submit a landscape plan in accordance with the "Landscape Plan Guidelines – Minimum Standards" for review and approval by the Planning Director following consultation with the appellants. Areas in the front of the property that do not contain trees or shrubs shall be planted with ground cover. An irrigation plan for the front area and sides shall be submitted with the planting plan. Upon submittal of the landscape plan, the applicants shall pay a review fee based on the fee schedule in effect at that time.
14. The applicants shall record the following deed restriction with the County Recorder, which binds the applicants and any successors in interest on the parcel deed prior to application for a building permit. The applicants shall submit a copy to the Planning Division:

"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 County Geologist and the Planning Division, Environmental Services Agency, San Mateo County."
15. The applicants shall revise the site plan prior to building permit application to reflect side yard setbacks of 7.5 feet on each side.

Building Inspection Section

16. At the time of application for a building permit, a boundary survey will be required.
17. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.
18. A site drainage plan will be required which will demonstrate how roof drainage and surface runoff will be handled.

Department of Public Works

19. Prior to the issuance of the building permit, the applicants will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residence per Ordinance #3277.
20. The applicants shall submit, for review by the Department of Public Works, a plan and profile of the existing roadway, including adequate topography to confirm centerline elevations at the driveway and existing roadway drainage.

21. The applicants shall submit a "revised" driveway "plan and profile" that includes "vertical curves" at both the property line and at the garage, 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. The driveway plan shall also include and show specific provisions and details for handling both the existing and the proposed drainage.
22. The applicants shall NOT place a concrete driveway WITHIN the road right-of-way. Within the right-of-way, the driveway shall consist of a minimum of 6 inches of Class 2 aggregate base and 2 inches of asphalt.
23. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works.

Environmental Health Division

24. Prior to the building permit application stage, the applicants shall obtain a well permit and construct a well meeting quality and quantity standards.

Point Montara Fire Protection District

25. Municipal water supplies shall be used to supply sprinkler systems. In areas without a municipal water supply, an approved water tank large enough to accommodate domestic demand and the sprinkler system design flow for at least 15 minutes is required.
26. The Uniform Building Code Section 903.3, Appendix III-A Section 5.1, states that "The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire area which does not exceed 3,600 sq. ft. shall be **1,000 gallons per minute.**"
27. Fire hydrants must be "Clow 960" or equivalent, alternate hydrants must be approved by the District. Fire hydrants for normal fire flow (1,000 GPM or less) must be no more than 500 feet apart with no part of a building greater than 250 feet from a hydrant. Hydrants will meet all specifications of the District including color and markings. Curbs in front of fire hydrants and fire equipment will be painted red.

28. The Uniform Building Code requires smoke detectors on every level of a building, in every bedroom and at a point centrally located in the corridor or area giving access to each separate sleeping area. This requirement is for new construction and requires detectors to be interconnected, hardwired into the building power with battery backup.
29. Sprinkler systems shall be installed per San Mateo County and Half Moon Bay Fire District Ordinance. Overhead installation and hydrostatic test will be inspected as well as final operating test. In addition to the external alarm flow bell, an internal audible device will be required in a normally occupied area. Underground fire sprinkler supply lines will be inspected and flushed prior to connection. Underground fire sprinkler or hydrant service shall be left uncovered in the area of the thrust blocks for inspection.
30. The County of San Mateo and Half Moon Bay Fire District Ordinance requires a Class "B" or better roof covering or roof covering assembly.
31. Building identification shall be conspicuously posted and visible from the street. **Temporary address numbers shall be posted prior to combustibles being placed on the site.** The letters and numerals for permanent address numbers shall be a minimum of 4-inch stroke for residential. Such letters and numbers shall be internally illuminated and facing the direction of access.
32. The applicants must have a maintained all-weather surface road for ingress and egress of fire apparatus. **This road shall be in place before combustibles are brought onto the project site and maintained throughout construction.** The Half Moon Bay Fire District and the Uniform Fire Code requires a 20-foot minimum width for access roads to structures. Dead end roads greater than 150 feet in length also require a turnaround for fire apparatus. Contact the Fire Prevention Bureau for the full standard detail and specification. Roads leading to a single-family residence may be 16 feet wide with approval of the District.
33. The all-weather surfaces shall be a minimum of 6 inches of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%.
34. Plans submitted will be checked upon receipt of fees required by the District.

Judy Macias
Jeff Tate
July 13, 2000
Page 8

Montara Sanitary District

35. The project will require a sewer connection permit.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on July 26, 2000.**

This item is also appealable to the California Coastal Commission. An additional Coastal Commission ten (10) working day appeal period will begin sometime after the County appeal period ends. The County and Coastal Commission appeal periods run consecutively, not concurrently, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Sincerely,



Kan Dee Rud
Planning Commission Secretary
pcd0712k.5kr

cc: Public Works
Building Inspection
California Coastal Commission
Environmental Health
Assessor
MCCC
Mike & Joanne Mahon
Thomas Mahon
Anita Mottola
Lennie Roberts