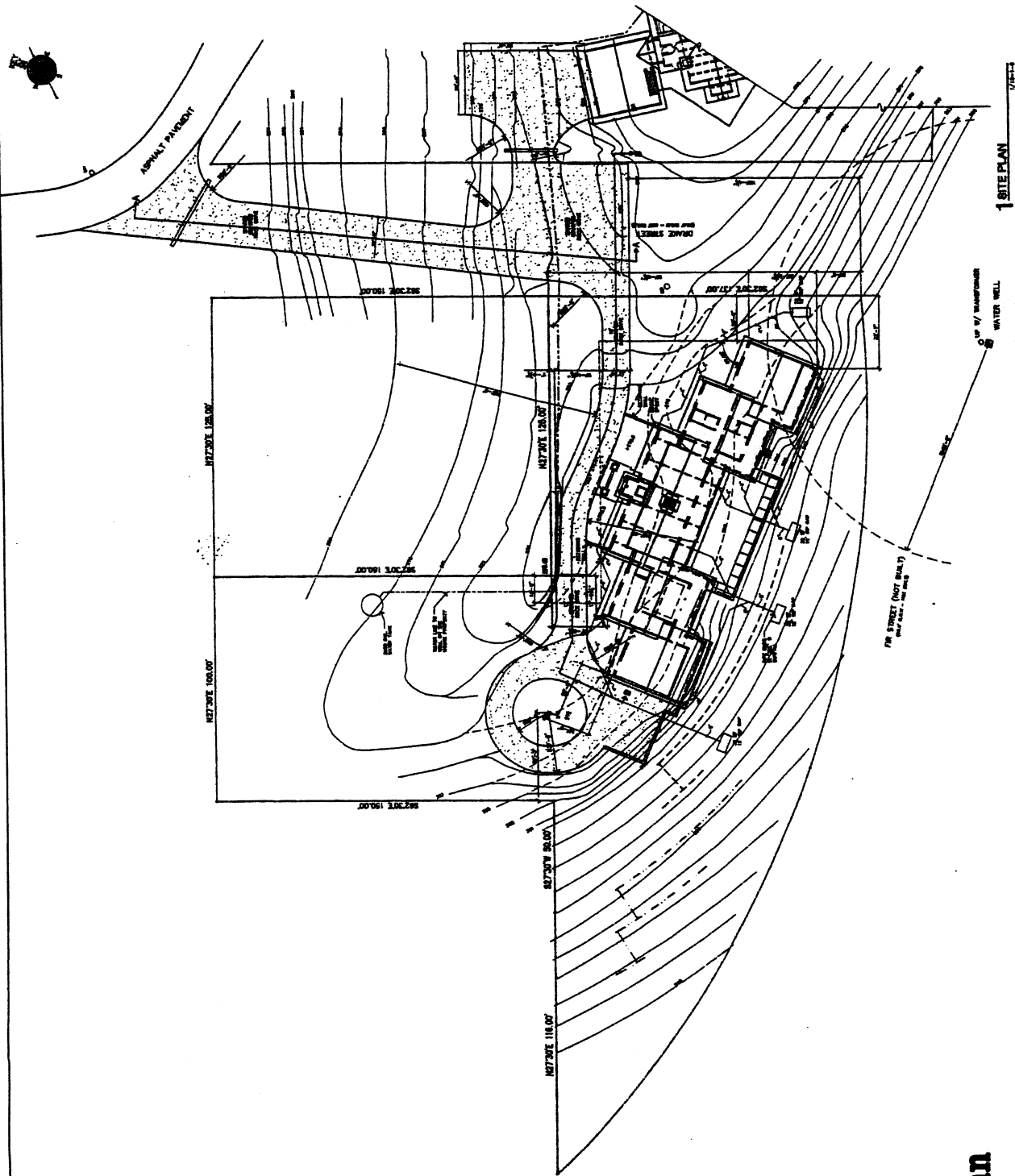


43. As per CFC 2001, Section 1103.2.4 and Half Moon Bay Fire District Ordinance No. 2002 01, a minimum clearance of flammable vegetation within 30 feet of the proposed structures, or to the property line, shall be maintained around all structures by the property owner. This does not include individual species of ornamental shrubs and landscaping.

Half Moon Bay Fire District review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests. Please be advised that all access and water supply requirements must be met before combustible materials are brought on-site.

MR:MAT:fc – MATQ1139\_WFU.DOC



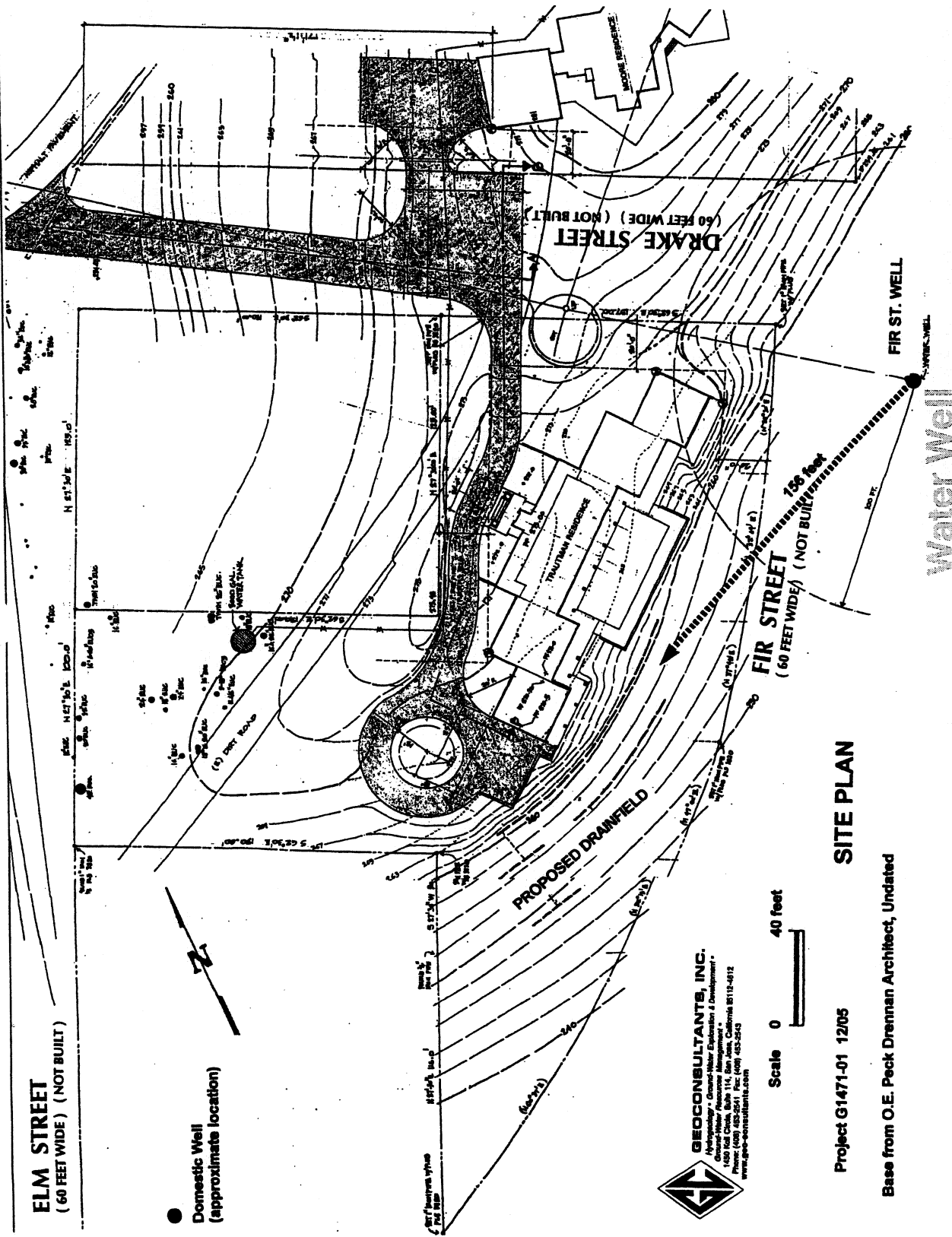
# Site Plan

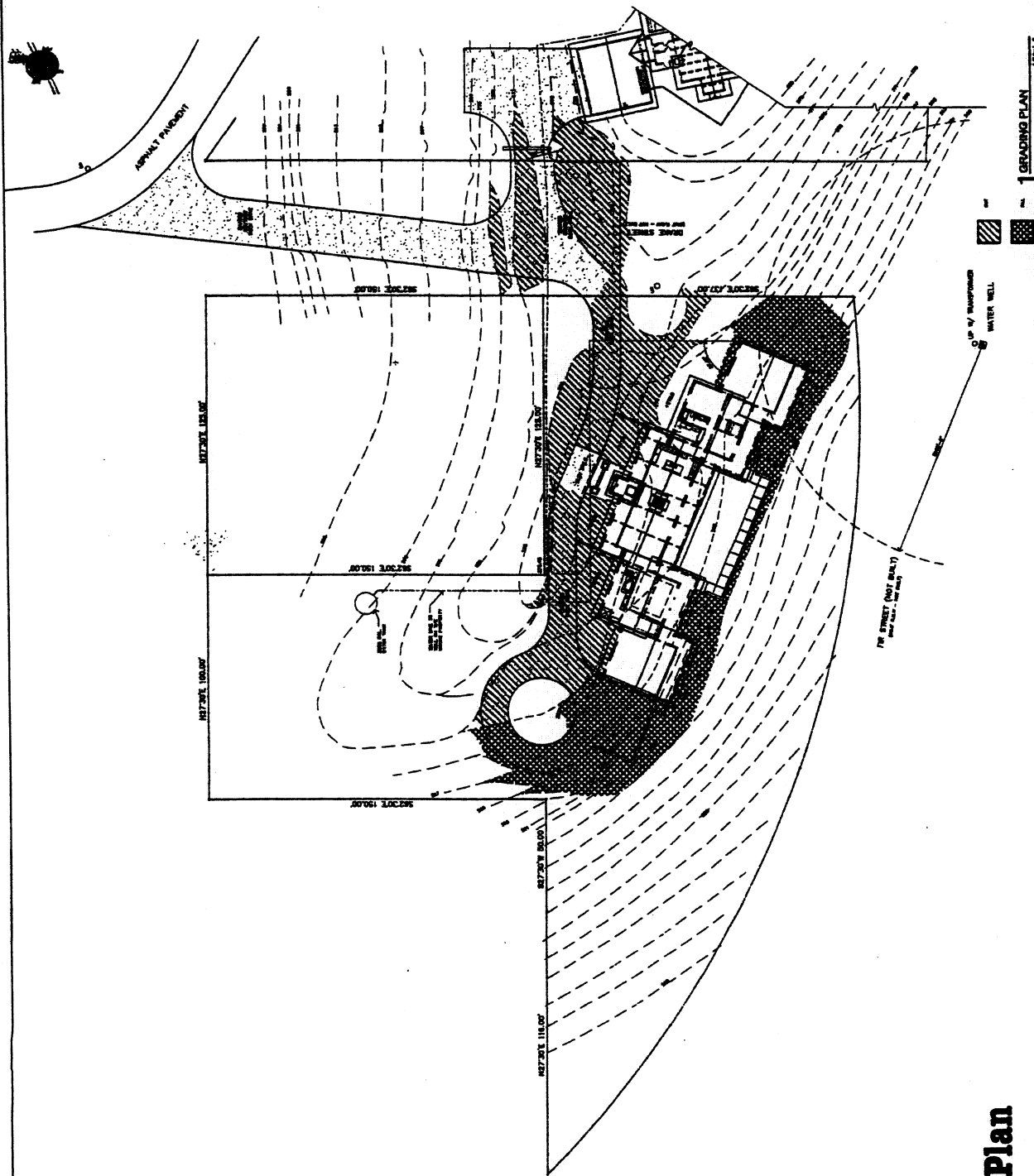
# San Mateo County Board of Supervisors' Meeting

**Applicant: Michael Trautman**

Attachment: **A2-1**

**File Numbers: PLN 2005-00116**





## Grading Plan

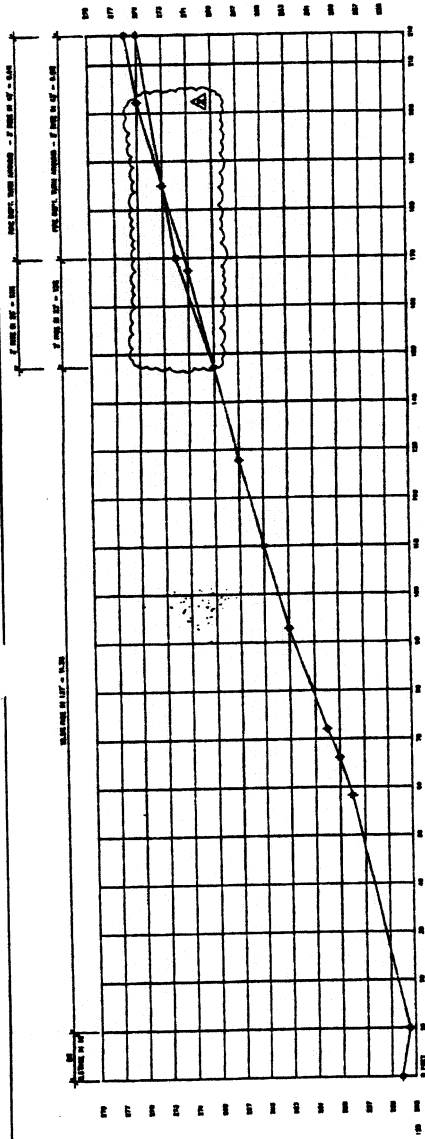
San Mateo County Board of Supervisors' Meeting

Applicant: **Michael Trautman**

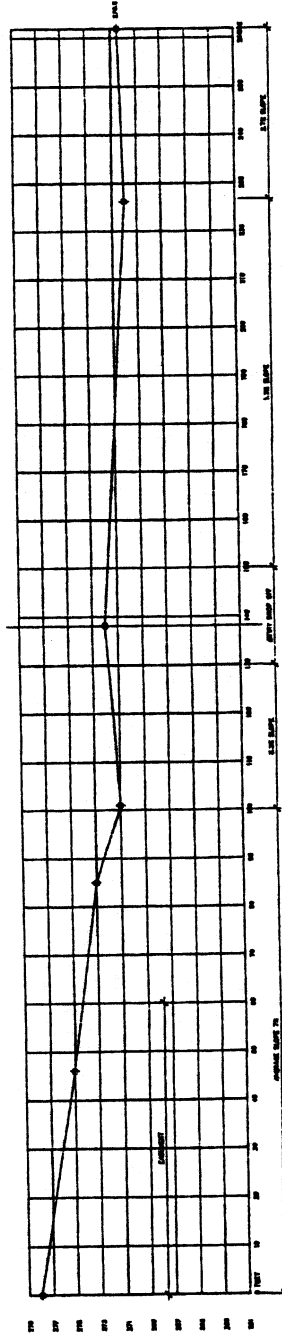
File Numbers: **PLN 2005-00116**

Attachment: **A2-3**

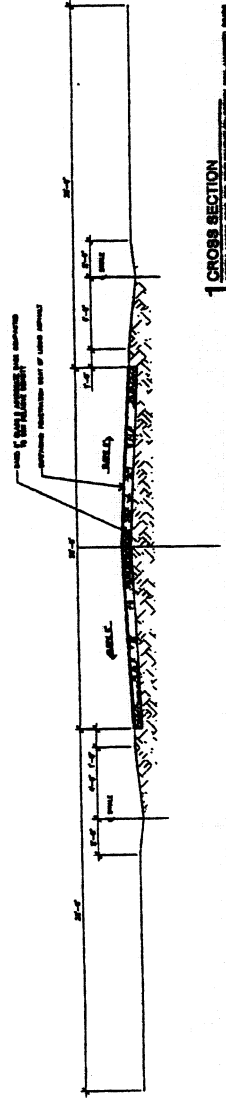




3 SECTION 'AA'  
ELEVATION IN FEET VS. STATIONING IN FEET



2 SECTION 'BB'  
ELEVATION IN FEET VS. STATIONING IN FEET



1 CROSS SECTION  
ELEVATION IN FEET VS. STATIONING IN FEET

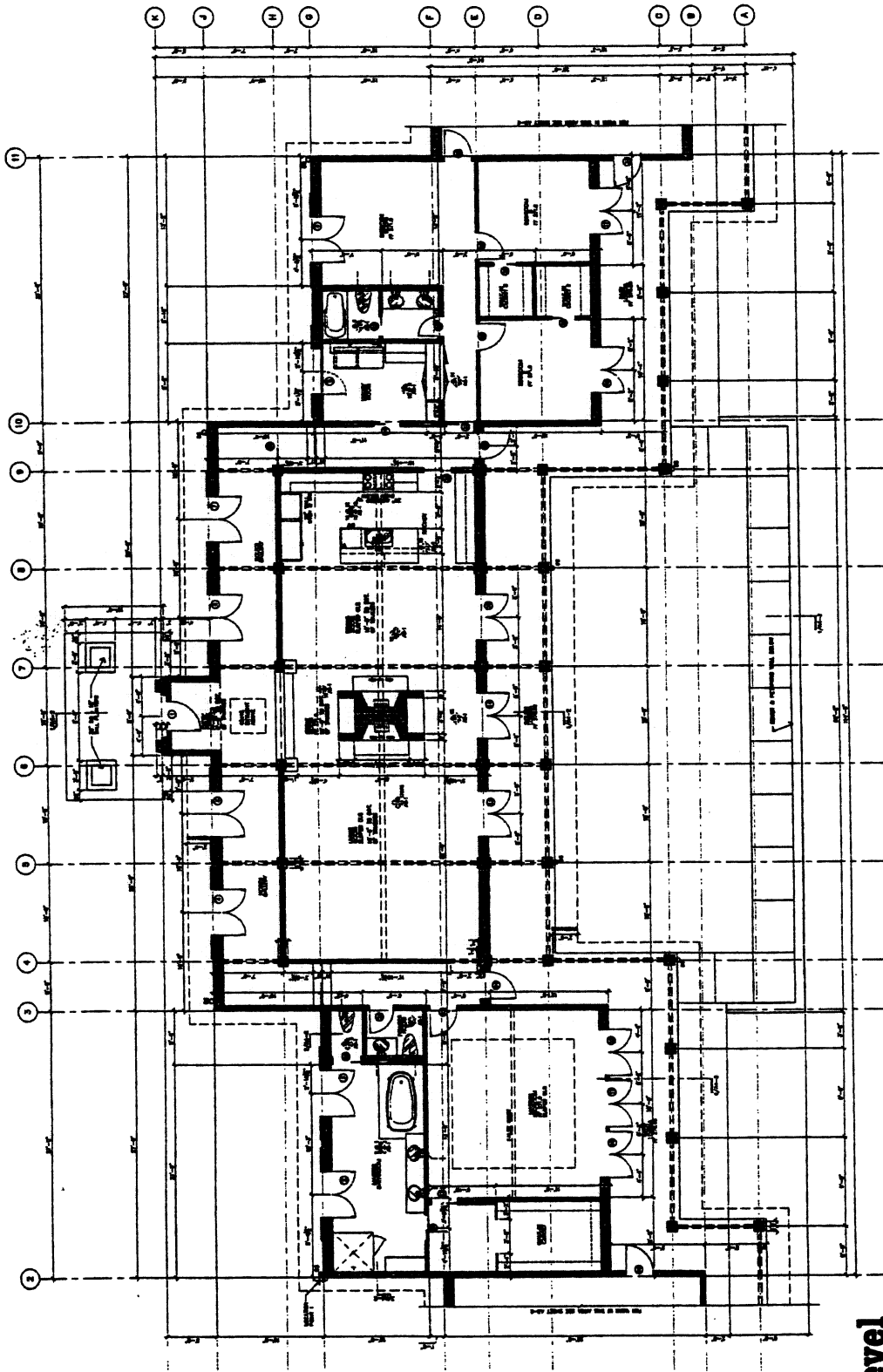
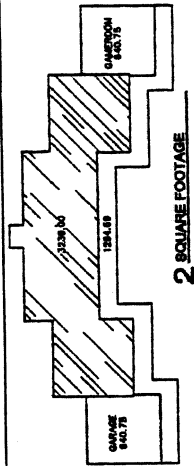
# Road & Drive Cross Section & Profiles

## San Mateo County Board of Supervisors' Meeting

Applicant: **Michael Trautman**

Attachment: **A2-4**

File Numbers: **PLN 2005-00116**



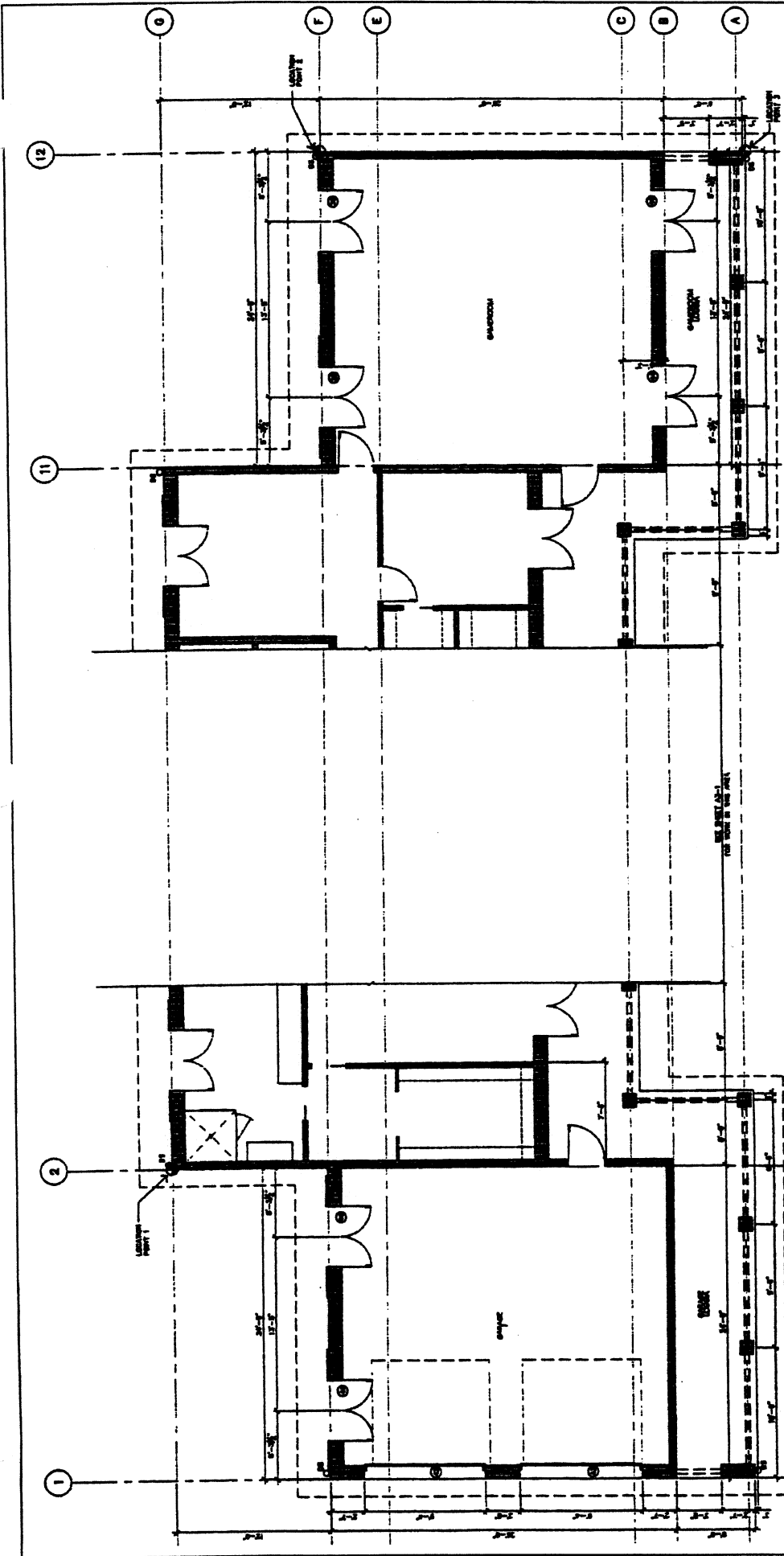
# **First Level Partial Floor Plan**

**San Mateo County Board of Supervisors' Meeting**

Applicant: **Michael Trautman**

Attachment: **A3-1**

File Numbers: **PLN 2005-00116**



## Partial First Level Floor Plan - Garage

1 PARTIAL FLOOR PLAN  
GARAGE 1/4"=1'-0"

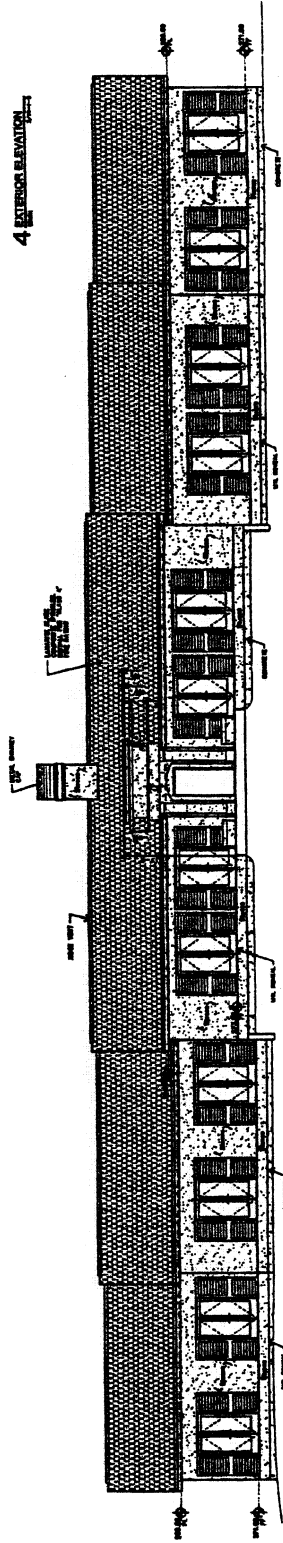
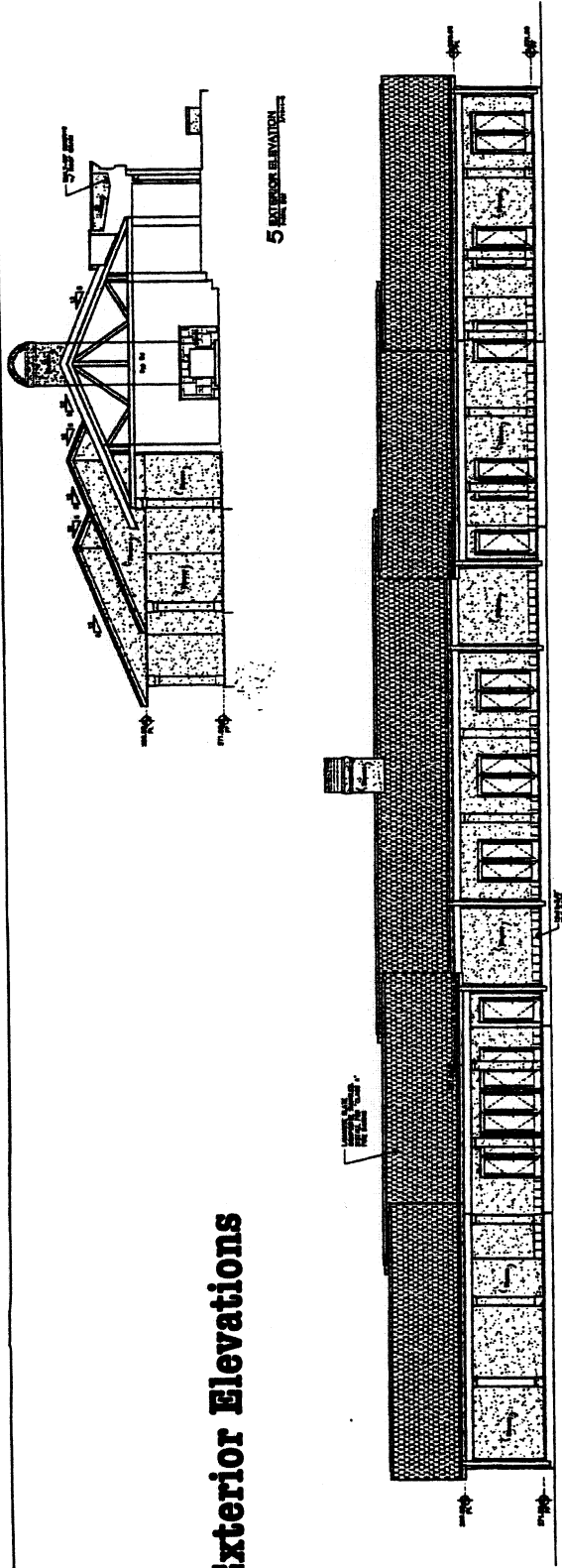
San Mateo County Board of Supervisors' Meeting

Applicant: **Michael Trautman**

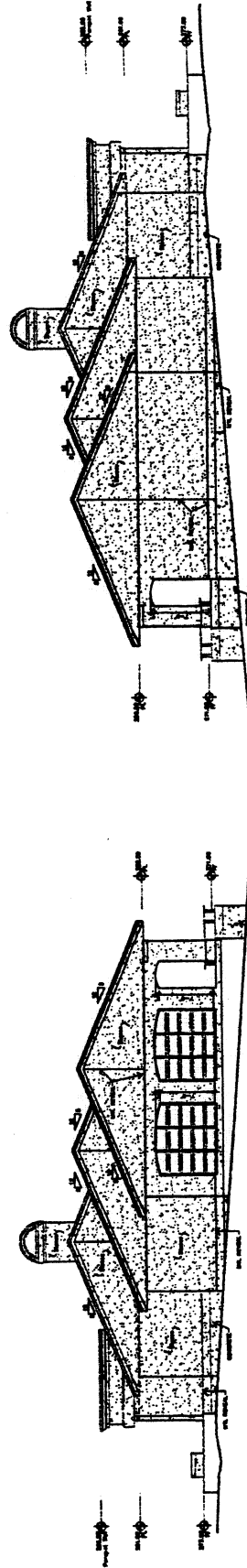
Attachment: **A3-2**

File Numbers: **PLN 2005-00116**

# Exterior Elevations



3 EXTERIOR ELEVATION



1 EXTERIOR ELEVATION

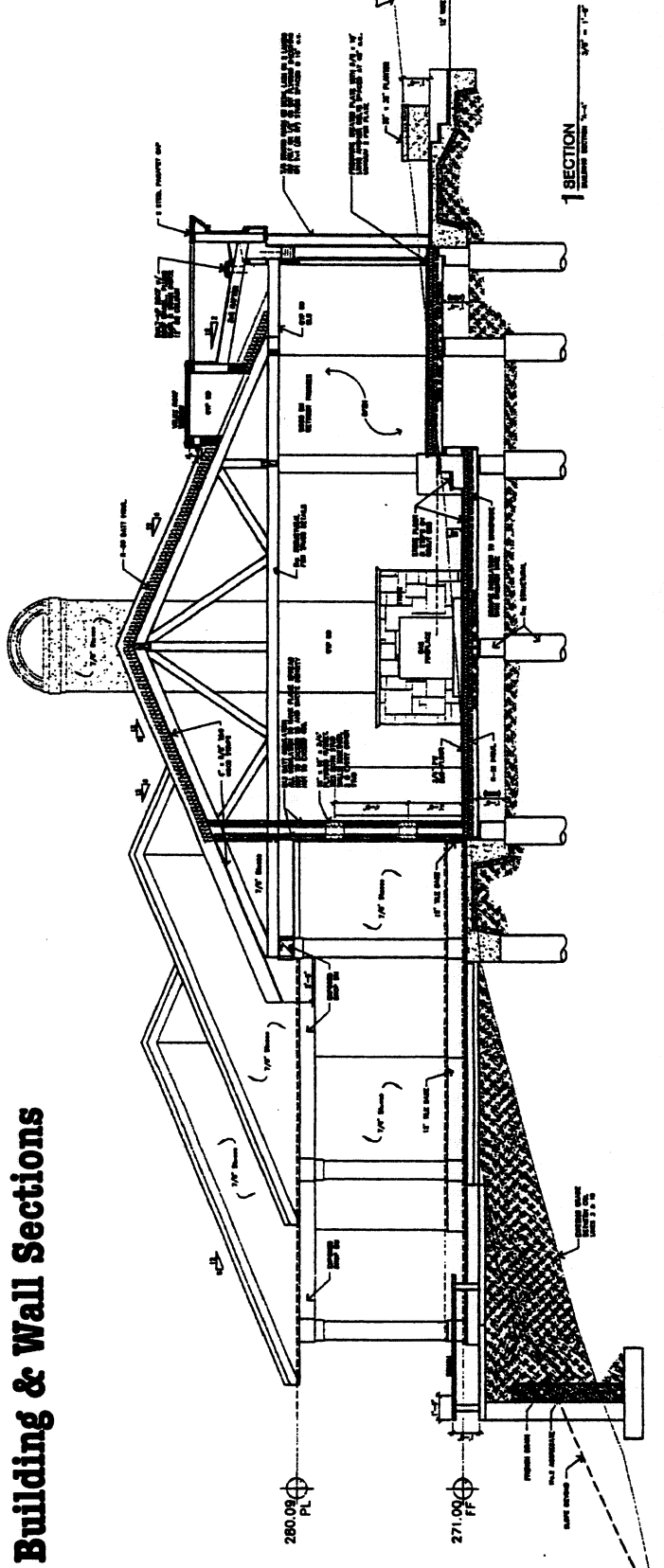
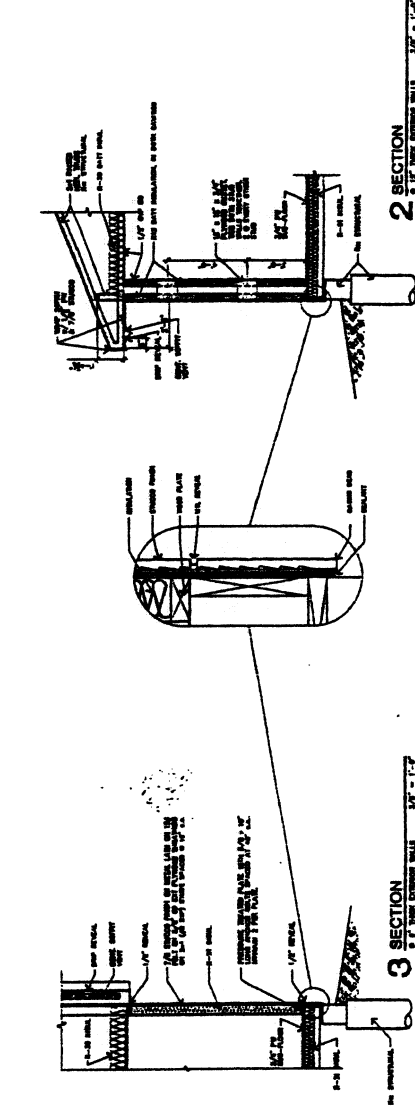
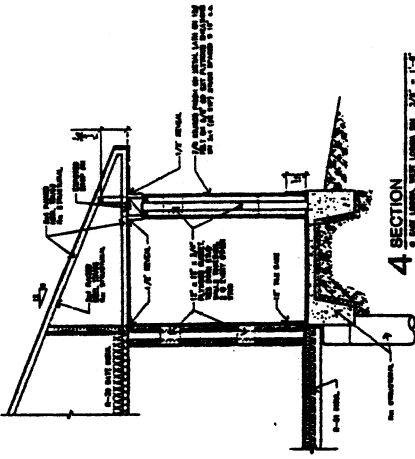
San Mateo County Board of Supervisors' Meeting

Applicant: Michael Trautman

Attachment: A4-1

File Numbers: PLN 2005-00116

# Building & Wall Sections

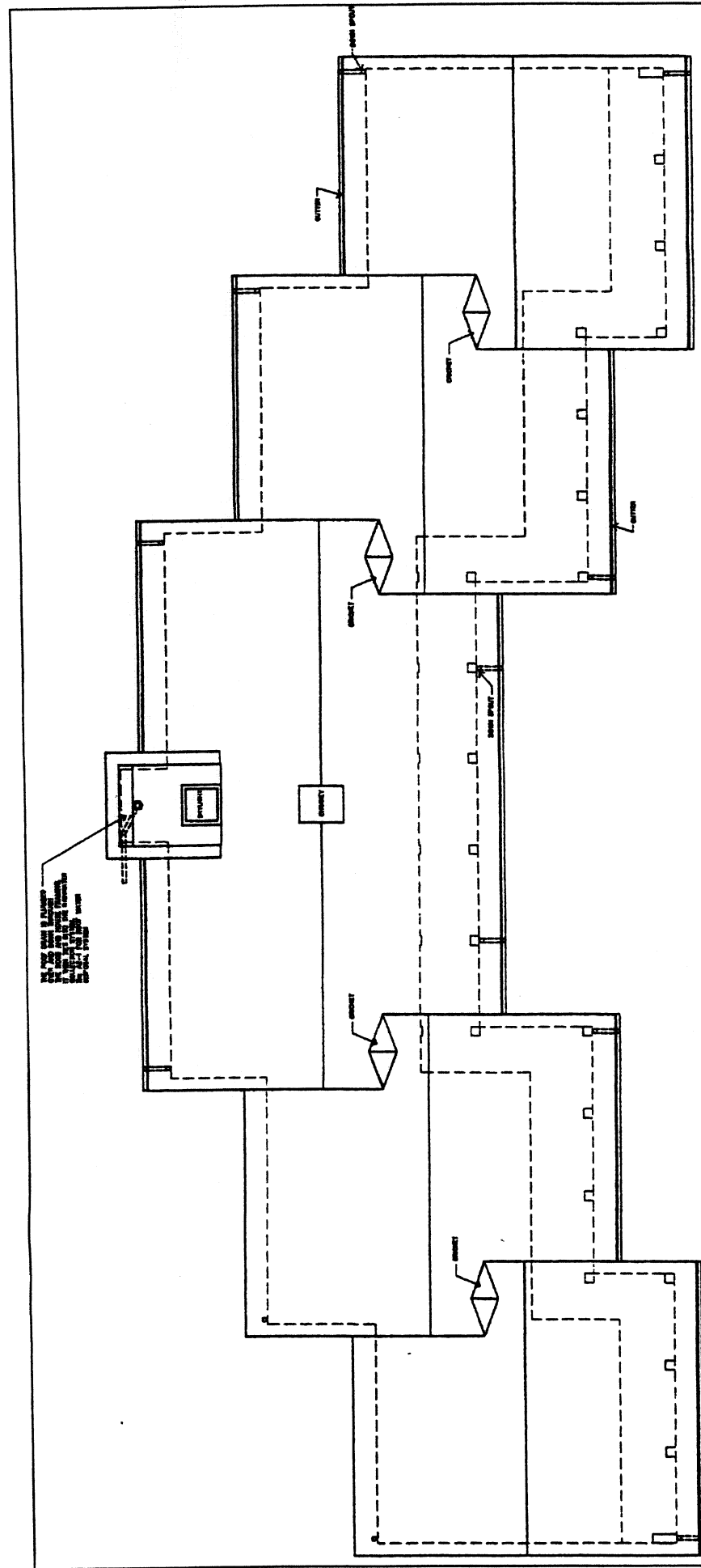


San Mateo County Board of Supervisors' Meeting

Applicant: Michael Trautman

Attachment: A4-2

File Numbers: PLN 2005-00116



## Roof Plan

1 PLAN

2/18/14

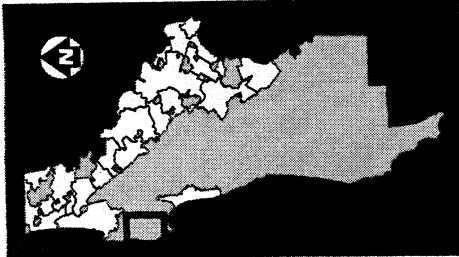
THIS PLAN IS A PART OF THE PROJECT AND SHALL BE USED ONLY FOR THE PROJECT. IT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER.

### San Mateo County Board of Supervisors' Meeting

Applicant: **Michael Trautman**

Attachment: **A4-3**

File Numbers: **PLN 2005-00116**



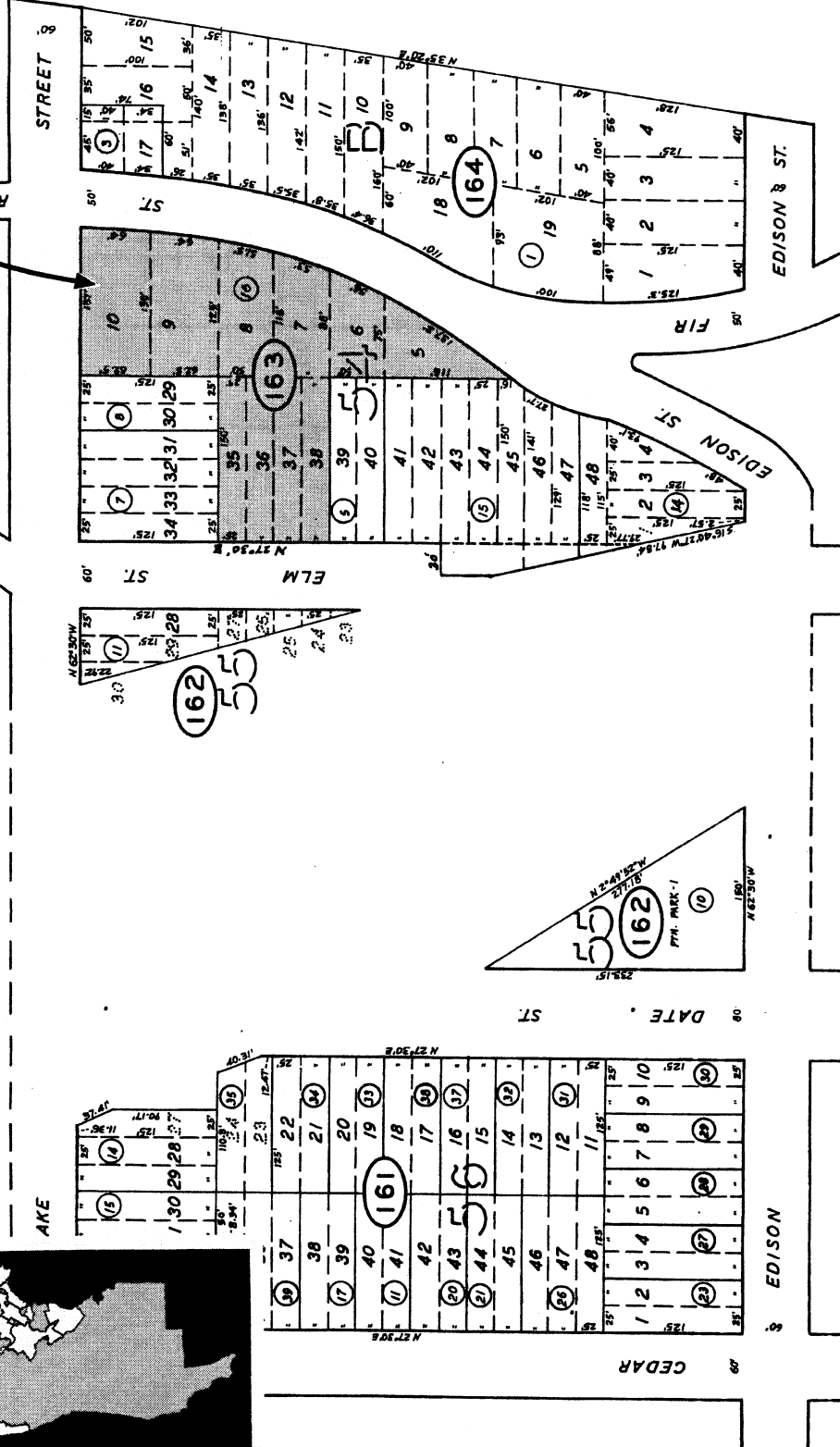
36-16

TAX CODE AREA

# PROJECT PARCEL

17

13



12

15

## General Location and Vicinity Map

MONTARA AMEND. & SUPP. RSM 5/35

## San Mateo County Board of Supervisors' Meeting

Attachment: **B**

Applicant: **Michael Trautman**

File Numbers: **PLN 2005-00116**

# FAX COVER

ATTACHMENT C

To: Matt Seubert

Company : County Planning

Fax Number : 363-4849

From : George F. Irving

Company : MONTARA WATER AND SANITARY  
DISTRICT

Fax Number : 650-728-8556

Subject : PLN2005-00116

Pages including cover page: 2

Time : 1:53:28 PM

Date : 3/31/2005

## MESSAGE

PLEASE SEE ATTACHED.



**San Mateo County** Environmental  
Services Agency

Referral of Planning Permit Application

File No.: PLN2005-00116

Planning and Building Division • 455 County Center • Redwood City  
California 94063 • Planning: 650/363-4161 • Building: 650/599-7311 • Fax: 650/363-4849

Date: 03/22/2005

03/22/2005

Page: 2 **APN 036-163-160****ELM AND DRAKE, MONTARA**Decision Maker:☒ Staff☐ Zoning Hearing Officer☐ Planning Commission☐ Board of SupervisorsComments on Proposed Project :

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

☐ No Comments☐ Refer to Permit\*Plan for Comments☒ Comments

Project appears to be outside the urban area and therefore cannot be served by the District's sewer system  
or the water system.

Recommended Conditions of Approval (Agencies only):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact wording and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

☐ No Recommended Conditions☐ Refer to Permit\*Plan for Conditions☐ Refer to Attached Material for Conditions:☐ Conditions:Signature George Irving

Telephone: 728-3545

MONTARA WATER AND SANITARY DISTRICT

Date: 3/31/05

Return to: Matt Seubert  
Planning Department  
County of San Mateo

fpinprmap

**Planning & Zoning  
Committee of the  
MidCoast  
Community Council**  
PO Box 64, Moss Beach  
CA 94038  
*Serving 12,000 residents*

April 27, 2005 Via Fax and Email

**To: Matt Seubert**  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1831 - FAX: 650.363.4849

**Re: PLN2005-00116:** Consideration of a grading permit, RM-CZ permit and CDP for a new one-story 3168 s/f SFD with two garages at intersection of Elm (not built), Drake (not built) and Fir (not built) in Montara. APN: 036-163-160, 036-163-5??.

Matt:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on April 20, 2005 without the applicant in attendance. As you know this is a complicated project and we will be reviewing it further, but these are our initial comments.

First, we are concerned that the septic system for this house will be less than 100 feet from a public water supply. The wells of Montara Water and Sanitary District sit at the upper edge of the property line for this parcel.

- ❖ The location of these public wells must be marked on the site plan.
- ❖ The septic setbacks from the property line, creek, and MSWD water supply must be clarified and confirmed and must comply with applicable rules.

Second, according to the application, this house will be sharing a well. As far as we can tell, the well to be shared is on parcel APN036-172-030 which sits across the public road in PAD zoning. It is our understanding that you cannot share a well across a public right-of-way, across zoning, and across land use designations.

- ❖ The location of the well and how the water will get to this house must be marked on the site plan.

Third, the general location of this development in relation to the creek must be clarified.

Fourth, although we commend the one-story design of this house, the house still must conform to the Development Review Criteria set forth in the Zoning Regulations, Chapter 36A.2.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler  
Chair, MCC Planning & Zoning Committee

cc: Dean Peterson, Director of Environmental Health

## ATTACHMENT E

**From:** "Skegas, George" <gskegas@Krollzolfocooper.com>  
**To:** <mseubert@co.sanmateo.ca.us>, <mraines@co.sanmateo.ca.us>  
**Date:** 9/19/2005 9:31:19 AM  
**Subject:** PLN2005-00116

September 19, 2005

Matt Seubert

Marchia Raines

Planning and Building Division

455 County Center

Redwood City, CA 94063

I am writing in response to your letter, dated September 14, 2005, regarding development plans (PLN2005-00116) on Parcel 036-136-160 in Montara (corner of Elm & Drake Streets). My property & home are directly across the road at 998 Linda Vista Rd.

I was surprised to learn that this agricultural land was being permitted to be developed. I thought agriculturally zoned land in this area was prohibited by law from being developed. I would like to understand the process by which this parcel was exempted from this prohibition.

More importantly, I'd like to know why your office has only required that trees greater than 8" in diameter be preserved. This would result in that parcel being completely leveled, destroying the natural habitat, and significantly impacting the drainage in this area. In addition, I'm particularly concerned about the large footprint of the proposed development, the placement of driveways, and the movement of power poles and lines.

What is proposed in this development and approved by your department will have significant impact on the quality of our neighborhood. I'm very interested in learning why your department has approved this project without better protecting the vegetation of this site, and maintaining the character of this area.

I need to speak to you immediately to fully understand the impact of the

proposed development prior to my enlisting legal aid and filing the appropriate suits against your department and the county to ensure that the character of this area and the development site are preserved.

I can be reached on my cell phone at (415) 971-7372.

Sincerely,

George Skegas

998 Linda Vista Road

Montara, CA 94037

Cc: Karen Wilson, Chair, Mid Coast Community Counsel

CC: <montara100@comcast.net>

## ATTACHMENT F

**From:** <ajvollmer@comcast.net>  
**To:** "Matthew Seubert" <MSeubert@co.sanmateo.ca.us>  
**Date:** 9/28/2005 10:57:52 AM  
**Subject:** Re: PLN2005-00116

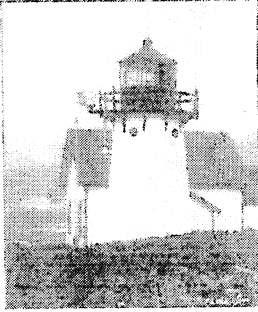
Mr. Seubert,  
Thank you for your prompt reply.  
Appreciate the copy of the plans.  
Especially appreciate your effort in forwarding my issues with Elm street to Public Works.

Thank you again,  
A. J. Vollmer

----- Original message -----

> Mr. Vollmer,  
>  
> Thank you for your email. Below are answers to your questions:  
>  
> 1) No variance is being requested.  
>  
> 2) All setbacks will be followed.  
>  
> 3) I will put a copy of the plans in the mail so that you can see the access  
> from Drake Street.  
>  
> 4) I do not believe that Public Works or Half Moon Bay Fire are requiring any  
> improvement to Elm Street itself.  
>  
> 5) There are no hearings planned for this project.  
>  
> I am also forwarding this email to Public Works, so they will be aware of your  
> comments regarding improvements to Elm Street. Please let me know if you need  
> any other questions or comments.  
>  
> Sincerely,  
>  
> Matt Seubert  
> Project Planner  
>  
>  
> >>> 9/27/2005 9:17 PM >>>  
> Mr. Seubert,  
>  
> I received your letter about the building project up for review for APN  
> 036-136-160.  
> I am at 900 Linda Vista Road Montara, but our property extends thru to Drake  
> street and the project is adjacent to us.  
>  
> I have a few questions and concerns:  
>  
> 1.) I want to know if there are any variances being requested. If so, what are  
> they?  
>  
> 2.) I would like to make sure all setbacks required by code are being followed.  
>

- > 3.) I would like to know where the project sits in relation to Drake street --
- > especially near Elm street.
- >
- > 4.) How will this project effect the status of Elm street?
- >
- > 5.) Are there any hearings planned for this project?
- >
- > I would like to bring to your attention the issue of Elm street. Currently this
- > street is unimproved. However, given the increased building in this area, there
- > should be some consideration to making this a real street. This would reduce
- > traffic on Drake and Cedar. Also given the risks of wild fires in this area, Elm
- > would play a major role as an escape route should a wild fire breakout in the
- > Cal Trans right of way that bisects Montara. Without Elm, those of us in
- > northeast Montara would be trapped.
- >
- > I would appreciate information on the above.
- >
- > Thank you for your assistance.
- >
- > Andrew J. Vollmer
- > ajvollmer@comcast.net
- > Cell: 415.760.8330
- > Pager: 415.739.5660
- >
- >
- >



## MONTARA WATER & SANITARY DISTRICT

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

8888 Cabrillo Highway

Montara, CA 94037-0131

Tel: (650) 728-3545

Fax: (650) 728-8556

E-mail: [msd@coastside.net](mailto:msd@coastside.net)

Visit Our Web Site: <http://www.msd.montara.com>

September 26, 2005

Matt Suebert  
Planning Department  
COUNTY OF SAN MATEO  
County Office Building  
Redwood City, CA 94063

RE: PLN2005-00116

Dear Matt,

This District requests further review of the referenced project prior to approval. The two primary concerns for this District are:

- The proximity of this development to our Drake Well (036-164-030). This is major source of water for this community and we request that the County retain a hydrologist to review the location of the proposed septic system in relation to our well. The District's well, even if more than 100 feet from the proposed septic system, appears to be down-gradient of our well and could be a source of contamination. No development should be permitted until this issue is resolved to the satisfaction of the District Engineer.
- The District requires a Septic Permit for all development outside the urban area but within the District's boundaries for just such reasons. The property owner should be required to obtain a Permit prior to issuance of a Building Permit by the County.

If you have any questions please give us a call.

Sincerely,

  
George F. Irving  
District Manager

cc: District Council  
District Engineer



>>> "George Irving" <[msd@coastside.net](mailto:msd@coastside.net)> 10/5/2005 10:42 AM >>>  
Dave,

This is a follow-up on my previous letter of September 26, 2005 in which I suggested that further review be conducted of the impact of this development on the District's Drake Well. Our hydrologist, Balance Hydrologics, has reviewed the most recent well logs and other data and finds reason for concern. Specifically, the Drake Well draws upon a shallow aquifer and by the use of a proposed septic field it shows that 41 percent of the ground water drawn to the well when pumped came from the upper-most portion of the shallow alluvial aquifer. This portion of the aquifer would clearly be most directly impacted by septic recharge in the vicinity of the well. Furthermore, given the coarse alluvial character of the aquifer, the capture zone of the Drake well would surely extend beyond the County 100-foot setback requirement for a septic field.

Therefore, the applicant, Michael Trautman, should provide empirical evidence that leachate from the project septic field will not impact source water of the Drake well. This may be achieved by interpreting a) geologic information, b) results of aquifer tests on the applicant's water supply well, c) background hydrologic information, and d) any information on the Drake well provided by the District. The applicant should provide a flow net diagram, address the following questions, and demonstrate less-than-significant effects to the Drake well:

1. What is the fate of leachate percolating from the project septic field during a normal rainfall year, during a drought year, and during large storms when septic systems often flood and leachate surfaces?
2. What is the potential and under what site conditions may the septic system fail?
3. Are there seasonality trends of which to be concerned - septic recharge during baseflow versus wet-season levels?
4. If septic leachate is captured by the Drake well, to what level will the quality of the well water be degraded?
5. To what extent will the use of the applicant's water well impact the Drake well?

The applicant should be required to retain a registered hydrologist to answer these questions. This will then be reviewed by our hydrologist as well as County Environmental Health.

Please forward this to the appropriate planner since we do not have the email addresses of your staff.

Thanks,

George F. Irving

District Manager

Montara Water and Sanitary District

P.O. Box 370131

8888 Cabrillo Highway

Montara, CA 94037

Phone: 650-728-3545 Fax: 650-728-8556

(located next to Point Montara Lighthouse and Hostel)

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ATTACHMENT I

**From:** "George Irving" <msd@coastside.net>  
**To:** "'Dean Peterson'" <dpeterson@co.sanmateo.ca.us>, "'Scott Boyd'" <scott@montara.com>  
**Date:** 11/8/2005 1:52:30 PM  
**Subject:** RE: Drake Well - Septic System setbacks

Dean,

I appreciate your follow-up to our meeting. Our concern is with a formulaic approach to the set-back requirements for septic systems when in proximity to our wells. As you know, our water supply is critically limited and we cannot afford to take any chances with contamination of any of our well sites. We already have more problems than we can readily deal with from the contamination at the Airport wells.

I think that contacting DHS is a good idea and I'll touch base with them as well. (We work with DHS on a number of issues, including our continuing search for additional water sources.)

Our basic concern is environmental from the standpoint of potential leaching from the septic system toward the Drake Well. However, aside from the well site issue, the Coastal Zone regulations recognize the heightened sensitivity to the environment that septic systems require. As I presume you know, the Coastal Commission's regulations exclude septic systems from the exemption for improvements to existing residences and structures on the basis of environmental risk (14 CCR §§ 13250(b), 13253(b)).

I have sent a letter to Mr. Trautman (copy to you) requesting that he submit a septic system application to the District and advising that hydrologic review of his proposed system must be undertaken. Therefore, you do not have to be directly involved in enforcing that requirement, but I believe that the permit from your office should not be finalized or issued until the hydrologic study is completed and we are satisfied that there will be no contamination of the Drake Well from the Trautman property.

Thanks,

George

George F. Irving

District Manager

Montara Water and Sanitary District

P.O. Box 370131

8888 Cabrillo Highway

Montara, CA 94037

Phone: 650-728-3545 Fax: 650-728-8556

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-----Original Message-----

From: Dean Peterson [mailto:dpeterson@co.sanmateo.ca.us]

Sent: Monday, November 07, 2005 3:40 PM

To: msd@coastside.net; Scott Boyd

Cc: Dave Holbrook; Stanley Low

Subject: Drake Well - Septic System setbacks

Scott and George-

After our meeting I polled each county in California to see if anybody has a greater setback for large producing public wells. So far I have received 14 responses (out of 52) - all have indicated that they maintain 100 foot setbacks for leach fields regardless ( I am anxious to hear from Sonoma as they are similar in geology to us) - To take it one more step I have asked the State DHS to see if they have any interest in reviewing the project. I had heard in certain conditions they have moved well locations greater than 100 feet - and since they regulate your water system it makes sense to get them involved. I will keep you informed of what more I find.

With respect to your Sanitary Code - I understand that you require permits for private sewers - From the code I did not see anything that my division must do - just that the applicant must be in compliance with our requirements. Please clarify what it is that you expect from environmental health for you to enforce your code.

Thank you - Dean

Dean D. Peterson PE, REHS  
Director Environmental Health  
San Mateo County  
(650) 363-4968  
<http://www.smhealth.org/enviro/index.shtml>

CC: "Dave Holbrook" <DHolbrook@co.sanmateo.ca.us>, "Stanley Low"  
<SLow@co.sanmateo.ca.us>



# MONTARA WATER & SANITARY DISTRICT

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E-mail: [msd@coastside.net](mailto:msd@coastside.net)

Visit Our Web Site: <http://www.msd.montara.com>

November 8, 2005

Michael Trautman  
P.O. Box 1452  
El Granada, CA 94018

**RE: SEPTIC SYSTEM PERMIT (APN 036 - 163 - 050/160)**

Dear Mr. Trautman:

The Montara Water and Sanitary District has been informed that your property, identified by the above Assessor's Parcel Number (APN), is proposed to be served by a septic system within the District's boundaries. This is to advise you that a District Septic System Permit issued by this office is required for the construction of the system.<sup>1</sup> The purpose of this Permit is to give the District an opportunity to insure that there will be no negative impact on the public health and safety from the system, either individually or cumulatively with other systems. Among other considerations, the District must be assured that there will be no adverse effect upon the groundwater, which is the principal source of water for both private well owners and the District's water system. In that regard, the District's Drake Well is in close proximity to your property and hydrological review of any impact of the proposed septic system upon that well must be undertaken.<sup>2</sup>

The following are some key sections of the law stated in the District's Code:

**3-4.200. Permit Required.** An application for a Private Sewer Permit shall be made on a form furnished by the District, and shall be accompanied by such plans, specifications and other information deemed necessary by the District fully to inform the District of compliance of the proposed Private Sewer with health, safety and sanitation requirements of the Department of Health Services, Office of Environmental Health, San Mateo County (hereinafter in this Article the duly authorized representative of said Department is referred to as the "County Health Official"). A non-refundable filing fee established in accordance with the provisions of Section 3-9.600 shall be paid concurrently with the filing of the application.

**3-4.300. Conditions.** Without limitation upon all other applicable requirements of this Code or other regulations of the District, no Permit for a Private Sewer with respect to any Parcel shall be issued unless:

a) The District shall have found that the construction, operation, maintenance and repair of such Private Sewer shall have no adverse effect upon the environment, as determined in accordance with the California Environmental Quality Act, the State Guidelines, and the District's regulations implementing same;

<sup>1</sup> This permit is in addition to the permit issued by the County's Division of Environmental Health Services, which is delegated the authority to perform the duties of the District's Health Officer. That agency's permit governs the requirements for installers, percolation testing, certain construction specifications and performance standards.

<sup>2</sup> The Planner assigned to your County permit application and the County Health Officer have been alerted to the District's concerns. We propose to coordinate the District's review with the County's to avoid duplication of effort.

b) The Parcel owner has received all necessary Permits and approvals for the construction, operation, maintenance and repair of said Private Sewer from the County Health Official or other agencies or officers exercising jurisdiction over such matters;

c) The Parcel owner has entered into a written agreement with the District acknowledging and agreeing, among other matters, that said owner shall comply with the provisions of Section 3-3.500 requiring a direct connection of the improvements to a Public Sewer when said improvements are capable of being so connected, including, without limitation, the requirements to construct a Public Sewer extension, if necessary;

d) The Parcel owner shall have waived objection to the formation of, and agree to participate in, any private sewer maintenance district, assessment district, on-site wastewater disposal zone, or other financing method to provide District services or other benefits to or for the operation, maintenance and repair of Private Sewers.

Please complete the enclosed application form and return it to this office with your check or money order payable to the District in the amount of \$117 for the application fee, together with a plot plan for our review showing the location of the septic system. We will also require a deposit of \$500 against which we will charge our hydrologist's time to review this project.

Sincerely,



George F. Irving  
District Manager

Enclosure

cc: Dean Peterson, County Health Officer  
Matt Suebert, County Planning Department  
District Counsel

# MONTARA WATER AND SANITARY DISTRICT

## APPLICATION FOR SEPTIC PERMIT

Single Family Residence ☐ Multiple Family ☐ Commercial ☐ Other \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ Lot No. \_\_\_\_\_

Address of Property: \_\_\_\_\_

### PROPERTY OWNER

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax Number: (\_\_\_\_) \_\_\_\_\_

E-mail address: \_\_\_\_\_

### OWNER'S AGENT

Agent's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax Number: (\_\_\_\_) \_\_\_\_\_

E-mail address: \_\_\_\_\_

### INDICATE THE NUMBER OF FACILITIES THE STRUCTURE WILL HAVE:

Number of Bedrooms		Number of Bathrooms	
Garbage Disposal		Spa	
Dishwasher		Laundry	



Others: \_\_\_\_\_

Comments: \_\_\_\_\_

## AGREEMENT

In consideration of approval of this application, the undersigned agrees:

- To comply with all pertinent provisions of the ordinances, rules and regulations of the District and of the County of San Mateo.
- To provide evidence to the District that the County Division of Environmental Health Services has approved the septic system for the above-described property.
- To enter into the agreement required under Section 3-4.300.c) of the District Code (copy attached).
- It is understood that the District will not provide sewer service to the above-described property because it is located outside the urban boundary as established by the County's Local Coastal Program.
- I hereby certify that all of the information submitted in or with this application is true and accurate to the best of my knowledge.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

(Owner)

**DISCLAIMER:** The submittal of an application or for any other service or entitlement from the District does not guarantee connection to the District's facilities or the provision of such service or use of such facilities. The applicant is responsible for complying with all pertinent provisions of ordinances, rules, and regulations of the District and the County of San Mateo. No right or entitlement to connect to, or use, any of the District's facilities, or receive service from the District, is acquired by the submittal of an application. Once a permit is issued, the entitlements authorized thereunder are strictly limited to the terms and conditions of the permit and all pertinent provisions of the District's ordinances, rules and regulations.

### FOR DISTRICT USE ONLY

AMOUNT PAID: \_\_\_\_\_

DATE: \_\_\_\_\_



## MONTARA WATER & SANITARY DISTRICT

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

8888 Cabrillo Highway

Montara, CA 94037-0131

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Fax: (650) 728-8556

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Visit Our Web Site: <http://www.msd.montara.com>

November 18, 2005

Michael Trautman  
P.O. Box 1452  
El Granada, CA 94018

**RE: SEPTIC SYSTEM PERMIT (APN 036-163-050/160)**

Dear Mr. Trautman,

This is a follow up to our letter of November 8, 2005, same subject. Our letter indicated that we required a plot plan and a deposit for \$500 against which we will charge our hydrologist time to review this project. Therefore, in order to complete the application these items must be submitted so that our hydrologist can begin the review process.

Sincerely,

George F. Irving  
District Manager

cc: Matt Suebert, County Planning Department

NOV 23 2005  
COUNTY PLANNING DEPARTMENT

2005 NOV 23 P 4: 27

RECEIVED



## **GEOCONSULTANTS, INC.**

*Hydrogeology • Ground-Water Exploration & Development •  
Ground-Water Resources Management •*

1450 Koll Circle, Suite 114, San Jose, California 95112-4612

Phone: (408) 453-2541 Fax: (408) 453-2543

**www.geo-consultants.com**

ATTACHMENT L

December 15, 2005  
Project G1471-01

Mr. Michael Trautman  
P.O. Box 1452  
El Granada, CA 94018

**RE: HYDROGEOLOGIC EVALUATION OF  
POTENTIAL IMPACT FROM PROPOSED  
SEPTIC DISPOSAL SYSTEM FOR  
APN 36-163-5 AND 16 ON  
MONTARA SANITARY DISTRICT  
FIR STREET WELL, MONTARA  
SAN MATEO COUNTY, CALIFORNIA**

**RECEIVED**

DEC 20 2005

**San Mateo County  
Planning Division**

Dear Mr. Trautman:

In accordance with our Work Agreement No. 623, as authorized by you on December 9, 2005 this letter report contains our evaluation of hydrogeologic conditions at the subject site (Figure 1). The primary purpose of this study was to determine whether there would be any potential impact on the Fir Street well of the Montara Sanitary District (MSD) from the operation of a proposed domestic septic disposal system for a residence to be built on your property, APN 36-163-5 and 16. The proposed septic system drainfield needed confirmation that it is at least 100 feet distant from the well per San Mateo County Environmental Health Department requirements. From a hydrogeologic viewpoint, there also needed to be a finding that there would be "no impact" resulting from the operation of your proposed domestic septic disposal system on the Fir Street well.

### **SCOPE**

Our scope of work included a review of pertinent reports relative to hydrogeologic conditions in the region (Jack, 1969; Kleinfelder, 1988; Pampeyan, 1994). We also reviewed driller's logs and/or related well construction information on the Fir Street well and two other domestic wells located adjacent to the parcel. In addition, a hydrogeologic field reconnaissance was made on December 9, 2005 to examine the Fir Street well location, and review topographic and surface geologic conditions at the proposed building site, with particular reference to the location of the proposed septic system drainfield.

## **HYDROGEOLOGIC CONDITIONS**

### **Geology and Soils**

The proposed building site is located on the eastern extension of Drake Street, and occupies the crest and flank of a narrow northeast-southwest trending ridge, with surface elevations ranging from 250 to 275 feet above mean sea level (Figure 2). The southeast side of the ridge is bounded by an un-named surface drainage channel that originates from higher elevations on Montara Mountain to the north and northeast. Geologic materials include a thin veneer of terrace deposits and slope wash, consisting of poorly to moderately consolidated sand and clay. These materials overlie granitic bedrock of Montara Mountain (Pampeyan, 1994). This bedrock complex consists of decomposed granite grading downward into medium to coarsely crystalline granite that is generally massive but may be locally fractured.

Available soil mapping (Soil Conservation Service, 1961, 1969) does not cover the Montara area, but projection of the mapping indicates that typical soils developed on the granitic materials in which local septic system drainfields are constructed can be assigned to the "Miramar series" consisting of coarse sandy silt and sandy clay. The soils are poorly exposed except in road cuts and excavations because of the thick vegetation cover, but are usually 3 to 4 feet thick followed at depth by decomposed granitic materials. The driller's log of one of the nearby domestic water wells on the ridge indicates that dense granitic materials begin at a depth of about 25 feet. Percolation rates of up to 4 inches/hour in the shallow subsurface were observed during percolation testing on the site by Langley Hill Quarry. However, according the Soil Conservation Service data, the percolation rate decreases to not more than 0.63 inches/hour in the decomposed granite at depth.

### **Ground-Water and Wells**

Historically, ground-water production from wells in this area is obtained from the less consolidated terrace deposits where present in sufficient saturated thickness, and from fractures within the granitic bedrock materials. With reference to wells in the granitic bedrock, well yields are generally low. The mass permeability or "transmissivity" of the granite greatly restricts the yield of wells, as determined by their specific capacities. Specific capacity is a measure of the yield in gallons per minute (gpm) per foot of drawdown or lowering of the water level in the well during pumping. As an example, specific capacities of wells tapping granitic rock of Montara Mountain average 0.06 gpm/ft. (Kleinfelder, 1988).

The Fir Street well is located at the base of the ridge on the west edge of the floodplain of the un-named drainage, and is a measured distance of 156 feet

northeast of the end of the proposed septic system drainfield (Figure 2). The surface elevation of the wellhead is about 250 feet above sea level. The well was reconstructed by Maggiora Bros. Drilling Inc. with a larger diameter casing, sealed to a depth of 30 feet. in the summer and fall of 2002. At that time, the depth to static water was 24 feet, an elevation of 226 feet above sea level.

Two other nearby domestic wells assist in establishing hydrogeologic conditions and ground-water gradient northeast and southwest of the proposed drainfield location. The Moore well is located on the crest of the ridge about 400 feet northeast of the drainfield at an elevation of 300 feet. The depth to static water in this well when recently tested was 51.7 feet, an elevation of 248 feet above sea level. The second well is located off the east side of Elm Street about 200 feet southwest of the drainfield, at an elevation of roughly 265 feet. The depth to water here is 101 feet, an elevation of 164 feet above sea level.

The above water-level elevations, in the Moore well on the northeast at 248 feet, in the Fir Street well at 226 feet, and in the Elm Street well on the southwest at 164 feet, demonstrate that the ground-water gradient is roughly northeast to southwest, generally following the surface drainage gradient. The drainfield, being 156 feet southwest of the Fir Street well is thus downgradient from it with respect to ground-water flow.

## CONCLUSIONS

From our analysis of the foregoing regional and site-specific hydrogeologic data, we conclude that there should be no adverse impact on the Fir Street well from the operation of the proposed septic disposal system. Site-specific considerations that support our conclusion of "no impact" are summarized as follows:

- The Fir Street well is 156 feet northeast from the northeastern end of the proposed drainfield, which is in excess of minimum San Mateo County Environmental Health Department requirements for separation between wells and septic disposal system drainfields.
- Based on the northeast-southwest ground-water gradient noted previously, the proposed drainfield is roughly 30 feet above the ground-water level. The drainfield is also downgradient from the Fir Street well, and movement of any effluent would be away from the well and not toward it.
- In the granitic rock environment within which the Fir Street well is completed, because of the low mass permeability or "transmissivity" as previously noted, there will be a local and steep "cone of depression" or radius of influence around the well during pumping. In this situation, it is

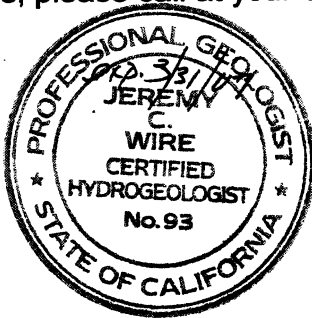
Mr. Michael Trautman  
December 15, 2005  
Page 4

unlikely that, given the distance to the well of at least 156 feet, any effluent would be captured by way of lateral or vertical drainage into this "cone of depression" during pumping.

## LIMITATIONS

Geoconsultants, Inc. provides its findings, recommendations, specifications, and professional advice after preparing such information in a manner consistent with that level of care and skill ordinarily exercised by the members of the profession currently practicing under similar conditions in the field of hydrogeology. This acknowledgment is in lieu of all warranties either express or implied. Geoconsultants, Inc. makes no guarantee of the granting of septic system permits by city, county, state, or other governmental authorities.

It has been a pleasure performing this service for you. Should you have any questions, please call at your convenience.



Sincerely,

**GEOCONSULTANTS, INC.**

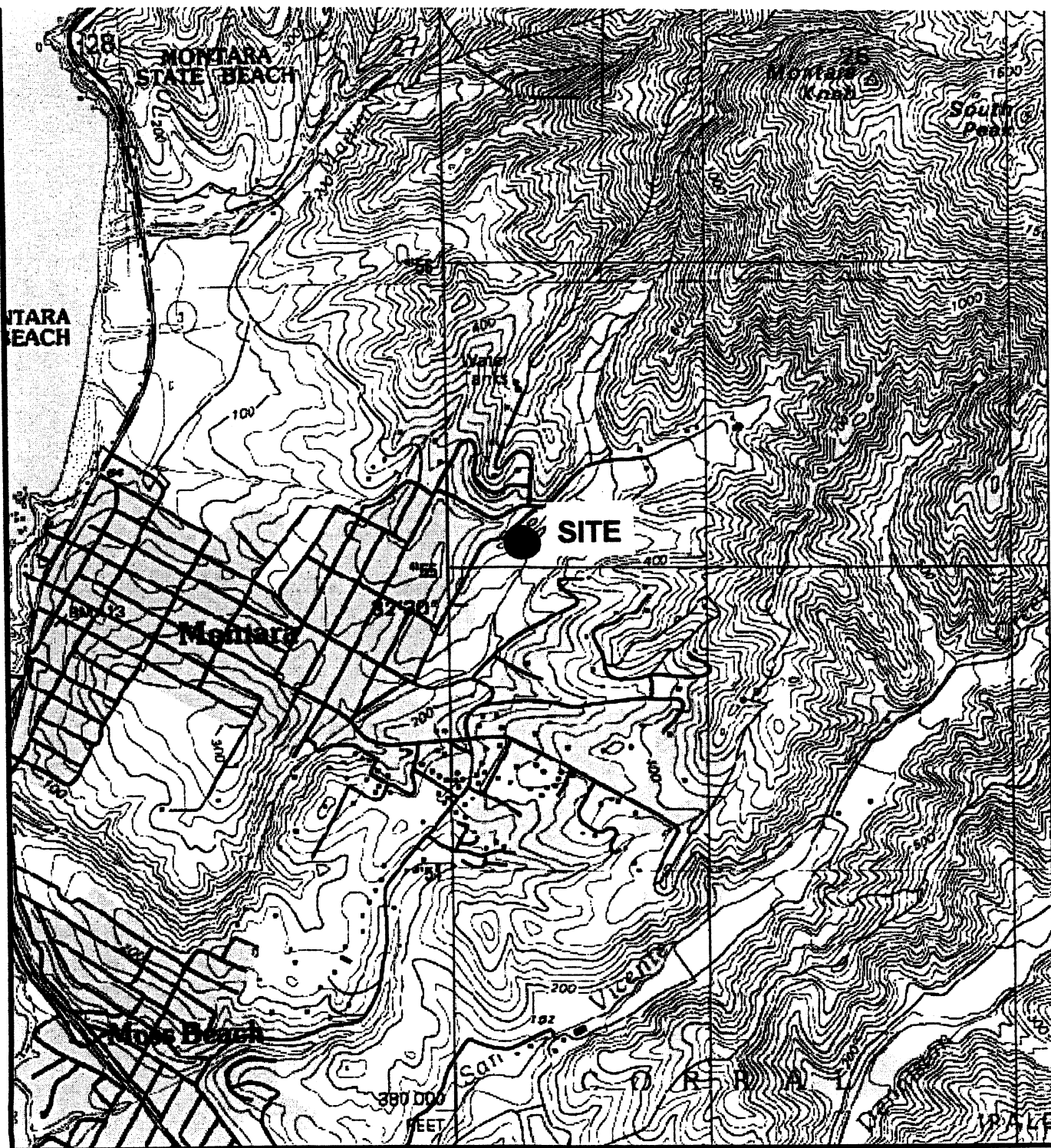
A handwritten signature in black ink, appearing to read "Jeremy C. Wire", written over a horizontal line.

Jeremy C. Wire  
Hydrogeologist, HG-93

Copies: Addressee (3)

### SELECTED REFERENCES

- Jack, R.N., 1969**, Quaternary sediments at Montara, San Mateo County, California: Master's thesis, University of California, Berkeley, map scale 1:10,000, 131 p.
- Kleinfelder, 1988**, El Granada ground-water investigation report: unpublished report prepared for the County of San Mateo Department of Health Services, 53 p. plus appendix
- Pampeyan, E.H., 1994**, Geologic map of the Montara Mountain and San Mateo 7-1/2' quadrangles, San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Series Map 1-2390, scale 1:24,000.
- Soil Conservation Service, 1961**, Soil survey, San Mateo area, California: series 1954, No. 13, U.S. Department of Agriculture, 111 p.
- \_\_\_\_\_, **1969**, A supplement to soil survey, San Mateo County, California: U.S. Department of Agriculture and San Mateo County Soil Conservation District, 28 p.



## REGIONAL MAP



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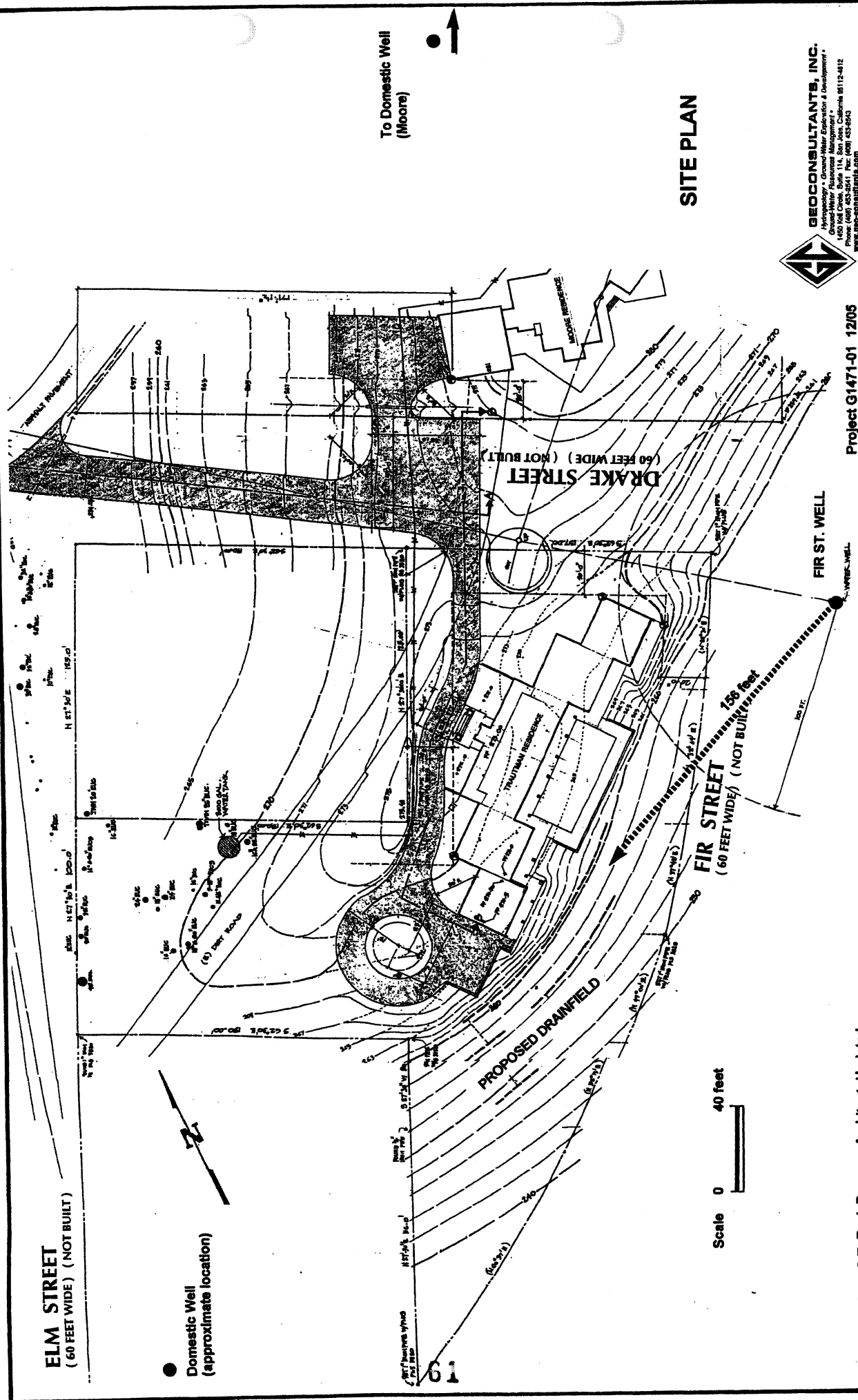


Figure 2

ATTACHMENT M

**LAW OFFICES OF  
DAVID E. SCHRICKER  
A PROFESSIONAL CORPORATION  
20370 Town Center Lane, Suite 100  
CUPERTINO, CALIFORNIA 95014**

TELEPHONE (408) 517-9923  
FAX (408) 252-5806  
E-MAIL: dschricker@schrickerlaw.com  
schrickerlaw@aol.com  
www.schrickerlaw.com

December 19, 2005

Michael Trautman  
P.O. Box 1452  
El Granada, CA 94018

RE: Septic System Permit (APN 036 - 163 - 050/160)

Dear Mr. Trautman:

The matter of your non-compliance with the requirement of the Montara Water and Sanitary District (MWSD) that MWSD's hydrogeologist review your application for a septic system permit for the subject property (designated by Assessor's Parcel Numbers [APNs]) has been referred to this office. In that regard, I have reviewed the letter to you dated November 8, 2005 from Mr. Irving, MWSD's Manager, his follow-up letter dated November 18, 2005, his further follow-up by e-mail dated December 6, 2005 and your e-mail response to that communication dated December 7, 2005.

Mr. Irving's letters and e-mail are clear in expressing the requirement that the hydrogeologist shall be retained by MWSD. Your response, to the effect that you have retained a hydrologist [sic] clearly does not comply with that requirement. Specifically, the professional is to be hired by MWSD, not you, as the applicant.<sup>1</sup> That distinction is most significant, because the purpose for the work to be performed is to ensure that the *public's* health, welfare and safety shall be protected, i.e., the work is to be done on behalf of the public, but at your expense, since the septic system, if approved, shall be owned by you and shall benefit your property.

In this particular instance, MWSD's concerns regarding your proposed system reach beyond the general effect upon the community of a new septic system because its location would be in close proximity to MWSD's Drake Well. For obvious reasons, the potential for contamination of that well's water must be examined in detail, as MWSD depends upon the well for a portion of its drinking water supply. MWSD's consulting hydrogeologist is the appropriate person to perform the review of your proposed system because he and his firm are familiar

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<sup>1</sup> You should also be aware of the fact that the septic system is also subject to the inspection of MWSD's sanitary engineer (MWSD Code §3-4.1100).

Mr. Michael Trautman  
December 19, 2005  
Page 2

with the location and condition of the aquifers in MWSD's water service area, including the Drake Well, and MWSD relies upon him for his expert advice on hydrogeological matters. Moreover, his familiarity with the territory and access to pertinent records and information should expedite the review, to your economic advantage.

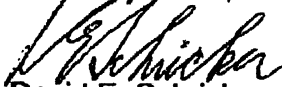
In consideration of the foregoing, and in order to proceed with review of your application pursuant to MWSD's Code, MWSD's consultant must perform the examination of your proposed system. That examination will include an assessment of the effects of the proposed septic system upon the water quality of the local aquifer to which it percolates, with particular reference to the Drake Well, and recommended measures to mitigate any potential significant adverse effects upon MWSD's water system and the environment.

If you desire to proceed with the project, then a deposit of the estimated cost to the District for that work in the amount of \$1,000.00 is required.<sup>2</sup> Additionally, as stated in Mr. Irving's correspondence, the following documents and information must be provided to MWSD prior to commencement of the review:

- (i) plot plan showing [a] property boundaries, [b] well location and [c] location of the proposed septic field;
- (ii) well log, water levels, yield and water quality information; and
- (iii) leach field percolation test information.

I trust the foregoing discussion clarifies MWSD's requirement with regard to the hydrogeological review of your proposed septic system. Please contact the District's Administrative Offices with the requisite deposit if you desire to proceed with your project.

Very truly yours,

  
David E. Schricker  
District Counsel

DES:hs

cc: District Manager (facsimile: [650] 728-8556)  
Dean Peterson, County Health Division (facsimile: [650] 363-7882)  
Matt Suebert, County Planning Division (facsimile: [650] 363-4849)  
Mark Woyshner, Balance Hydrologics (facsimile: [510] 704-1001)

---

<sup>2</sup> All work by or for the District on an application is suspended until a deposit of the estimated corresponding cost to the District has been made (MWSD Code §3-9.600).



## MONTARA WATER & SANITARY DISTRICT

Serving the Communities of Montara and Moss Beach

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January 4, 2006

Matt Seubert  
Planning and Building Division  
Environmental Services Agency  
SAN MATEO COUNTY  
455 County Center  
Redwood City, CA 94063

**RE: PLN2005-00116 (12/21/2005)**

Dear Mr. Seubert,

We are in receipt of the hydro-geologic evaluation conducted by the consultant hired by Michael Trautman, property owner and applicant for referenced permit. As we explained to Mr. Trautman this District requires that the evaluation be conducted by the District's hydrologist the cost of which must be borne by the applicant. To date Mr. Trautman has refused to comply with both requirements. Therefore, this application should be placed in abeyance until such time as the applicant complies with District requirements.

Sincerely,

  
George F. Irving  
District Manager

cc: District Counsel  
District Engineer  
District Hydrologist

## COUNTY OF SAN MATEO, PLANNING DIVISION

**NOTICE OF INTENT TO ADOPT  
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: Trautman Resource Management Permit, Coastal Development Permit, and Grading Permit for a New Single-Family Dwelling, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2005-00116

OWNER/APPLICANT: Michael Trautman/Peck Drennan

ASSESSOR'S PARCEL NO.: 036-163-160

**PROJECT DESCRIPTION AND LOCATION:** The project involves a Resource Management Permit, Coastal Development Permit, and Grading Permit for the development of a new 3,879 sq. ft. single-family, 1-story dwelling, with a 1,295 sq. ft. loggia, attached 2-car garage, and access driveway. The project includes 860 cubic yards of grading primarily for the house site itself. No trees over 8" diameter will be removed. The project is not located within a County or State Scenic Corridor.

**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:

**Mitigation Measure 1:** Prior to the issuance of both the grading permit and the building permit, the applicant shall submit a geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section.

**Mitigation Measure 2:** Prior to the issuance of both the grading permit and the building permit, the applicant shall submit to the Planning Division for review and approval, a stormwater management plan, which shows how transport and discharge of pollutants and soil sediment erosion from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. The plan shall clearly delineate the types of measures to be used and the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on site prior to any grading activities. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- b. 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.
- c. Storing, handling, and disposing of construction materials and wastes to avoid their entry to a local storm drain system or water body.
- d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designed to contain and treat runoff.
- e. The approved stormwater management plan shall be implemented prior to the issuance of a building permit.

**Mitigation Measure 3:** The applicant shall submit a permanent stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on site to minimize the surface water runoff. At a minimum, directly connected impervious areas shall be minimized, future downspouts shall be directed to landscaped areas and pervious materials shall be used for the access road, if possible, and for any future patio or walkway areas near a proposed residence. The permanent stormwater controls shall be in place throughout the life of the project.

**Mitigation Measure 4:** The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site.

**Mitigation Measure 5:** No grading shall commence until the applicant has applied for and been issued a grading permit by the Planning Division of the County of San Mateo.

**Mitigation Measure 6:** All grading shall be according to approved plans that are prepared by, signed by, and dated by, a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence "prior" to commencing any work pursuant to the proposed revision.

**Mitigation Measure 7:** The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to noncompliance detailed in Section 8606.5 of the Grading Ordinance.

**Mitigation Measure 8:** No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Division. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.

**Mitigation Measure 9:** No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Division, at least, two (2) weeks prior to commencement of grading stating the date when grading will begin.

However, should the applicant propose to grade under the "issued" grading permit in conjunction with the "issued" building permit, and after implementation of appropriate winterization measures, grading may be allowed between October 15 and April 15.

**Mitigation Measure 10:** Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary.

**Mitigation Measure 11:** At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

**Mitigation Measure 12:** At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

**Mitigation Measure 13:** Pursuant to Section 8604.11 of the Grading Ordinance, a security in the amount of \$2,000.00 shall be deposited in a Department of Public Works' Road Escrow Account prior to issuance of the grading permit. This deposit will be used to offset inspection costs incurred by the Department of Public Works due to the grading operations. Any unused balance of the security will be released only upon the satisfactory completion of the work and acceptance of the work by the County of San Mateo.

**Mitigation Measure 14:** The applicant shall submit a dust control plan to the Planning Division for review and approval prior to the issuance of both the grading permit and the building permit associated with this proposed project. The plan shall include, but not be limited to, the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- i. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.

**Mitigation Measure 15:** The applicant shall ensure that if during construction or grading, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered, then all construction and grading within a 30-foot radius shall be halted, the Planning Division shall be notified, and the applicant shall hire a qualified archaeologist to



assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development Director, in consultation with the applicant and the archaeologist, will determine steps to be taken before construction or grading may continue.

#### RESPONSIBLE AGENCY CONSULTATION

N/A

#### 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 less than significant. A copy of the initial study is attached.

REVIEW PERIOD: March 9, 2006 to March 28, 2006

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 **7:00 p.m., March 28, 2006.**

#### CONTACT PERSON

Peter S. Bentley, Senior Engineer  
650/363-1821

---

Peter S. Bentley, Senior Engineer

PB:fc – PSBQ0174\_WFH.DOC

County of San Mateo  
Planning and Building Division

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

**I. BACKGROUND**

Project Title: Trautman Resource Management Permit, Coastal Development Permit, and Grading Permit for a New Single-Family Dwelling

File No.: PLN 2005-00116

Project Location: The intersection of Elm Street, Fir Street, and Drake Street in Montara

Assessor's Parcel No.: 036-163-160

Applicant/Owner: Michael Trautman/Peck Drennan

Date Environmental Information Form Submitted: March 9, 2005

**PROJECT DESCRIPTION**

The project involves a Resource Management Permit, Coastal Development Permit, and Grading Permit for the development of a new 3,879 sq. ft. single-family, 1-story dwelling, with a 1,295 sq. ft. loggia, attached 2-car garage, and access driveway. The project includes 860 cubic yards of grading primarily for the house site itself. No trees over 8" diameter will be removed. The project is not located within a County or State Scenic Corridor.

## II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 13 and 14.

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B,F,O
b. Involve construction on slope of 15% or greater?			X			I
c. Be located in area of soil instability (subsidence, landslide or severe erosion)?	X					Ba,D
d. Be located on, or adjacent to a known earthquake fault?	X					Ba,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X					M
f. Cause erosion or siltation?			X			I
g. Result in damage to soil capability or loss of agricultural land?	X					A,M
h. Be located within a flood hazard area?	X					G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?	X					A,E

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
<b>2. <u>VEGETATION AND WILDLIFE</u></b>						
Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
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
<b>3. <u>PHYSICAL RESOURCES</u></b>						
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

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
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
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

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
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				I, S
5. <u>TRANSPORTATION</u>						
Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?	X					A, I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X					A, I
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

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
<b>6. <u>LAND USE AND GENERAL PLANS</u></b>						
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
d. Result in any changes in land use, either on or off the project site?		X				I
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

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
i. Create significant amounts of solid waste or litter?	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
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					I
n. Reduce the supply of low-income housing?	X					I
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. <u>AESTHETIC, CULTURAL AND HISTORIC</u>						
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



		IMPACT					SOURCE
		NO	YES				
			Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other: County Department of Public Works	X		Encroachment Permit

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Yes

No

Other mitigation measures are needed.

X

X

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

Mitigation Measure 1: Prior to the issuance of both the grading permit and the building permit, the applicant shall submit a geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section.

Mitigation Measure 2: Prior to the issuance of both the grading permit and the building permit, the applicant shall submit to the Planning Division for review and approval, a stormwater management plan, which shows how transport and discharge of pollutants and soil sediment erosion from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. The plan shall clearly delineate the types of measures to be used and the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on site prior to any grading activities. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- b. 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.
- c. Storing, handling, and disposing of construction materials and wastes to avoid their entry to a local storm drain system or water body.
- d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designed to contain and treat runoff.
- e. The approved stormwater management plan shall be implemented prior to the issuance of a building permit.

Mitigation Measure 3: The applicant shall submit a permanent stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on site to minimize the surface water runoff. At a minimum, directly connected impervious areas shall be minimized, future downspouts shall be directed to landscaped areas and pervious materials shall be used for the access road, if possible, and for any future patio or walkway areas near a proposed residence. The permanent stormwater controls shall be in place throughout the life of the project.

Mitigation Measure 4: The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site.

Mitigation Measure 5: No grading shall commence until the applicant has applied for and been issued a grading permit by the Planning Division of the County of San Mateo.

**Mitigation Measure 6:** All grading shall be according to approved plans that are prepared by, signed by, and dated by, a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence "prior" to commencing any work pursuant to the proposed revision.

**Mitigation Measure 7:** The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer's responsibilities shall include those relating to noncompliance detailed in Section 8606.5 of the Grading Ordinance.

**Mitigation Measure 8:** No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Division. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Division. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.

**Mitigation Measure 9:** No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Division, at least, two (2) weeks prior to commencement of grading stating the date when grading will begin.

However, should the applicant propose to grade under the "issued" grading permit in conjunction with the "issued" building permit, and after implementation of appropriate winterization measures, grading may be allowed between October 15 and April 15.

**Mitigation Measure 10:** Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary.

**Mitigation Measure 11:** At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

**Mitigation Measure 12:** At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

**Mitigation Measure 13:** Pursuant to Section 8604.11 of the Grading Ordinance, a security in the amount of \$2,000.00 shall be deposited in a Department of Public Works' Road Escrow Account prior to issuance of the grading permit. This deposit will be used to offset inspection costs incurred by the Department of Public Works due to the grading operations. Any unused balance of the security will be released only upon the satisfactory completion of the work and acceptance of the work by the County of San Mateo.

**Mitigation Measure 14:** The applicant shall submit a dust control plan to the Planning Division for review and approval prior to the issuance of both the grading permit and the building permit associated with this proposed project. The plan shall include, but not be limited to, the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- i. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.

**Mitigation Measure 15:** The applicant shall ensure that if during construction or grading, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered, then all construction and grading within a 30-foot radius shall be halted, the Planning Division shall be notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development Director, in consultation with the applicant and the archaeologist, will determine steps to be taken before construction or grading may continue.

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?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

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.

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

Peter S. Bentley

Senior Engineer

Date

(Title)

## 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 EIF
- 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 Año 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
    - National Register of Historic Places
    - Floodplain Management
    - Protection of Wetlands
    - Endangered and Threatened Species
    - Noise Abatement and Control 24 CFR Part 51B
    - Explosive and Flammable Operations 24 CFR 51C
    - Toxic Chemicals/Radioactive Materials HUD 79-33
    - Airport Clear Zones and APZ 24 CFR 51D
  - 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

**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 2005-00116**  
**Trautman Resource Management Permit, Coastal Development Permit, and Grading**  
**Permit for a New Single-Family Dwelling**

**PROJECT DESCRIPTION**

The project involves a Resource Management Permit, Coastal Development Permit, and Grading Permit for the development of a new 3,879 sq. ft. single-family, 1-story dwelling, with a 1,295 sq. ft. loggia, attached 2-car garage, and access driveway. The project includes 860 cubic yards of grading primarily for the house site itself. No trees over 8" diameter will be removed. The project is not located within a County or State Scenic Corridor.

**ANSWERS TO QUESTIONS**

**1. LAND SUITABILITY AND GEOLOGY**

- b. Will (or could) this project involve construction on a slope of 15% or greater?**

**Yes, Significant Unless Mitigated.** This project includes construction on a slope exceeding 15% with average slopes of approximately 35% to 40% and, therefore, a geotechnical report will be required to review this potential impact.

**Mitigation Measure 1:** Prior to the issuance of both the grading permit and the building permit, the applicant shall submit a geotechnical report in accordance with the standards of the San Mateo County Geotechnical Section.

- f. Will (or could) this project cause erosion or siltation?**

**Yes, Significant Unless Mitigated.** The construction of a project of this size will disturb the soil around the construction site and driveway and create a situation where siltation and erosion could occur if preventative measures are not taken.

**Mitigation Measure 2:** Prior to the issuance of both the grading permit and the building permit, the applicant shall submit to the Planning Division for review and approval, a stormwater management plan, which shows how transport and discharge of pollutants and soil sediment erosion from the project site will be minimized. The plan shall emphasize the use of pervious materials and minimize water runoff from the site. The goal is to prevent soil sediment and other pollutants from entering local drainage systems and water bodies, and to protect all exposed earth surfaces from erosive forces. The plan shall clearly delineate the types of measures to be used and the location of where the measures will be placed as well as a sectional drawing showing how the measures shall be installed. All erosion control devices shall be installed on



**ANSWERS TO QUESTIONS**

**File No. PLN 2005-00116**

**Page 2**

site prior to any grading activities. Said plan shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
- b. 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.
- c. Storing, handling, and disposing of construction materials and wastes to avoid their entry to a local storm drain system or water body.
- d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designed to contain and treat runoff.
- e. The approved stormwater management plan shall be implemented prior to the issuance of a building permit.

**Mitigation Measure 3:** The applicant shall submit a permanent stormwater management plan, which shall include a site plan and narrative of the types of permanent stormwater controls that will be installed on site to minimize the surface water runoff. At a minimum, directly connected impervious areas shall be minimized, future downspouts shall be directed to landscaped areas and pervious materials shall be used for the access road, if possible, and for any future patio or walkway areas near a proposed residence. The permanent stormwater controls shall be in place throughout the life of the project.

**2. VEGETATION AND WILDLIFE**

- g. **Will (or could) this project 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?**

**Yes, Not Significant.** This project will involve clearing land in excess of 25,000 sq. ft. and has slopes exceeding 35%. However, "conditions of approval" included in both the grading permit and the building permit issuance will deem this clearing "Not Significant." See Mitigation Measures 2 and 3.

**3. PHYSICAL RESOURCES**

- b. **Will (or could) this project involve grading in excess of 150 cubic yards?**

**ANSWERS TO QUESTIONS**

**File No. PLN 2005-00116**

**Page 3**

**Yes, Significant Unless Mitigated.** The applicant has indicated on the environmental form prepared for this project that the project includes approximately 860 cubic yards of grading on the site for construction of a new 3,879 sq. ft. single-family, 1-story dwelling, with a 1,295 sq. ft. loggia, attached 2-car garage, and access driveway. The applicant shall be expected to comply with the provisions of the San Mateo County Grading Ordinance.

**Mitigation Measure 4:** The provision of San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site.

**Mitigation Measure 5:** No grading shall commence until the applicant has applied for and been issued a grading permit by the Planning Division of the County of San Mateo.

**Mitigation Measure 6:** All grading shall be according to approved plans that are prepared by, signed by, and dated by, a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by the engineer, and shall be submitted to the Department of Public Works and the Planning Division for concurrence "prior" to commencing any work pursuant to the proposed revision.

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**Mitigation Measure 9:** No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Division, at least, two (2) weeks prior to commencement of grading stating the date when grading will begin.

However, should the applicant propose to grade under the "issued" grading permit in conjunction with the "issued" building permit, and after implementation of appropriate winterization measures, grading may be allowed between October 15 and April 15.

## **ANSWERS TO QUESTIONS**

**File No. PLN 2005-00116**

**Page 4**

**Mitigation Measure 10:** Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation, as it deems necessary.

**Mitigation Measure 11:** At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.

**Mitigation Measure 12:** At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

**Mitigation Measure 13:** Pursuant to Section 8604.11 of the Grading Ordinance, a security in the amount of \$2,000.00 shall be deposited in a Department of Public Works' Road Escrow Account prior to issuance of the grading permit. This deposit will be used to offset inspection costs incurred by the Department of Public Works due to the grading operations. Any unused balance of the security will be released only upon the satisfactory completion of the work and acceptance of the work by the County of San Mateo.

#### **4. AIR QUALITY, WATER QUALITY, SONIC**

- a. **Will (or could) this project generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on site or in surrounding areas?**

**Yes, Significant Unless Mitigated.** The grading and construction activities associated with the project will generate dust particulates which may violate existing standards of air quality on the site.

**Mitigation Measure 14:** The applicant shall submit a dust control plan to the Planning Division for review and approval prior to the issuance of both the grading permit and the building permit associated with this proposed project. The plan shall include, but not be limited to, the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

**ANSWERS TO QUESTIONS**

**File No. PLN 2005-00116**

**Page 5**

- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- i. Replant vegetation in disturbed areas as quickly as possible.

The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.

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

**Yes, Not Significant.** This project has the potential to increase water runoff. However, "conditions of approval" included in both the grading permit and the building permit issuance will deem this runoff "Not Significant." See Mitigation Measures 2 and 3.

- h. **Will (or could) this project require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?**

**Yes, Not Significant.** This project will require installation of a septic tank/leachfield sewage disposal system. The Environmental Health Division has reviewed the proposed septic system and tentatively approved it with a condition added that states: "at the building application stage, the applicant shall submit a septic application along with three sets of plans showing location of the percolation test holes, design of the septic drainfields, expansion area, house, and driveway." Their review has also confirmed that the distance between the septic drainfield and the Montara Water and Sanitary District's production well, on an adjacent parcel to the south, exceeds the

**ANSWERS TO QUESTIONS**

**File No. PLN 2005-00116**

**Page 6**

County's mandated 100-foot buffer. Upon challenge by the District, Environmental Health has confirmed that the 100-foot distance requirement also complies with the State Department of Environmental Services mandates.

**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, Not Significant.** The land use will change. The land is currently vacant and undeveloped but, with approval of this project, will change to a single-family use, as allowed in this zoning district.

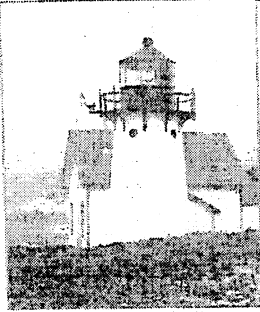
**7. AESTHETIC, CULTURAL, AND HISTORIC**

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

**Yes, Significant Unless Mitigated.** There is a possibility of discovering resources during the construction phase and, therefore, all construction personnel should be alert for historical or archaeological remains and construction should be halted within the vicinity if resources are discovered.

**Mitigation Measure 15:** The applicant shall ensure that if during construction or grading, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash) is uncovered, then all construction and grading within a 30-foot radius shall be halted, the Planning Division shall be notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development Director, in consultation with the applicant and the archaeologist, will determine steps to be taken before construction or grading may continue.

PB:fc – PSBQ0172\_WFH.DOC



## MONTARA WATER & SANITARY DISTRICT

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

8888 Cabrillo Highway

Montara, CA 94037-0131

Tel: (650) 728-3545

Fax: (650) 728-8556

E-mail: [msd@coastside.net](mailto:msd@coastside.net)

Visit Our Web Site: <http://www.msd.montara.com>

*Via facsimile and mail*

March 27, 2006

Peter S. Bentley  
County Planning Division  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

### RE: NOTICE OF NEGATIVE DECLARATION -- PLN 2005-00116

Dear Mr. Bentley,

This District has reviewed the referenced document and strongly disagrees with the conclusion that the project as described in the Negative Declaration ("ND") will not have a significant effect on the environment. The following, which is not intended to be an exhaustive review, summarizes some of the reasons for our conclusion:

- Of primary concern is the adverse impact that the project will have on the District's Drake Well, which is one of the principal sources of potable water for our community. Specifically, the project site includes elements (discussed below) which give every indication that contamination of the well water from the project's septic system may occur due to the topography and geology of the project site. Our concerns were brought to the attention of the County immediately when the District was first apprised of the project and we are at a loss to understand why the County has chosen to ignore them<sup>1</sup>.
- The Drake Well is near to, and down-gradient of, the project (please see enclosed copy of aerial view of the project area with overlay of property lines showing relative location of the project borders and the Drake well). This community relies on this well as one of its principal sources of its seriously

<sup>1</sup> Reference to the County's "mandated 100-foot buffer" and purported compliance with State Department of Environmental Health Services "mandates" as a basis for concluding that the septic system will not have a significant affect on the environment (ND, Answers to Questions, Item 4.h.) begs the question. Under the County's own regulations, the project's proposed septic system triggers the requirement for a Coastal Development Permit because it poses a risk of adverse environmental impact (County Zoning Ordinance, §6328.5(b)(3)). Therefore, investigation of the environmental impact of the septic system beyond the formulaic approach taken by the County is required to determine, at the very least, whether the 100 foot limit is adequate, taking into consideration the particular characteristics of the geology and topography of the project site in relation to the risk of contaminating the District's public water source. Moreover, the County's 100 foot buffer is a *minimum* standard and therefore not necessarily adequate under all conditions (County Ordinance Code §9321.2.c.).

limited water supply.<sup>2</sup> Therefore the public's health and safety is at risk if the well is contaminated in any way. This well draws on shallow groundwater which makes it more vulnerable to groundwater contamination from a septic system and other sources, such as sedimentary infiltration from construction activities. The applicant has not demonstrated that this project will not adversely impact the well, nor has the Planning Division adequately addressed the issue in its Initial Study ("IS") or the ND (see, footnote 1).

- In addition to neglecting the adverse impact upon our well, the IS is cursory and avoids identifying or underestimates the true environmental impacts of this project in other respects. For example:
- Land Suitability and Geology – This project, with an average site slope of at least 35%, has the propensity to affect adversely Montara Creek, which is down-gradient of the project site. Specifically, the high water table in the area, particularly during winter months, can impair operation of the septic system and thereby contribute to contamination of the Creek and the riparian flora and fauna in the vicinity.<sup>3</sup>
  - Vegetation and Wildlife – No information is provided to support the conclusion that this project will not adversely affect plant or animal life in this area. Notwithstanding that the average slope of the project site is 35% (or greater) and that the project calls for grading over 5,000 square feet, with accompanying destruction of vegetation and habitat, there is no discussion or analysis to support the contention that these factors will not have a significant impact on vegetation and wildlife. A registered biologist should be retained to examine the affect of the project on those aspects, particularly with regard to any state or federally-listed rare or endangered species within the riparian zone.
  - Air Quality, Water Quality, Sonic—This project will involve generation of polluted or increased surface water runoff and affect groundwater sources through the application and disposal of potentially hazardous materials during and after construction as a result of site grading and operation of the septic system that could adversely affect the groundwater, the operation of the District's well, and Montara Creek. This is significant and those factors can, unless properly investigated and addressed, adversely impact the District's drinking water, as discussed above.

<sup>2</sup> Certainly, the County must be aware of the fact that, due to the prevailing scarce supply of water, the District has, by ordinance enacted in 2003 when it acquired the water system from California-American Water Company, continued the moratorium on new water service connections that had been in effect for decades.

<sup>3</sup> The IS relies upon unverified and non-site specific USGS maps and "basic" [sic] data for the conclusion that there is no high water table-related adverse affect on the environment from the project ( IS, IV. Source List, Item D.). Given the risk of adverse impacts of the septic system (County Zoning Ordinance, §6328.5(b)(3)), the County should require that a site-specific examination of the geology and water source conditions be conducted by the District's hydrogeologist, as the District has heretofore requested (see, below, discussion of the District's Responsible Agency status).

- o Land Use and General Plans—The project has the propensity to affect adversely the capacity of public utilities (water supply) by contaminating the Drake Well, which is a primary source of drinking water for the community. The project is less than 500 feet from that existing public facility. The project may also result in the creation of, or exposure to, a potential health hazard by contaminating the District's well with nitrates, coliform bacteria, siltation and other contaminants. The project also has the propensity to generate demands that will cause a public facility (the District's water system) to exceed its capacity because contamination of the Drake well would require the District to remove it from service, the effect of which would be to reduce the District's water supply below that required for fire protection and domestic consumption.<sup>4</sup>
- o Responsible Agencies—this District is not listed as a permitting authority or approval agency for the project, notwithstanding that the County's Planning and Health Divisions have been informed of the District's status in that regard. Although the project applicant has submitted an application for a District Septic Permit, completion of our permit process should be a condition of the County's permit. The District requires that the applicant advance the cost of an investigation and study by the District's hydrogeologist to determine the affect of the project (primarily, the septic system) upon the Drake Well and environs. The applicant has not, to date, deposited the necessary funds.

In conclusion, the ND as presently drafted, is deficient and not appropriate for this project. The ND should address the issues discussed above in detail and require corresponding mitigation or, alternatively, require preparation of an environmental impact report (EIR) that, likewise, adequately addresses those issues and requires corresponding mitigation. Without limitation upon the foregoing discussion and requisite mitigation, the ND or EIR should recognize the District's status as a responsible agency and, in the interests of governmental efficiency and economy, require that the mitigation conform to the findings and recommendations of the District's hydrogeologist based upon an investigation conducted by him (at the cost and expense of the applicant in accordance with the District's regulations) of the topography, geology and groundwater conditions prevailing in the project site and vicinity.

Sincerely,



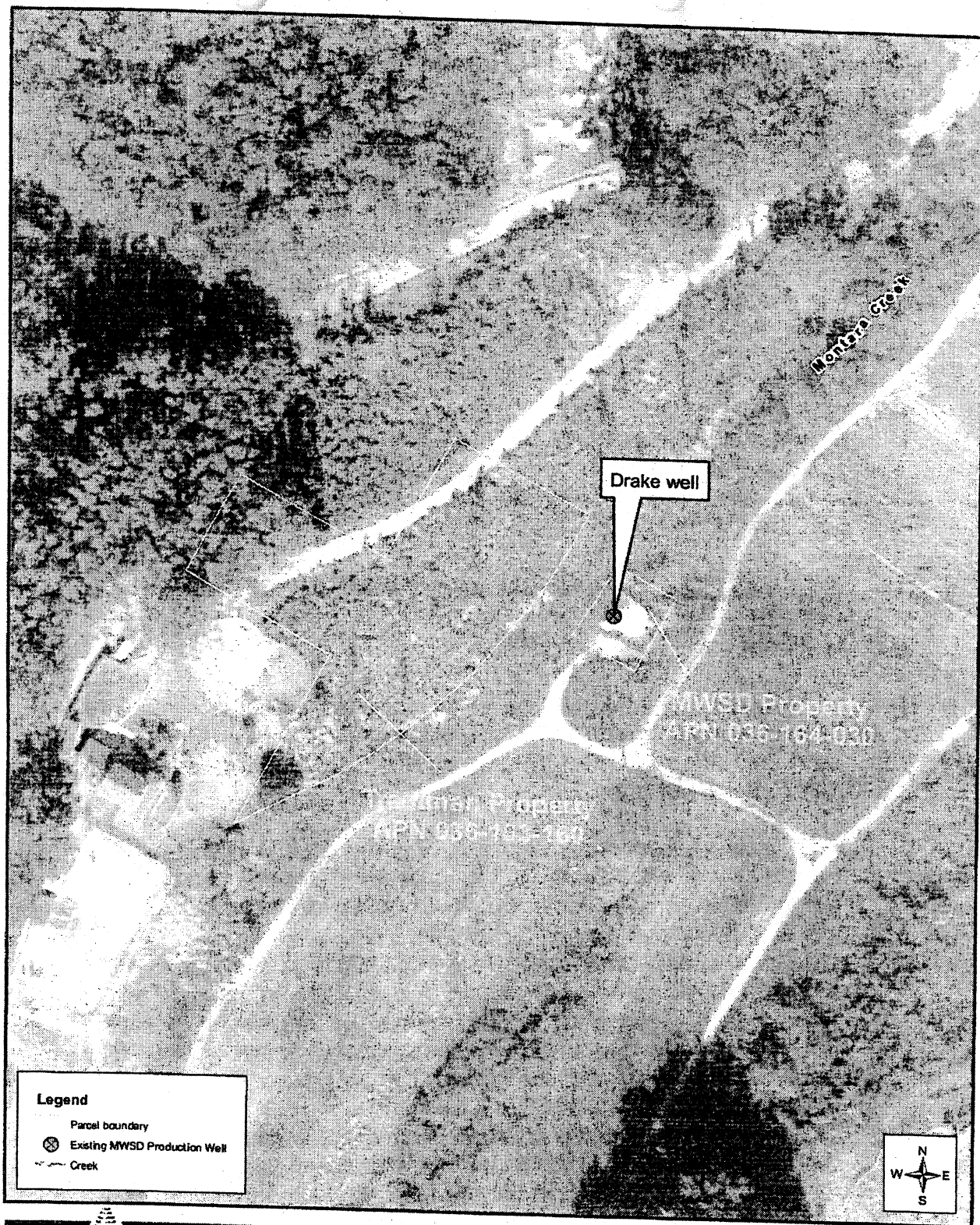
George F. Irving  
District Manager

End.

cc: District Counsel  
District Engineer  
District Hydrologist

<sup>4</sup> See, footnote 2, above, regarding the District's moratorium on new water service connections.





W:\Projects\205040\205040\_Drake\_Elm.mxd

**Balance Hydrologics, Inc.**

**Figure 1. Location of Trautman's property relative to Montara Water and Sanitary District's Drake production well Montara, San Mateo County, California**

© 2005 Balance Hydrologics, Inc.



# MONTARA WATER & SANITARY DISTRICT

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Visit Our Web Site: <http://www.msd.montara.com>

May 10, 2006

Lisa Grote, Director  
Community Development  
County of San Mateo  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

RECEIVED  
2006 MAY 15 A 10:51  
SAN MATEO COUNTY  
PLANNING DIVISION

## RE: NOTICE OF APPEAL- PLN 2005-00116

Dear Ms. Grote,

Please be advised that this District is hereby filing an appeal to the staff review of a Coastal Development Permit for Michael Trautman sent by letter dated May 2, 2006 from the County of San Mateo. The following includes some of the District's reasons for its appeal:

1. The District does not agree with County staff determination that this project is not appealable to the California Coastal Commission. This project involves development adjacent to Montara Creek, wetlands and a major public water supply. In addition, this project may have significant impact on coastal resources (Section 30250, Public Resource Code) and as such should be reviewed by the Coastal Commission. The Montara-Moss Beach Water Well EIR completed by Kleinfelder in 1989 for the County indicated "The effects of septic-system usage are potentially very significant, however, and are expected to be greater than in most areas of San Mateo County" (p. 119).
2. Of primary concern is the adverse impact that the project will have on the District's Drake Well, which is one of the principal sources of potable water for our community. Specifically, the project site includes elements (discussed below) which give every indication that contamination of the well water from the project's septic system may occur due to the topography and geology of the project site.
3. The Drake Well is near to, and down-gradient of, the project (please see enclosed copy of aerial view of the project area with overlay of property lines showing relative location of the project borders and the Drake well). This community relies on this well as one of its principal sources of its

seriously limited water supply.<sup>1</sup> Therefore the public's health and safety is at risk if the well is contaminated in any way. This well draws on shallow groundwater which makes it more vulnerable to groundwater contamination from a septic system and other sources, such as sedimentary infiltration from construction activities. The applicant has not demonstrated that this project will not adversely impact the well, nor has the Planning Division adequately addressed the issue in its Initial Study ("IS") or the Negative Declaration.

4. In addition to neglecting the adverse impact upon the District's well, the Initial Study appears to be based on criteria that has not been updated, is cursory and avoids identifying or underestimates the true environmental impacts of this project in other respects. For example:
  - a. Land Suitability and Geology – This project, with an average site slope of at least 35%, has the propensity to affect adversely Montara Creek, which is down-gradient of the project site. Specifically, the high water table in the area, particularly during winter months, can impair operation of the septic system and thereby contribute to contamination of the Creek and the riparian flora and fauna in the vicinity.<sup>2</sup>
  - b. Vegetation and Wildlife – No information is provided to support the conclusion that this project will not adversely affect plant or animal life in this area. Notwithstanding that the average slope of the project site is 35% (or greater) and that the project calls for grading over 5,000 square feet, with accompanying destruction of vegetation and habitat, there is no discussion or analysis to support the contention that these factors will not have a significant impact on vegetation and wildlife. A registered biologist should be retained to examine the affect of the project on those aspects, particularly with regard to any state or federally-listed rare or endangered species within the riparian zone.
  - c. Air Quality, Water Quality, Sonic—This project will involve generation of polluted or increased surface water runoff and affect

---

<sup>1</sup> Certainly, the County must be aware of the fact that, due to the prevailing scarce supply of water, the District has, by ordinance enacted in 2003 when it acquired the water system from California-American Water Company, continued the moratorium on new water service connections that had been in effect for decades.

<sup>2</sup> The IS relies upon unverified and non-site specific USGS maps and "basic" [sic] data for the conclusion that there is no high water table-related adverse affect on the environment from the project ( IS, IV. Source List, item D.). Given the risk of adverse impacts of the septic system (County Zoning Ordinance, §6328.5(b)(3)), the County should require that a site-specific examination of the geology and water source conditions be conducted by the District's hydrogeologist, as the District has heretofore requested (see, below, discussion of the District's Responsible Agency status).

groundwater sources through the application and disposal of potentially hazardous materials during and after construction as a result of site grading and operation of the septic system that could adversely affect the groundwater, the operation of the District's well and Montara Creek. This is significant and those factors can, unless properly investigated and addressed, adversely impact the District's drinking water, as discussed above.

- d. **Land Use and General Plans**—The project has the propensity to affect adversely the capacity of public utilities (water supply) by contaminating the Drake Well, which is a primary source of drinking water for the community. The project is less than 500 feet from that existing public facility. The project may also result in the creation of, or exposure to, a potential health hazard by contaminating the District's well with nitrates, coliform bacteria, siltation and other contaminants. The project also has the propensity to generate demands that will cause a public facility (the District's water system) to exceed its capacity because contamination of the Drake well would require the District to remove it from service, the effect of which would be to reduce the District's water supply below that required for fire protection and domestic consumption.<sup>3</sup>
- e. **Responsible Agencies**—this District is not listed as a permitting authority or approval agency for the project, notwithstanding that the County's Planning and Health Divisions have been informed of the District's status in that regard. Although the project applicant has submitted an application for a District Septic Permit, completion of our permit process should be a condition of the County's permit. The District requires that the applicant advance the cost of an investigation and study by the District's hydrogeologist to determine the affect of the project (primarily, the septic system) upon the Drake Well and environs. The applicant has not, to date, deposited the necessary funds.
- f. The California Department of Health Services requires that a Drinking Water Source Assessment be done of each public well (1996 Amendments to the Federal Safe Drinking Water Act). The required assessment completed in January 2003 stated that a "Protection Zone A" of 600 feet around the well should be established. The conditions of the soil and well construction were evaluated with the conclusion that the physical barrier effectiveness (PBE) was low (score = 29). The Inventory of Possible Contaminating Activities (PCA Inventory) indicates that septic systems located within Zone A represent a very high danger of contamination at a density of more than one-dwelling per acre.

---

<sup>3</sup> See, footnote above, regarding the District's moratorium on new water service connections.

The proposed septic system and leach field for this project is within the established protection zone for the well, and the proposed dwelling may constitute the second dwelling unit in less than two acres immediately adjacent to this public water supply well (see attached map).

In conclusion, the Negative Declaration is deficient and not appropriate for this project. It should address the issues discussed above in detail and require corresponding mitigation or, alternatively, require preparation of an environmental impact report (EIR) that, likewise, adequately addresses those issues and requires corresponding mitigation. Without limitation upon the foregoing discussion and requisite mitigation, the Negative Declaration or Environmental Impact Report should recognize the District's status as a responsible agency and, in the interests of governmental efficiency and economy, require that the mitigation conform to the findings and recommendations of the District's hydrogeologist based upon an investigation conducted by him (at the cost and expense of the applicant in accordance with the District's regulations) of the topography, geology and groundwater conditions prevailing in the project site and vicinity.

Please see the attached warrant in the amount of \$473.55 as the required fees for this appeal.

Sincerely,

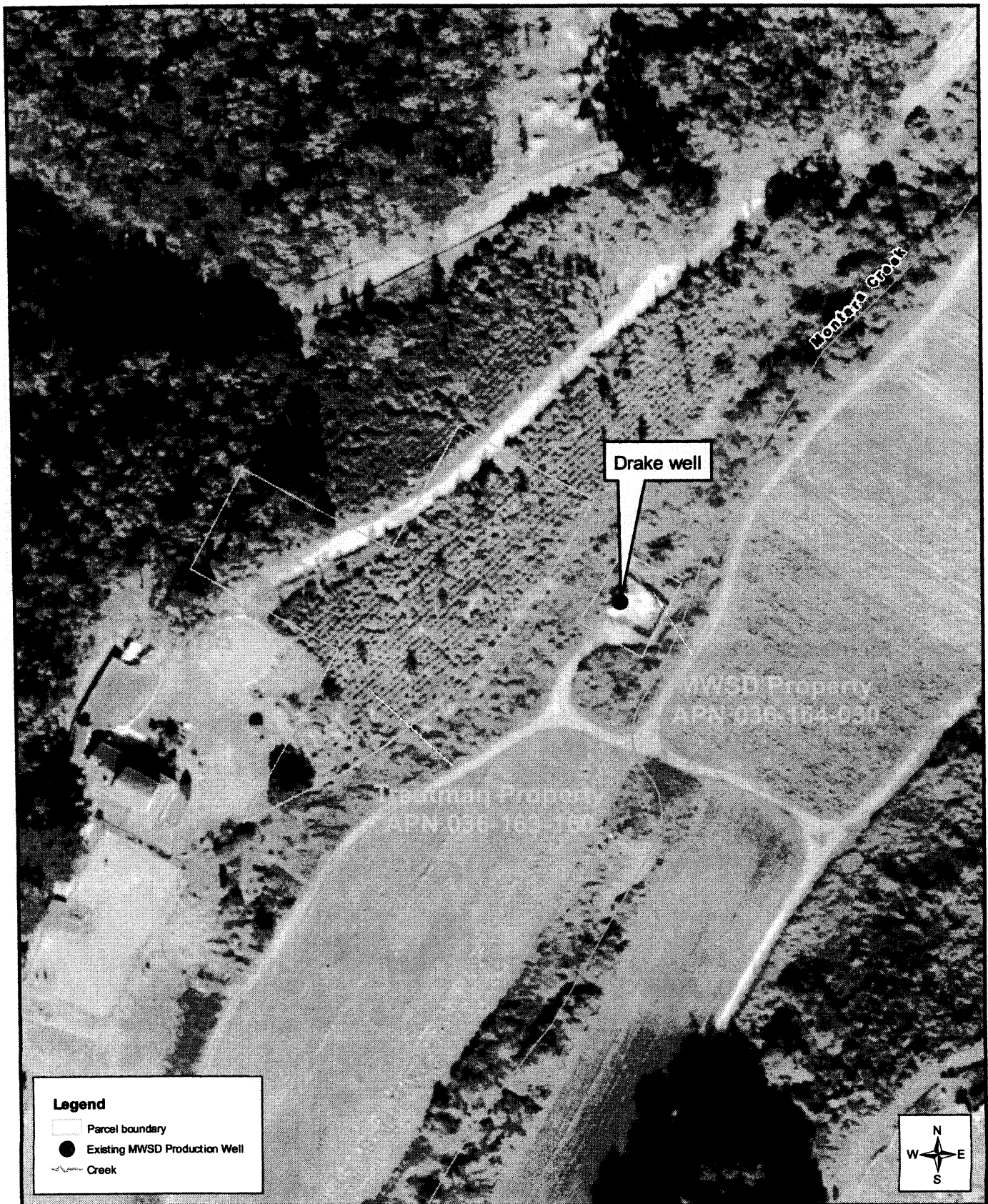


George F. Irving  
District Manager

Enclosures

cc: Chris Kern, California Coastal Commission  
District Engineer





**Balance  
Hydrologics, Inc.**

**Figure 1. Location of Trautman's property relative to Montara Water and Sanitary District's Drake production well  
Montara, San Mateo County, California**

MAY-16-2006 08:33

ANNING &amp; BUILDING

599 1559 P.02/02

## San Mateo County Environmental Services Agency

## Application for Appeal

## Planning and Building Division

County Government Center • 455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

☒ To the Planning Commission☐ To the Board of Supervisors

## Appellant Information

Name: Montara Water + Sanitary  
DistrictPhone, W: 650-728-3545FAddress: 8888 Cabrillo Hwy  
Montara, CAZip: 94037

## Appeal Information

Permit Numbers involved:

PLN2005-00116

I hereby appeal the decision of the:

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

made on \_\_\_\_\_ 20\_\_\_\_ to approve/deny  
the above-listed permit applications.I have read and understood the attached information  
regarding appeal process and alternatives.☒ yes☐ noAppellant's Signature: Date: 5/16/06

## 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?

Please refer to District letter  
dated May 10, 2006, re: Notice of  
Appeal - PLN 2005-00116.

# Drinking Water Source Assessment

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Water System

CAWC - Montara

San Mateo County

**RECEIVED**

JUN 0<sup>7</sup>~~6~~ 2006

San Mateo County  
Planning Division

Water Source

DRAKE WELL

Assessment Date

January, 2003

PCNS-116

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California Department of Health Services  
Drinking Water Field Operations Branch  
Cal Am Water Co - Monterey

District No.	P4
System No.	4110010
Source No.	003
PS Code	04S/06W-34G01 M



## Assessment Summary

District Name Cal Am Water Co - Monterey District No. P4 County San Mateo  
 System Name CAWC - Montara System No. 4110010  
 Source Name DRAKE WELL Source No. 003 PS Code 04S/06W-34G01 M  
 Completed by Leslie Jordan Date January, 2003

### Description of System and Source

The CAWC - Montara water system is located in San Mateo County and serves the Moss Beach. There are approximately 1,640 service connections serving a population of 5,412.

### Assessment Procedures

The assessment of the Drake Well source was conducted by Water System. The following sources of information were used in the assessment: water system files, DHS files, County records, previous study, on-site system reviews.

### Contents of this Assessment

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Assessment Summary</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Vulnerability Summary</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Source Location Form</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Delineation of Ground Water Protection Zones</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Physical Barrier Effectiveness Checklist</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Source Data Sheet</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Inventory of Possible Contaminating Activities</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Vulnerability Ranking</b>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Assessment Map</b>

## Vulnerability Summary

District Name Cal Am Water Co - Monterey District No. P4 County San Mateo  
System Name CAWC - Montara System No. 4110010  
Source Name DRAKE WELL Source No. 003 PS Code 04S/06W-34G01 M

Completed by Leslie Jordan Date January, 2003

### THE FOLLOWING INFORMATION MUST BE INCLUDED IN THE SYSTEM CONSUMER CONFIDENCE REPORT

A source water assessment was conducted for the DRAKE WELL  
of the CAWC - Montara water system in January, 2003

The source is considered most vulnerable to the following activities not associated with any detected contaminants:

Known Contaminant Plumes

### Discussion of Vulnerability

The source is considered vulnerable to activities located near the drinking water source.

A copy of the complete assessment may be viewed at:

Californian American Water  
50 Ragsdale Drive, Suite 100  
Monterey, CA 93942-0951

You may request a summary of the assessment be sent to you by contacting:

Leslie Jordan  
Water Quality Superintendent  
831-646-3258  
831-375-4367 (fax)  
ljordan@amwater.com

## Delineation of Ground Water Protection Zones

District Name Cal Am Water Co - Monterey District No. P4 County San Mateo  
 System Name CAWC - Montara System No. 4110010  
 Source Name DRAKE WELL Source No. 003 PS Code 04S/06W-34G01 M  
 Completed by Leslie Jordan Date January, 2003

### Method Used to Delineate Protection Zones

#### X 1. Calculated Fixed Radius

2. Modified Calculated Fixed Radius (Attach documentation for direction of ground water flow.)
3. More Detailed Methods
4. Arbitrary Fixed Radius (For use only by or permission of DHS)

Maximum Pumping Rate of Well (Q)	<u>140</u>	gallons/minute
	<u>226</u>	acre feet/year
	<u>9,837,380</u>	cubic feet/year
Effective Porosity	<u>0.20</u>	<input checked="" type="checkbox"/> Default Value
Screened interval of Well	<u>215</u>	<input type="checkbox"/> Default Value

Protection Zone	Calculated Value	Minimum Value	Radius of Protection Zone
Zone A - 2 Year TOT*	382 Feet	600 Feet	<b>600</b> Feet
Zone B5 - 5 Year TOT*	603 Feet	1,000 Feet	<b>1,000</b> Feet
Zone B10 - 10 Year TOT*	853 Feet	1,500 Feet	<b>1,500</b> Feet

\*TOT = Time of Travel

**Physical Barrier Effectiveness (PBE)**

District Name Cal Am Water Co - Monterey District No. P4 County San Mateo  
 System Name CAWC - Montara System No. 4110010  
 Source Name DRAKE WELL Source No. 003 PS Code 04S/06W-34G01 M  
 Completed by Leslie Jordan Date January, 2003

Parameter	Possible Points	This Source	Score
<b>Type of Aquifer</b>			
Confinement			
1. Unconfined, Semi-confined, Fractured Rock, Unknown Aquifer	0	X	0
2. Confined	50		
<b>Aquifer Material (Unconfined Aquifers)</b>			
Type of material within aquifer			
1. Porous Media (Interbedded sands, silts, clays, gravels) with continuous clay layer minimum 25' thick above water table within Zone A	20		
2. Porous Media (Interbedded sands, silts, clays, gravels)	10	X	10
3. Fractured rock ( Low Physical Barrier Effectiveness - no further questions required)	0		
<b>Pathways of Contamination (All Aquifers)</b>			
Presence of Abandoned or Improperly Destroyed Wells			
1. Present within Zone A (2 year TOT distance)	Yes	0	
	No	5	X
	Unknown	0	
2. Present within Zone B5 (2 -5 year TOT distance)	Yes	0	
	No	3	X
	Unknown	0	
3. Present within Zone B10 (5-10 year TOT distance)	Yes	0	
	No	2	X
	Unknown	0	
<b>Static Water Conditions (Unconfined Aquifers)</b>			
Depth to Static Water (DTW) <u>0</u> feet	0 to 20 feet	0	
	20 to 50 feet	2	
	50 to 100 feet	6	
	Greater than 100 feet	10	
	Unknown	0	X
<b>Well Operation (Unconfined Aquifers)</b>			
Depth to Uppermost Perforations (DUP) <u>0</u> feet			
Maximum Pumping Rate of Well (Q) <u>200</u> gallons/minute			
Length of Screened Interval (H) <u>215</u> feet			
	Less than 5	0	
[DUP - DTW / Q/H] _____	Between 5 and 10	5	
	Greater than 10	10	
	Unknown	0	X

**Physical Barrier Effectiveness (PBE)**System Name CAWC - MontaraSystem No. 4110010Source Name DRAKE WELLSource No. 003PS Code 04S/06W-34G01 M

Parameter		Possible Points	This Source	Score
<b>Well Construction (All Aquifers)</b>				
Sanitary Seal (Annular Seal) Depth <u>0</u> feet	None or less than 20 feet	0		
	Between 20 and 50 feet	6		
	50 feet or greater	10		
	Unknown	0	X	0
Surface Seal (concrete cap)	Not present or improperly constructed	0		
	Watertight, slopes away from well at least 2' laterally in all directions	4	X	4
	Unknown	0		
Flooding potential at well site	Subject to localized flooding (i.e. in low area or unsealed pit or vault) or within 100 year flood plain	0		
	Not subject to flooding	1		
	Unknown	0	X	0
Security at well site	Not secure	0		
	Secure	5	X	5
	Unknown	0		

Score	Effectiveness
0 to 35	Low
36 to 69	Moderate
70 to 100	High

Maximum Score = 70

Score	<u>29</u>
Effectiveness	<u>Low</u>

# Inventory of Possible Contaminating Activities (PCA Inventory)

District Name Cal Am Water Co - Monterey District No. P4 County San Mateo  
 System Name CAWC - Montara System No. 4110010  
 Source Name DRAKE WELL Source No. 003 PS Code 04S/06W-34G01 M

Completed by Leslie Jordan Date January, 2003

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Commercial/Industrial Activities</b>					
Automobile- Body shops (H)	N	N	N		
Automobile- Car washes (M)	N	N	N		
Automobile- Gas stations (VH)	N	N	N		
Automobile- Repair shops (H)	N	N	N		
Boat services/repair/ refinishing (H)	N	N	N		
Chemical/petroleum pipelines (H)	N	N	N		
Chemical/petroleum processing/storage (VH)	N	N	N		
Dry cleaners (VH)	N	N	N		
Electrical/electronic manufacturing (H)	N	N	N		
Fleet/truck/bus terminals (H)	N	N	N		
Furniture repair/ manufacturing (H)	N	N	N		
Home manufacturing (H)	N	N	N		
Junk/scrap/salvage yards (H)	N	N	N		
Machine shops (H)	N	N	N		
Metal plating/ finishing/fabricating (VH)	N	N	N		
Photo processing/printing (H)	N	N	N		
Plastics/synthetics producers (VH)	N	N	N		
Research laboratories (H)	N	N	N		
Wood preserving/treating (H)	N	N	N		
Wood/pulp/paper processing and mills (H)	N	N	N		
Lumber processing and manufacturing (H)	N	N	N		
Sewer collection systems (H, if in Zone A, otherwise L)	N	N	N		
Parking lots/malls (>50 spaces) (M)	N	N	N		
Cement/concrete plants (M)	N	N	N		
Food processing (M)	N	N	N		
Funeral services/graveyards (M)	N	N	N		
Hardware/lumber/parts stores (M)	N	N	N		
Appliance/Electronic Repair (L)	N	N	N		
Office buildings/complexes (L)	N	N	N		
Rental Yards (L)	N	N	N		
RV/mini storage (L)	N	N	N		

Y = Yes N = No U = Unknown

\* = A contaminant potentially associated with this activity has been detected in the water supply.

## Inventory of Possible Contaminating Activities (PCA Inventory)

System Name CAWC - Montara

System No. 4110010

Source Name DRAKE WELL

Source No. 003

PS Code 04S/06W-34G01 M

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Residential/Municipal Activities</b>					
Airports - Maintenance/ fueling areas (VH)	N	N	N		
Landfills/dumps (VH)	N	N	N		
Railroad yards/ maintenance/ fueling areas (H)	N	N	N		
Septic systems - high density (>1/acre) (VH if in Zone A, otherwise M)	N	N	N		
Sewer collection systems (H, if in Zone A, otherwise L)	N	N	N		
Utility stations - maintenance areas (H)	N	N	N		
Wastewater treatment plants (VH in Zone A, otherwise H)	N	N	N		
Drinking water treatment plants (M)	N	Y	N		
Golf courses (M)	N	N	N		
Housing - high density (>1 house/0.5 acres) (M)	Y	Y	Y		
Motor pools (M)	N	N	N		
Parks (M)	N	N	N		
Waste transfer/recycling stations (M)	N	N	N		
Apartments and condominiums (L)	N	N	N		
Campgrounds/ Recreational areas (L)	N	N	N		
Fire stations (L)	N	N	N		
RV Parks (L)	N	N	N		
Schools (L)	N	N	N		
Hotels, Motels (L)	N	N	N		
<b>Agricultural/Rural Activities</b>					
Grazing (> 5 large animals or equivalent per acre) (H in Zone A, otherwise M)	N	N	N		
Concentrated Animal Feeding Operations (CAFOs) as defined in federal regulation1 (VH in Zone A, otherwise H)	N	N	N		
Animal Feeding Operations as defined in federal regulation2 (VH in Zone A, otherwise H)	N	N	N		
Other Animal operations (H in Zone A, otherwise M)	N	N	N		
Farm chemical distributor/ application service (H)	N	N	N		
Farm machinery repair (H)	N	N	N		
Septic systems - low density (<1/acre) (H in Zone A, otherwise L)	N	N	N		
lagoons / liquid wastes (H)	N	N	N		
Machine shops (H)	N	N	N		

Y = Yes    N = No    U = Unknown

\* = A contaminant potentially associated with this activity has been detected in the water supply.

## Inventory of Possible Contaminating Activities (PCA Inventory)

System Name CAWC - Montara

System No. 4110010

Source Name DRAKE WELL

Source No. 003

PS Code 04S/06W-34G01 M

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Agricultural/Rural Activities</b>					
Pesticide/fertilizer/ petroleum storage & transfer areas (H)	N	N	N		
Agricultural Drainage (H in Zone A, otherwise M)	N	N	N		
Wells - Agricultural/ Irrigation (H)	N	N	N		
Managed Forests (M)	N	N	N		
Crops, irrigated (Berries, hops, mint, orchards, sod, greenhouses, vineyards, nurseries, vegetable) (M)	N	N	N		
Fertilizer, Pesticide/ Herbicide Application (M)	N	N	N		
Sewage sludge/biosolids application (M)	N	N	N		
Crops, nonirrigated (e.g., Christmas trees, grains, grass seeds, hay, pasture) (L) (includes drip-irrigated crops)	N	N	N		
<b>Other Activities</b>					
NPDES/WDR permitted discharges (H)	N	N	N		
Underground Injection of Commercial/Industrial ischarges (VH)	N	N	N		
Historic gas stations (VH)	N	N	N		
Historic waste dumps/ landfills (VH)	N	N	N		
Illegal activities/ unauthorized dumping (H)	N	N	N		
Injection wells/ dry wells/ sumps (VH)	N	N	N		
Known Contaminant Plumes (VH)	Y	N	N		
Military installations (VH)	N	N	N		
Mining operations - Historic (VH)	N	N	N		
Mining operations - Active (VH)	N	N	N		
Mining - Sand/Gravel (H)	N	N	N		
Wells - Oil, Gas, Geothermal (H)	N	N	N		
Salt Water Intrusion (H)	N	N	N		
Recreational area - surface water source (H)	N	N	N		
Underground storage tanks - Confirmed leaking tanks (VH)	N	N	N		
Underground storage tanks - Decommissioned - inactive tanks (L)	N	N	N		
Underground storage tanks - Non-regulated tanks (tanks smaller than regulatory limit) (H)	N	N	N		
Underground storage tanks - Not yet upgraded or registered tanks (H)	N	N	N		
Underground storage tanks - Upgraded and/or registered - active tanks (L)	N	N	N		

Y = Yes      N = No      U = Unknown

\* = A contaminant potentially associated with this activity has been detected in the water supply.



## Inventory of Possible Contaminating Activities (PCA Inventory)

System Name CAWC - Montara

System No. 4110010

Source Name DRAKE WELL

Source No. 003

PS Code 04S/06W-34G01 M

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Other Activities</b>					
Above ground storage tanks (M)	N	N	N		
Wells - Water supply (M)	Y	Y	Y		
Construction/demolition staging areas (M)	N	N	N		
Contractor or government agency equipment storage yards (M)	N	N	N		
Dredging (M)	N	N	N		
Transportation corridors - Freeways/state highways (M)	N	N	N		
Transportation corridors - Railroads (M)	N	N	N		
Transportation corridors - Historic railroad right-of-ways (M)	N	N	N		
Transportation corridors - Road Right-of-ways (herbicide use areas) (M)	N	N	N		
Transportation corridors - Roads/ Streets (L)	Y	Y	Y		
Hospitals (M)	N	N	N		
Storm Drain Discharge Points (M)	N	N	N		
Storm Water Detention Facilities (M)	N	N	N		
Artificial Recharge Projects - Injection wells (potable water) (L)	N	N	N		
Artificial Recharge Projects - Injection wells (non-potable water) (M)	N	N	N		
Artificial Recharge Projects - Spreading Basins (potable water) (L)	N	N	N		
Artificial Recharge Projects - Spreading Basins (non-potable water) (M)	N	N	N		
Medical/dental offices/clinics (L)	N	N	N		
Veterinary offices/clinics (L)	N	N	N		
Surface water - streams/ lakes/rivers (L)	Y	Y	Y		
Wells - monitoring, test holes (L)	N	N	N		

Y = Yes      N = No      U = Unknown

\* = A contaminant potentially associated with this activity has been detected in the water supply.

Drinking Water Source Assessment and Protection (DWSAP) Program

**Vulnerability Ranking**

District Name Cal Am Water Co - Monterey District No. P4 County San Mateo  
 System Name CAWC - Montara System No. 4110010  
 Source Name DRAKE WELL Source No. 003 PS Code 04S/06W-34G01 M

Completed by Leslie Jordan Date January, 2003

Zone	PCA (Risk Ranking)	*	PCA Risk Points	Zone Points	PBE Points	Vulnerability Score
A	Known Contaminant Plumes (VH)		7	5	5	17
A	Housing - high density (>1 house/0.5 acres) (M)		3	5	5	13
A	Wells - Water supply (M)		3	5	5	13
A	Surface water - streams/ lakes/rivers (L)		1	5	5	11
A	Transportation corridors - Roads/ Streets (L)		1	5	5	11
B5	Drinking water treatment plants (M)		3	3	5	11
B5	Housing - high density (>1 house/0.5 acres) (M)		3	3	5	11
B5	Wells - Water supply (M)		3	3	5	11
B5	Surface water - streams/ lakes/rivers (L)		1	3	5	9
B5	Transportation corridors - Roads/ Streets (L)		1	3	5	9
B10	Housing - high density (>1 house/0.5 acres) (M)		3	1	5	9
B10	Wells - Water supply (M)		3	1	5	9

\* = A contaminant potentially associated with this activity has been detected in the water supply.

# WELL DATA SHEET (Page 22 of 3)

Complete as much information as possible. Leave blank if information is not available, use N.A. if not applicable.

\* Indicates items required for Source Water Assessment

\*\* Indicates additional items required for assessments and Ground Water Rule

	(separate multiple entries in field with semi-colon)	Actual, Estimated or Default?
<b>DATA SHEET GENERAL INFORMATION</b>		
System Name	Montara	from DHS database
System Number	4110010	from DHS database
Source of Information (well log, DHS/County files, system, etc)	Well Log	
Organization Collecting Information (DHS, County, System, other)	System	
Date Information Collected/Updated	22-Sep-02	
<b>WELL IDENTIFICATION</b>		
* Well Number or Name	Drake Well	from DHS database
* DHS Source Identification Number (FRDS ID No.)	4110010-003	
DWR Well Log on File? ("YES" or "NO")	Yes	
State Well Number (from DWR)	04S/06W-34G01 M	
Well Status (Active, Standby, Inactive)	Active	from DHS database
<b>WELL LOCATION</b>		
Latitude	37.543	from DHS database
Longitude	122.498	from DHS database
Ground Surface Elevation (ft above Mean Sea Level)		
Street Address	Fir Street	
Nearest Cross Street	Drake Street	
City	Moss Beach	
County	San Mateo	
* Neighborhood/Surrounding Area (see Note 1)	Yes	
Site plan on file? ("YES" or "NO")	Yes	
DWR Ground Water Basin		to come from DWR
DWR Ground Water Sub-basin		to come from DWR
<b>SANITARY CONDITIONS</b>		
** Distance to closest Sewer Line, Sewage Disposal, Septic Tank (ft)	>1000	
Distance to Active Wells (ft)		
Distance to Abandoned Wells (ft)	30	
Distance to Surface Water (ft)		
** Size of controlled area around well (square feet)	4440	
* Type of access control to well site (fencing, building, etc)		
* Surface Seal? (Concrete slab) ("YES", "NO" or "UNKNOWN")	Yes	
* Dimensions of concrete slab: Length(ft)/ Width(ft)/ Thick(in)	?/?/18	
* Within 100 year flood plain? ("YES", "NO" or "UNKNOWN")	No	
* Drainage away from well? ("YES" or "NO")	Yes	
<b>ENCLOSURE/HOUSING</b>		
Enclosure Type (building, vault, none, etc.)		
Floor material	Concrete	
Located in Pit? ("YES" or "NO")	No	
Pit depth (feet) (if applicable)	NA	
<b>WELL CONSTRUCTION</b>		
Date drilled	01-Jun-76	
Drilling Method		
Depth of Bore Hole (feet below ground surface)	195	
Casing Beginning Depth/Ending Depth(ft below surface); 2nd Casing Beginning Depth/Landing Depth; 3rd Casing, etc.	0/20;	
Casing Diameter (inches); 2nd Casing Diameter; 3rd Casing, etc.	16	
Casing Material; 2nd Casing Material; 3rd Casing, etc.	Steel	

# WELL DATA SHEET (Page 23 of 3)

Complete as much information as possible. Leave blank if information is not available, use N.A. if not applicable.

\* Indicates items required for Source Water Assessment

\*\* Indicates additional items required for assessments and Ground Water Rule

	(separate multiple entries in field with semi-colon)	Actual, Estimated or Default?
<b>WELL CONSTRUCTION (continued)</b>		
Conductor casing used? ("YES", "NO" or "UNKNOWN") (See Note 2)	Unknown	
Conductor casing removed? ("YES", "NO" or "UNKNOWN")	Unknown	
* Depth to highest perforations/screens (ft below surface) (or "UNKNOWN")	25	
Screened Interval Beginning Depth/Ending Depth (ft below surface); 2nd Screened Interval Beg. Depth/Ending Depth; 3rd Screened Interval, etc.		
* Total length of screened interval (ft) (default = 10% pump capacity in gpm) (or "UNKNOWN")		
* Annular Seal? ("YES", "NO" or "UNKNOWN") (See Note 3)	Yes	
* Depth of Annular Seal (ft)	21	
Material of Annular Seal (cement grout, bentonite, etc.)		
Gravel pack, Depth to top (ft below ground surface)	Yes	
Total length of gravel pack (ft)	195	
<b>AQUIFER</b>		
* Aquifer Materials (list all that apply: sand, silt, clay, gravel, rock, fractured rock)		
* Effective porosity (decimal percent) (default = 0.2) (or "UNKNOWN")	0.2	
* Confining layer (Impervious Strata) above aquifer? ("YES", "NO" or "UNKNOWN")	Yes	
Thickness of confining layer, if known (ft)	3	
Depth to confining layer, if known (ft below ground)	21	
* Static water level (ft below ground surface)	36	
Static water level measurement: Date/Method		
Pumping water level (ft below ground surface)	130	
Pumping water level measurement: Date/Method		
<b>WELL PRODUCTION</b>		
Well Yield (gpm)		
Well Yield Based On (i.e., pump test, etc.)		
Date measured		
Is the well metered? ("YES" or "NO")	Yes	
Production (gallons per year)		
Frequency of Use (hours/year)		
Typical pumping duration (hours/day)		
<b>PUMP</b>		
Make	Jacuzzi	
Type	Submersible	
Size (hp)	10	
* Capacity (gpm)	140	
Depth to suction intake (ft below ground surface)		
Lubrication Type	None	
Type of Power: (i.e., electric, diesel, etc.)	Electric	
Auxiliary power available? ("YES" or "NO")		
Operation controlled by: (i.e., level in tank, pressure, etc.)	Manual	
Pump to Waste capability? ("YES" or "NO")	Yes	
Discharges to: (i.e., distribution system, storage, etc.)	Distribution System	
<b>REMARKS AND DEFECTS (use additional sheets as necessary)</b>		

# WELL DATA SHEET (Page 24 of 3)

Complete as much information as possible. Leave blank if information is not available, use N.A. if not applicable.

\* Indicates items required for Source Water Assessment

\*\* Indicates additional items required for assessments and Ground Water Rule

## NOTES

1. Neighborhood/Surrounding Area (list all that apply): A= Agricultural, Ru = Rural, Re = Residential, Co = Commercial, I = Industrial, Mu = Municipal, P = Pristine, O = Other
2. Conductor Casing - Oversized casing used to stabilize bore hole during well construction. Should be removed during installation of annular seal.
3. Annular Seal - Seal of grout in the space between the well casing and the wall of the drilled hole. Sometimes called "sanitary seal".

## Please Note:

The information on this Well Data Sheet is considered confidential.

To allow the information to be included

in the permit report, or made available subject to a public information act request, the waiver clause below has

to to be signed and dated by the owner (public water system). In lieu of this signature, the WDS has to be

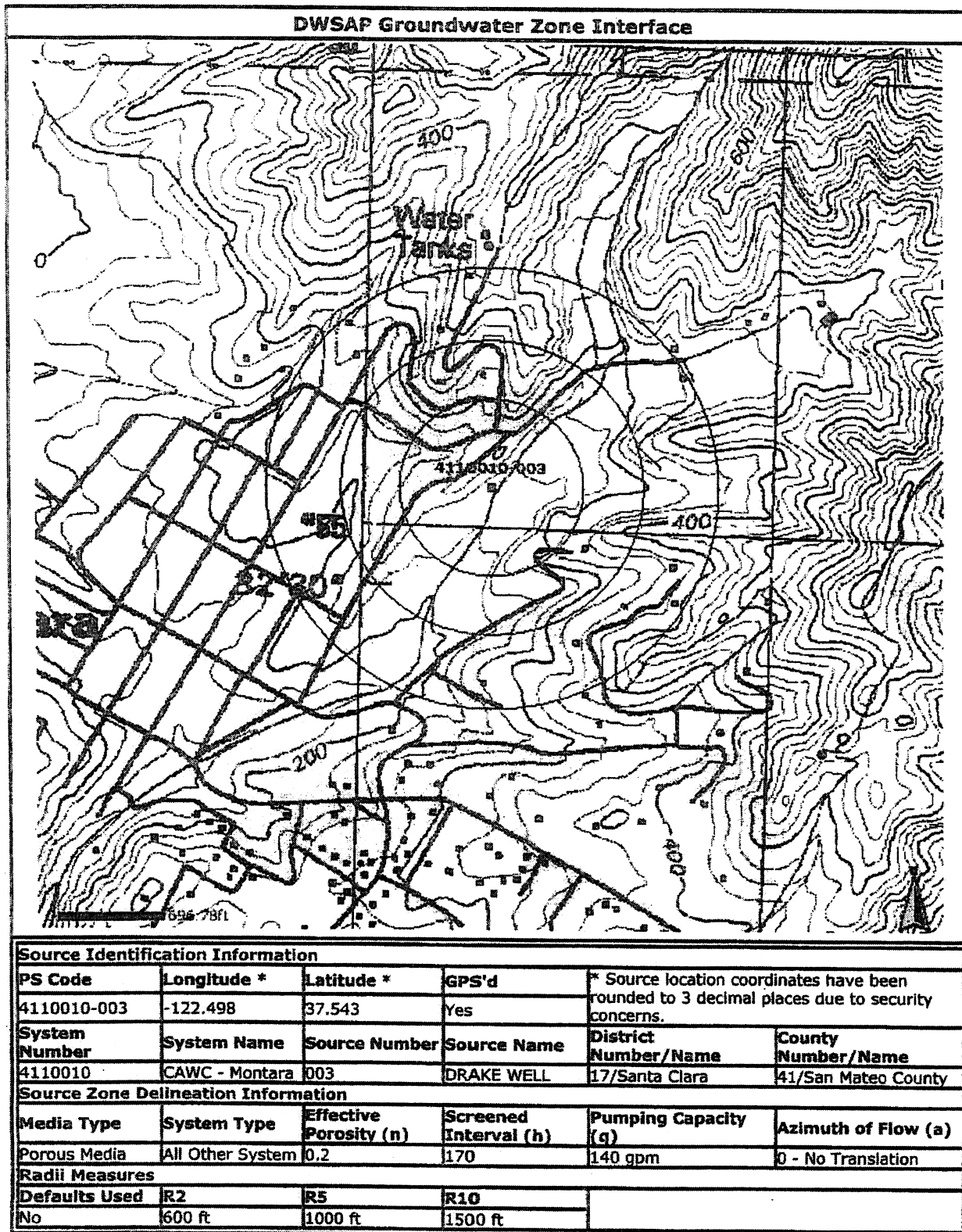
retained in a confidential file, or the information shown in the shaded rows has to be "blackened out."

I/We, (Name) \_\_\_\_\_

certify that I/We am/are the present owners of the well described on this well data sheet. I/We have reviewed

(Signature) \_\_\_\_\_

(Date) \_\_\_\_\_



.../report.asp?d\_wellnum=4110010-003&d\_point=-220306.955841861|-49847.7287732041&d7/30/2003

**RECEIVED**

JUL 26 2006

**San Mateo County  
Planning Division**

July 21, 2006  
Project G1471-01

Mr. Michael Trautman  
P.O. Box 1452  
El Granada, CA 94018

**RE: ADDENDUM LETTER  
IMPACT OF PROPOSED SEPTIC  
DISPOSAL SYSTEM FOR  
APN 36-163-5 AND 16 ON MONTARA  
SANITARY DISTRICT FIR STREET  
(DRAKE) WELL, MONTARA  
SAN MATEO COUNTY, CALIFORNIA**

**REFERENCE:**

**Hydrogeologic Evaluation of Potential  
Impact From Proposed Septic Disposal  
System for APN 36-163-5 and 16 on  
Montara Sanitary District Fir Street  
Well, Montara, San Mateo County,  
California; report to Michael Trautman;  
Geoconsultants, Inc. Project G1471,  
December 15, 2005.**

Dear Mr. Trautman:

At your request, this letter addresses concerns relative to the distance between the proposed septic disposal system and the subject well of the Montara Sanitary District (MSD). In our referenced report, we determined that the proposed septic disposal system is 156 feet distant and downgradient from the well. The distance of 156 feet is in excess of minimum San Mateo County Environmental Health Department requirement of 100 feet minimum separation between wells and septic disposal system drainfields.

For wellhead protection purposes, apparently MSD maintains that based on Drinking Water Source Assessment and Protection Program of the California Department of Health Services (DWSAP) findings the radius of protection zone

Mr. Mike Trautman  
July 21, 2006  
Page 2

around the well should be 600 feet. However, it is our understanding that this criteria only applies to a more urban setting where the density of septic disposal systems is greater than one per acre, and in this case the density of septic disposal systems is one acre or less in the vicinity of the well. The DWSAP criteria is also arbitrary and assumes that the hydrogeologic setting of the aquifer penetrated by the well and the potential source of contaminant are the same, and are homogeneous with a uniform effective porosity of 20 percent. As noted in our referenced report, the well is completed in a valley composed of alluvial materials (clay, sand, and gravel) whereas the downgradient proposed septic disposal system is in the adjacent upland area underlain by granitic rock. This hydrogeologic setting creates a local boundary condition to the movement of ground water, greatly reducing the effective porosity and permeability around the well. For the two reasons stated, it is our opinion that the minimum 100-foot separation specified by the County provides adequate wellhead protection and should prevail in this situation.

We trust that this letter provides the information that you require at this time. If we can be of further assistance, please contact us at your convenience.

Sincerely,

**GEOCONSULTANTS, INC.**

Jeremy C. Wire  
Hydrogeologist, HG-93

Copies: Addressee (2)  
David Byers (1)  
Dean D. Peterson, PE, REHS (1)



July 24, 2006

Kathryn Slater-Carter  
P.O. 370321  
Montara, Ca 94037

Hon. Chair and Members  
San Mateo County Planning Commission  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN  
Redwood City, CA 94063  
Via E-mail

**RECEIVED**

JUL 26 2006

**San Mateo County  
Planning Division**

RE: PLN2005-00116  
Planning Commission Hearing, July 26, 2006  
Item

I am submitting this letter to the Planning Commission as an individual, not as a member of Montara Water and Sanitary District or as a member of Midcoast Community Council.

The responsibility of all government agencies is to protect the public health and safety. This includes all agencies, whether decision making or advisory.

The Montara Water and Sanitary District Well provides 30% of the water to Montara/Moss Beach. It serves approximately 5000 residents dependent on Montara Water and Sanitary District "MWSD". Most of the water drawn by this the MWSD well is in the top of the aquifer. The proposed septic system (PLN 2005-00116) is only about 156 feet away, putting the public water system at great risk: Earthquakes, leaks, inappropriate use and many other items add to the potential to pollute this critical public water well.

MWSD is aware that the community needs growth to pay for a water system – however the communities of Montara and Moss Beach already pay extremely high fees due to the poor management and lack of maintenance of previous owners of the water system. Residents are willing to pay for real improvements to the system, like new wells and storage facilities; they do not want to pay for water treatment systems to clean up pollution caused by development that does not meet the highest standards in the LCP, or clean water standards set by the EPA, state agencies or San Mateo County. Nor should residents have their water put at risk without a complete in depth study that will prove the safety of the water supply well serving residents in Montara

#### HISTORY:

- In 1999 the MWSD Water Well was discovered to have the pollutant MTBE in the water - there is currently a treatment system for operating at great expense to the residents. The source of the MTBE is hundreds and hundreds of feet

upstream; demonstrating the ability of pollutants to rapidly move through this aquifer.

- This is the example of why careful studies should be done for any development in the vicinity of a public water system

#### CONCERNS:

The study provided by the applicant for a septic system in such close proximity to the MWSD public well serving approximately 5000 residents, is incomplete:

- It calls Montara Creek an unnamed creek - it is named Montara Creek on current USGS maps and on maps 100 years old. It is identified as the Montara Creek Watershed on the online maps for the current Midcoast Ground Water Study
- [[http://www.co.sanmateo.ca.us/smc/departments/home/0,,5557771\\_5558929\\_105063439,00.html](http://www.co.sanmateo.ca.us/smc/departments/home/0,,5557771_5558929_105063439,00.html)]
- It looks only at the surface geography - not the underlying geology including the probability of fractures in the granite that can conduct the raw sewerage effluent to the community drinking water supply. It mistakenly characterizes the proposed septic system as being down gradient from the MWSD Drake well.
- Page 119 - of the 1989 Montara/Moss Beach Water Study states there are underlying geologic formations that can lead to well pollution from septic systems. See attachment.
- In coordination with the 1996 Amendments to the Federal Safe Drinking Water Act the California Department of Health Services determined that a protection zone of 600 feet around the well should be established. The state minimum of 100 feet is not adequate for protect a public well pumping at 40 times the rate of the domestic wells used to justify the safety of the 100 foot setback. The safe distance must still be determined.
- The Local Coastal Plan, the County General Plan and the County Zoning Ordinance call for .2 (2/10ths) house per acre in this zoning district because of the environmental constraints in it. This house is at about 5 times the density allowed by the Local Coastal Program. The Planning Commission recommended to the Board of Supervisors that the numerous substandard lots in this area be merged to protect the resources in this area. This project exemplifies the need for strong policies to protect public safety and resources.
- The cursory nature of the study as shown by the gaping deficits listed above, brings great concern to me and many others.

We request, a through and complete study is done to evaluate not only the visual impacts, but includes: underlying formations, geography, earthquake, landslide, ground water, 100 year flood conditions etc. This project will be just uphill from Montara Creek. It will be one of many that has the probability to leak effluent into the creek. The cumulative effects of all the houses with the potential to degrade the resources here is appropriate. A neg dec. is not sufficient for this project and the cumulative effects of the others in the planning stages with their potential to significantly degrade public resources.

We ask the specific septic system study be completed by an outside agency approved by the Montara Water and Sanitary District to ensure a clean drinking water source for the community. It is incumbent on all agencies to take all possible actions to ensure a safe drinking water supply for all citizens and visitors.

"The welfare of the people is the ultimate law." (Salus Populi Suprema Est Lex)  
Cicero (106 B.C. -43 B.C.)

Sincerely,

Via e-mail

Kathryn Slater Carter

Cc:

Scott Boyd, League for Coastsider Protection

Ed Carpenter, Examiner

Geoff Davis, Midcoast Community Council

Chris Kern, CA Coastal Commission

Barry Parr, Coastsider

Eric Pfueler, Clean Water Action

Lisa Sniderman, Coastal Commission

April Vargas, Committee for Green Foothills

Karen Wilson

## 4.4.1 GOALS AND OBJECTIVES

## LCP Policy 10.1: Coordinate Planning

*"Coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned for an area."*

## LCP Policy 10.2: Safeguarding Water Supplies

*"Seek to safeguard the productive capacity of ground water aquifers and storage reservoirs."*

## LCP Policy 10.3: Water Conservation

*"Promote the conservation and efficient use of water supplies."*

## LCP Policy 10.4: Development of Water Supplies

*"Promote the development of water supplies to serve: (1) agricultural uses, as the highest priority; (2) domestic uses; and (3) recreational uses."*

As with the policies of the LCP, the General Plan policies are intended to promote only the water-supply development needed to enable the envisioned rates of growth in each community. Wells are recognized as a viable source of water in urban areas when connections to water systems are unavailable or impractical, and where basic measures to protect public health can be taken. Conservation is encouraged at all levels, from watershed management with stream storage to in-home measures. The proposed project generally conforms with these policies. No explicit commitment to water conservation is incorporated in the project description; measures for water conservation are recommended in Chapter 7 (Mitigation).

## 4.4.2 GENERAL POLICIES

## LCP Policy 10.8: Water Systems for Coastal Areas

*"Support efforts to provide adequate water systems for the Mid-Coast, rural service centers, and other unincorporated urban areas."*

## DRAFT EIR

*"Allow the creation of new water systems in Rural Service Centers and Rural Subdivisions areas only when demonstration is made of at least the following: (1) connections to existing systems are not available; (2) the new water system will use, as a source of supply, wells or springs; and (3) adequate financing for the new water system is available."*

## LCP Policy, 10.17: Improving Existing Water Systems

- "a. Support, where local residents express an interest, the possible consolidation of water systems under one management and pursue methods of financing this consolidation, such as assessment districts, Federal and State grants, and creation of new districts.*
- b. Support the development of funding sources to make appropriate improvements to the facilities of water systems.*
- c. Allow water systems using surface water supplies to continue this practice when done in accordance with appropriate permits and approvals."*

## LCP Policy 10.19: Domestic Water Supply

*"Encourage the use of wells or springs rather than surface water for domestic water supplies to serve new development."*

## LCP Policy 10.20 Well Location and Construction

- "a. Require domestic vertical wells to be located an adequate distance away from the normal watercourse of a stream in order to minimize impacts upon downstream surface water supplies.*
- b. Regulate the construction and location of wells in areas subject to flooding or served by septic tanks in order to minimize adverse impacts."*

General plan policies are directed toward encouraging new water development in rural areas to draw from wells and springs wherever possible. New or expanded systems are to



be allowed where connections are not otherwise available or substantial cost savings or reliability of supply can be realized, and in areas where ground water may provide an increasing proportion of supply. While the proposed project is not within a designated rural area, the present water development choices in Montara and Moss Beach share much with supply alternatives in rural service centers (e.g., Thomas Reid Associates, 1987). The proposed project is consistent with these policies, with the possible exception of improved reliability of supply which varies over the study area.

#### 4.4.3 BASIN-WIDE GROUND-WATER RESOURCES POLICIES

##### LCP Policy 10.18: Aquifer Studies and Management

- "a. Support and cooperate in studies leading to a more thorough understanding of the ground water aquifers, their location, quality, safe yield and migration patterns. Formulate and carry out a management program that would ensure the long-term viability of aquifers for beneficial use.*
- b. Regulate, to the extent not in conflict with State law, the extraction of ground water from aquifers in order to protect the safe yield and prevent overdrafting and saltwater intrusion.*
- c. Discourage activities and operations that would pollute ground water supplies. Encourage the cleanup and restoration of polluted aquifer."*

The policy provides guidance regarding management of aquifers. This general plan policy expands LCP guidance, specifying that aquifers should be studied to identify safe yield, managed to ensure long-term beneficial use, and that ground water withdrawals should be regulated (to the extent not in conflict with State law) to protect safe yield. The proposed project conforms, with exceptions as noted.

#### 4.5 SUMMARY

The County General Plan Water Supply Policies encourage development of water supplies adequate to support planned land uses, without exceeding such needs, water conservation, management of water supplies to protect safe yields and water quality, and development of off-stream storage facilities to retain greater quantities of winter runoff.

### 6.3.3 EFFECTS ON BASEFLOW

Ground water pumpage is expected to deplete the amount of water available to riparian and other sensitive habitats during dry periods by less than 5 percent, the lower limit at which depletion is deemed discernible and at which it might be considered significant.

The impact of the project on baseflow is small for several reasons. First, the volume of water to be pumped is small relative to storage and to recharge or outflow. Second, the likely well sites are widely dispersed. Third, only one of the sub-units (Wagner Valley or Upper Montara) is directly linked to an alluvial system; most of the hydrologic sub-units discharge either to the ocean or to minor unnamed drainages with limited habitat value. Finally, the individual parcels tend to be far removed from the sensitive habitat areas, in most cases.

An exception is the wet area surrounding the ponds east of Upper Seal Cove. These ponds, the one location in the study area where the San Francisco Garter Snake has been observed in the past, are an area of high-water table likely sustained in part by outflow from Upper Seal Cove. Because anticipated water withdrawals in Upper Seal Cove will be large relative to estimated outflow, baseflow in this sensitive habitat area could be significantly depleted.

### 6.4 IMPACTS UPON WATER QUALITY

Potential impacts on water quality are those associated with depleted water volumes, and those related to past and future uses of septic systems or other means of onsite waste disposal.

The effects of the anticipated pumping on quality of ground water or in the local intermittent streams are expected to be nondiscernible, primarily due to the small proportionate impact on water in storage or in movement.

Effects of septic-system usage are potentially very significant, however, and are expected to be greater than in most areas of San Mateo County. Three intrinsic hydrogeologic factors are responsible. First, the aquifers are small, elevated, isolated units, often with radial or complex patterns of drainage. Undesirable concentrations of any constituent which may be introduced through septic systems can preclude use of large proportion of the aquifer in

each sub-unit, as other potential users cannot easily develop ground water near a known pocket of contamination, especially one whose direction of movement is not clear. Second, the sandy soils of this area have less ability to renovate leachate than do soils with greater organic and clay content, cation-exchange capacity, moisture storage, or alkalinity. As one example, extensive field investigations in diverse soil types of the San Lorenzo Valley showed nitrogen and bacteria loadings 10 to 100 times higher in sandy granitic soils than in clays and loams developed from sedimentary parent material (Johnson and others, 1983). Third, the granitic aquifers underlying several of the hydrologic sub-units are highly fractured, able to convey effluent to wells with only limited attenuative contact with the soil and substratum.

While ground water quality is generally suitable for domestic use in the two communities, it merits note that approximately one third of the wells for which one-time water-quality data are available (Table 11) contained elevated levels of either nitrates or bacteria, two constituents often associated with waste effluent in coastal-area ground water systems. One possible and partial source may be existing or abandoned septic systems; County staff have identified 49 such systems (L. Chew, personal comm.). Additional septic-system discharges to ground water could result in appreciably-higher levels of these and other constituents of leachate.

## 6.5 EROSION AND SEDIMENTATION IMPACTS

To the extent that the proposed project accelerates build-out of growth already projected for the area, it will have a limited direct effect upon erosion and sedimentation. Over the long term, the effects are expected to be negligible.

We note, however, that sound erosion-control measures are usually consistent with water-conservation practices which promote recharge. This parallel set of practices offers several significant opportunities to reduce direct and indirect erosion and to promote recharge, discussed in Chapter 7.

## 6.6 BIOTIC IMPACTS

Biological impacts associated with residential development of the specific study parcels fall into two general categories: direct impacts, associated with site preparation and construction of new homes; and indirect impacts, associated with increased withdrawal of



# **Potential Impact to the MMSD's "Drake" Production Well from the Proposed Septic Disposal System.**

**Mark Woyschner**

**Principal Hydrogeologist**

**Balance Hydrologics, Inc.**

# **Two Main Hydrologic Points of Appeal...**

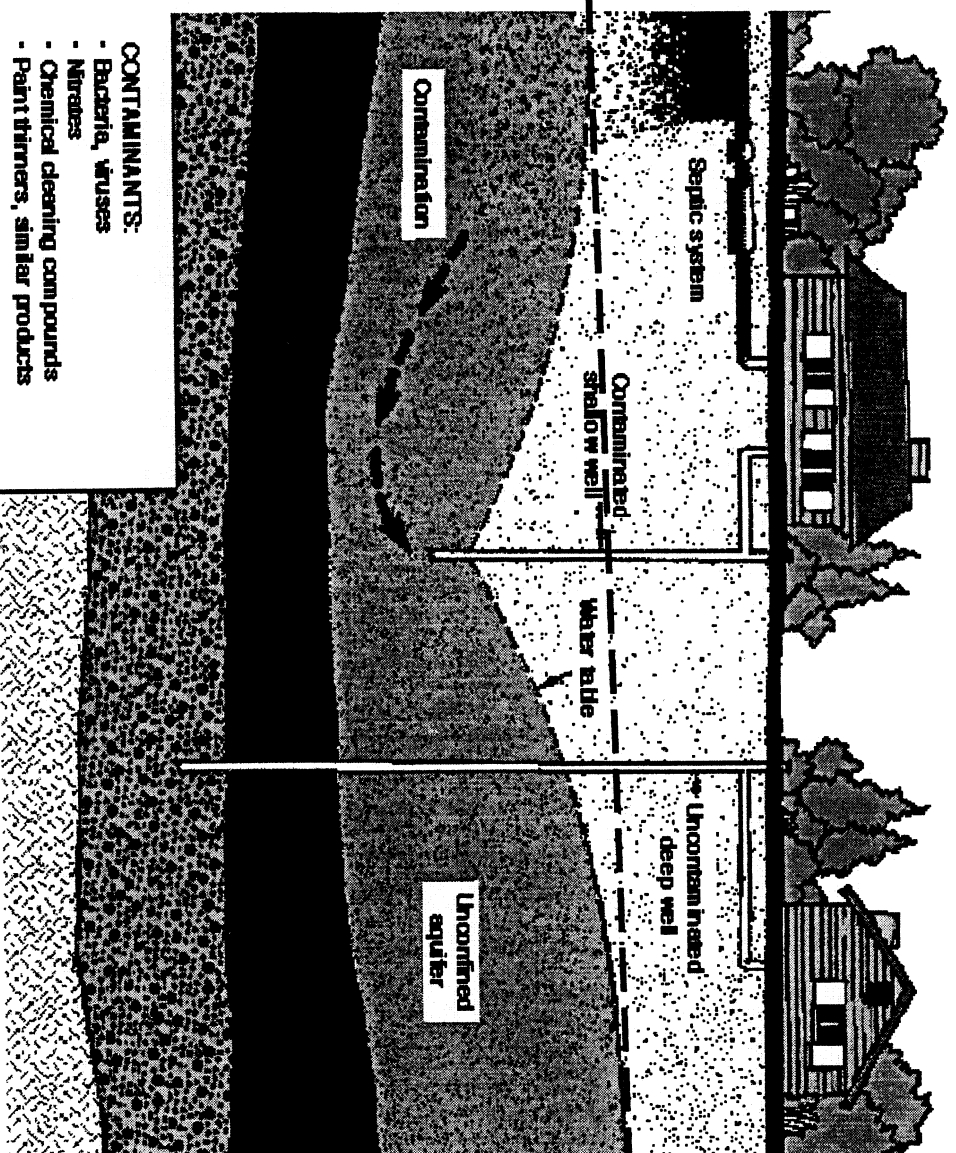
- County Staff has accepted an deficient hydrogeologic report that concludes “no impact” to the District's production well.
- The 100-foot setback from septic fields is not intended for areas around municipal water-supply wells which serve urban populations.

# **Why is the hydrogeologic report incomplete in its conclusion of “no impact” ?**

- Reconnaissance-level memo with little factual basis leading a determination of “no impact”
- Misinterpreted the direction of ground-water flow.
- Did not assess ground-water capture of the Drake well.
- Did not consider SMCo Environmental Health ground-water report for region.

- Unfamiliar with the local literature and no mention of the key regional reports.
- Did not address the District concerns.
- Did not consider cumulative impacts (MTBE, agriculture, other septic systems).
- No recommendations for follow up work.
- The “un-named stream” to which the report refers is in fact Montara Creek – common knowledge – and a major resource which MWSD and others are working hard to protect at considerable cost and inconvenience.

# What happens to ground-water when a well pumped ?



- CONTAMINANTS:**
- Bacteria, viruses
  - Nitrates
  - Chemical cleaning compounds
  - Paint thinners, similar products

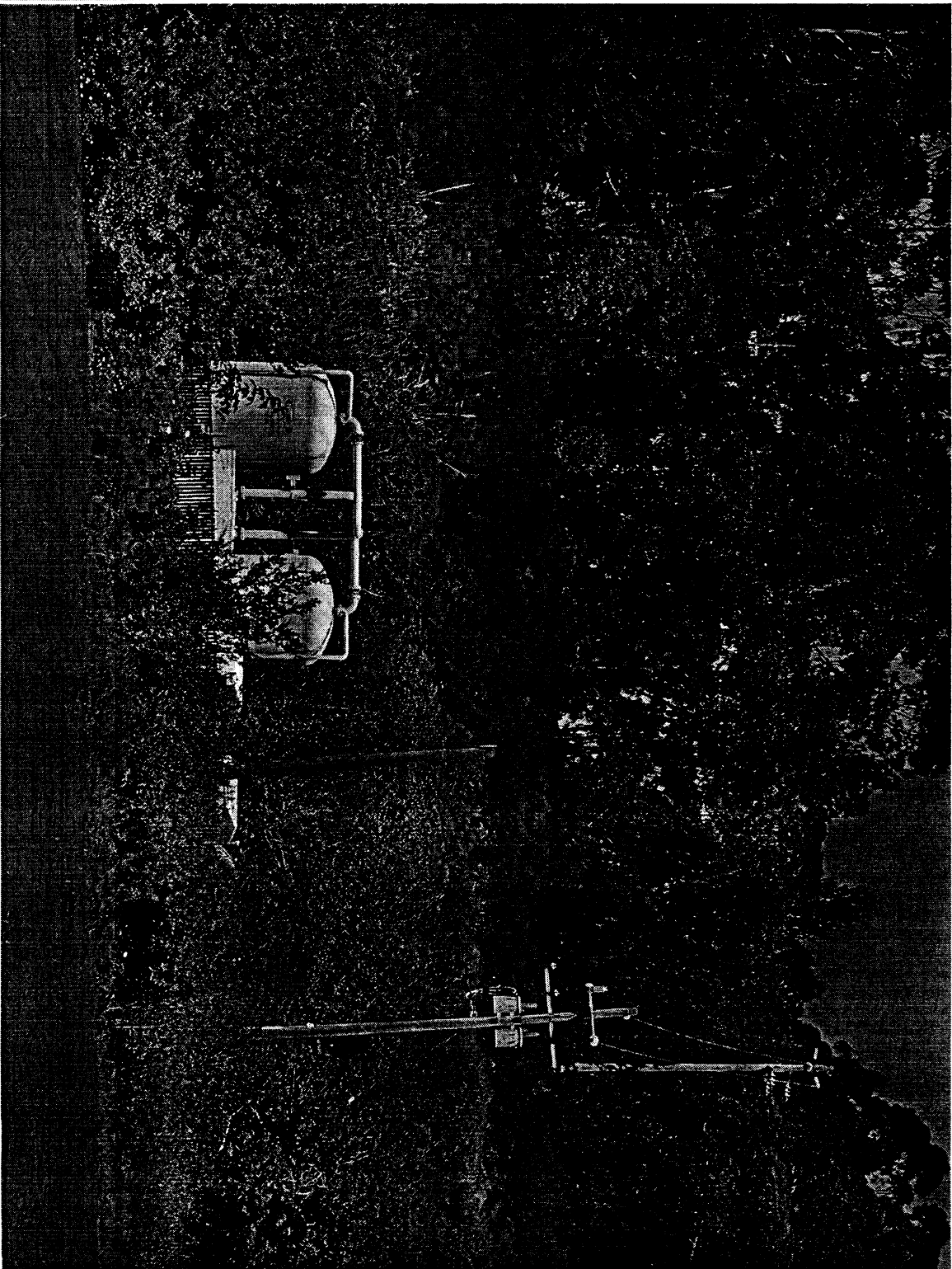
**Static  
Water  
Level**  
(without  
ground  
water  
pumping)

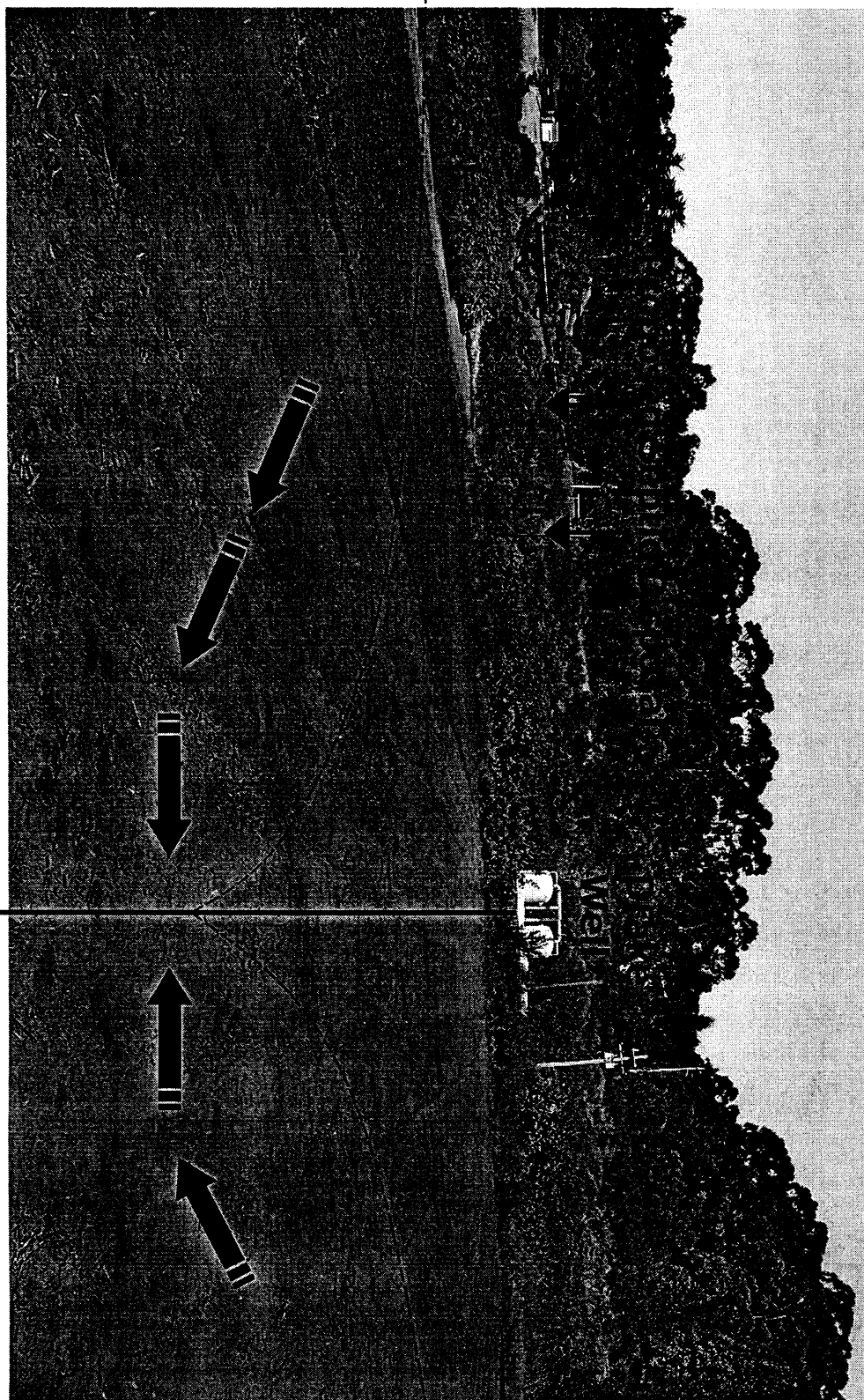
# Characteristics of the Drake Well

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- 188 feet deep and yields 40 gallons per minute.
- More than 40 percent of flow from near-surface ground water, vulnerable to septic leachate contamination.
- Lowest depth to water in 2005 was 86 feet below ground surface, at an elevation of 124 feet.
- MTBE filtration system for protection from upgradient source
- Nitrate detected at low levels

# Wagner Well and MTBE Treatment







Late dry-season pumping at 30 gpm	
DISTANCE	ESTIMATED DRAWDOWN
from well	from winter water levels
100 feet	11.5 feet
500 feet	5.5 feet



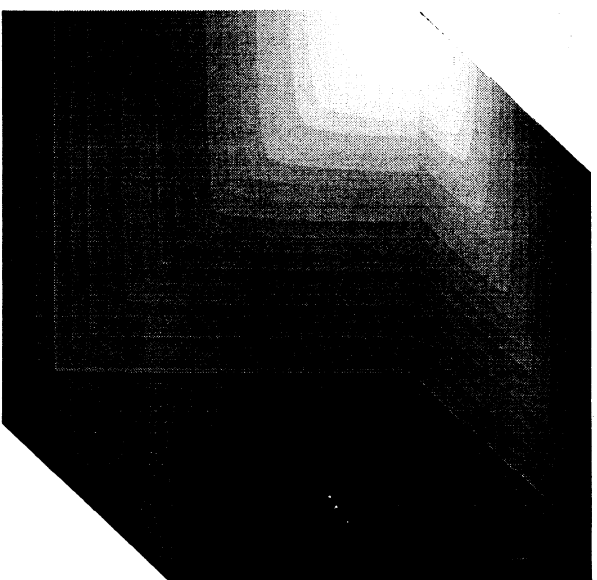
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**The Drake well, a municipal source, pumps about 200 times more water than common domestic wells.**

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$\frac{1}{4}$  acre feet per year



50 acre feet per year

# **Why a 100-foot setback is inappropriate for municipal wells serving urban populations ?**

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- The capture zone of the Drake well surely extends beyond the 100-foot setback.
- Much graver costs of all types if the municipal well were to be contaminated.
- State DHS Drinking Water Source Assessment states that 600 feet should be established for public wells to avoid a very high risk of contamination.
- San Mateo County case by case basis for public water sources.

# One case in point...

- As we recall, San Mateo County was concerned about protecting the water in Crystal Springs Reservoir from fertilizer and pesticide use at Crystal Springs Golf Course, even though use of fertilizers and pesticides in rural areas county-wide are conducted without use permits.
- The ground-water gradient leading to the Drake well, when pumping, is just as steep as the slopes at Crystal Springs. Contaminants emanating from the leachfield will reach the public water supply just as surely as leached or spilled pesticides at the golf course. The only significant difference in the two cases is that the large volume of Crystal Springs provides some protection by dilution.

# **Montara - Moss Beach Water Well EIR (1989)**

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- "Effects from septic system usage [in the Montara–Moss Beach area] are very significant, however, and are expected to be greater than in most areas of San Mateo County."
  - Aquifers are small isolated units;
  - Sandy soils of this area have less ability to renovate leachate; and
  - Underlying granitic aquifers are highly fractured.

## **Concluding Remarks...**

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- Approving the septic system without conditions that address the District's concerns is risky to the water supply of Montara and Moss Beach.
- Other alternatives for waste disposal should be explored by the applicant.



# MONTARA WATER & SAI ATTACHMENT V

Serving the Communities of Montara and Moss Beach

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Visit Our Web Site: <http://www.msd.montara.com>

August 7, 2006

Hon. President and Members  
Board of Supervisors  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN122  
Redwood City, CA 94063

**RECEIVED**

AUG 08 2006

San Mateo County  
Planning Division

RE: File No.: PLN 2005-00116

Owner/Applicant: Mike Trautman ("Applicant")

Appellant: Montara Water and Sanitary District ("MWSD")

APN: 036-163-160 (Vicinity of Drake/Elm Streets & Riviera Rd., Montara, CA)

Dear President and Board Members:

This appeal is taken from the decision of the Planning Commission on July 26, 2006 denying MWSD's appeal and approving the Applicant's request for Grading, Resource Management District and Coastal Development Permits for a residential development ("Project") pursuant to Section 8600 of the County Ordinance Code ("Ord. Code") and Sections 6903 and 6328.4 of the County Zoning Regulations ("Zon. Regs."), respectively. The Planning Commission erroneously discounted or ignored MWSD's critical and uncontroverted evidence in support of the appeal and abused its discretion in approving the development entitlements as discussed below.

This appeal is based on the endangerment to the public health, safety and welfare created by the present design and location of the proposed Project's septic system. Unless the entitlements for the Project are conditioned upon preparation of the hydrogeological study meeting the specifications of MWSD and upon recommendations for remedial or mitigating measures resulting from that study, the septic system as planned gives every indication that it eventually will contaminate MWSD's Drake Well. MWSD's appeal is based upon the matters discussed below and such additional documentary and oral evidence as may be submitted prior to, or at, the hearing on the appeal before your Honorable Board.

**1. The Drake Well Is a Principal Source of Drinking Water for the Montara Community That Is endangered by the Proposed Septic System.**

The Planning Commission erroneously relied upon unverified assertions of the County Health Officer and the similarly unverified determination contained in the

Applicant's hydrogeologic evaluation prepared by Geoconsultant's, Inc. dated December 15, 2005 ("GI Report") that the Applicant's proposed septic system and its leach field will be downgradient of the Drake well and thereby free of contamination from the system. However, the GI Report is superficial in that regard and the Health Officer's determination is based upon the minimum 100-foot set back requirement for septic systems from domestic wells (as opposed to public water system production wells) contained in Section 9321.2 of the Ord. Code. In fashion similar to the GI Report, the Health Officer's conclusions are made without reference to the unknown subsurface Project site conditions and likewise disregard MWSD's evidence showing that the operation of sizeable community production wells will draw groundwater containing contaminants toward the well and into the water produced by the well.

By this appeal MWSD respectfully requests that the entitlements for the Project be conditioned upon a geological study that analyses the site-specific subsurface soils conditions to determine whether they would facilitate leaching of contaminants toward and into the zone of groundwater drawn upon by the Drake Well. If, as a result of that more specific and appropriately detailed hydrogeological study, it is determined that contamination of the Drake Well is probable, then the Project entitlements should be conditioned to require appropriate mitigation including relocation of the septic system or alternative means of collection, treatment and disposal of sewage emanating from the Project site.

Based upon MWSD's knowledge of the aquifers in the vicinity of the Drake Well, the known alluvial characteristics of the subsurface soils in which the Well is located and the suspected differing subsurface soils conditions at and near the Project Site, the likely dispersal of sewage emanating from the proposed septic system will be toward the Drake Well. (Please see enclosed Exhibit "A," which is an aerial view of the project area with overlay of property lines showing relative location of the Project borders and the Drake well). That is, contrary to the conclusion of the GI Report, the Well is downgradient from the septic system and thus endangered by contamination from the septic system.

The Montara community relies on this well as one of its principal sources of its seriously limited water supply.<sup>1</sup> Therefore the public's health and safety is at risk if the well is contaminated in any way. This well draws on shallow groundwater which makes it more vulnerable to groundwater contamination from a septic system and other sources, such as sedimentary infiltration from construction activities. Here, the Applicant has not demonstrated that the Project will not adversely impact the well, nor has the Planning Division adequately addressed the issue in its Initial Study ("IS"), the Negative Declaration, staff responses

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<sup>1</sup> The District has, by ordinance enacted in 2003 when it acquired the water system from California-American Water Company, continued the moratorium on new water service connections that had been in effect for decades.



contained in the composite entitlement to Mr. Trautman dated May 2, 2006 or the Staff Report for the appeal to the Commission. The Planning Commission repeated and perpetuated those errors of analysis in denying MWSD's appeal.

**1. The GI Report Fails to Address Critical Contamination Issues.**

In response to MWSD's concerns, the Planning Staff primarily relied upon the GI Report.<sup>2</sup> As noted above, that Report positions the septic system *downgradient* from the Drake Well and thereupon concludes that any septic drainage would be away from the well. Project site inspection, reference to elevation contours and known subsurface conditions at the Well site lead to the opposite conclusion, i.e., that the septic system is *upgradient* of the well and thus drainage would be toward the well. Moreover, the GI Report bases its determination of the direction of groundwater flow on (1) unverified assumptions of Project subsurface site conditions derived from soil mapping that the Report admits does not cover the Montara area (2) the 2002 well drilling log for the Drake Well reflecting *static* dry season data that, therefore, is inapplicable to operational conditions and skews unreliably any conclusions regarding wet-weather or year-round water level conditions and (3) two likewise off-site domestic wells located in bedrock, as opposed to the Drake Well, which is situated in alluvium, a highly permeable soil. Furthermore, there is no indication in the GI Report whether the domestic wells were pumping at the time of the measurements, an omission that further renders the Report's data and conclusions unreliable. Finally, the Report fails to recognize the existence of known nitrate contamination upstream of the Drake Well site which, in combination with potential contamination from the proposed

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<sup>2</sup> Unfortunately, the County staff, in relaying MWSD's request for preparation of a hydrogeologic study to Mr. Trautman, apparently did not include the specific areas of inquiry necessary to evaluate adequately the effect of the proposed septic system upon the Drake Well. (Please see copy of letter dated September 26, 2006 from MWSD's Manager to the Planning Division requesting the study [copy enclosed as Exhibit "B"] and follow-up e-mail message dated October 5, 2005, specifying the criteria for the study [copy enclosed as Exhibit "C"]). Additionally, Mr. Trautman was notified by MWSD of the necessity for review of his project by MWSD's hydrologist by letter dated November 18, 2005 (copy enclosed as Exhibit "D"). By further follow-up e-mail to Mr. Trautman dated December 6, 2005, the Manager reiterated the specific elements of study required by MWSD, to which Mr. Trautman responded on December 7, 2005 to the effect that he had already hired a hydrologist (please see copy of e-mail messages dated December 6 and 7, 2005, respectively, enclosed as Exhibit "E"). Mr. Trautman apparently compounded the County's miscommunication by not directing his hydrologist to include MWSD's criteria as a basis for his study. Consequently, the GI Report (dated December 15, 2005) either intentionally or inadvertently does not address the critical areas of inquiry raised by MWSD, rendering it seriously deficient regarding the public health and safety contamination issues. In light of the lack of response to MWSD's requests, by the time of MWSD's December 6, 2005 e-mail, MWSD had concluded that the study must be prepared by MWSD's own hydrologist, whose familiarity with MWSD's aquifers and wells, would best provide the expertise needed to make informed recommendations to remediate or mitigate the effects of siting the septic system as planned by Mr. Trautman.

septic system, would have a cumulative adverse effect upon MWSD's water system.<sup>3</sup>

**2. The County's Minimum 100-Foot Set Back Fails to Provide Sufficient Separation to Avoid Contamination.**

The Planning Staff also relied upon the County's requirement for a minimum 100-foot separation of septic tanks from wells as grounds for concluding no further hydrogeologic examination is needed (Ord. Code §9321.2.c.) While that separation is codified, it stands only as a minimum requirement and does not take into consideration the unique circumstances here. The 100-foot standard exists without any reference to the assumptions upon which it is based including, for example, differing soils conditions, locations and other characteristics of aquifers, cumulative effects from other sources of contamination and other crucial site-specific conditions. Therefore, its efficacy must be tested against the conclusions derived from an examination based on the criteria given to the Applicant and the County staff by MWSD. Moreover, it is a relatively old standard that calls for updating in consideration of the density of modern development and current data concerning drinking water source assessments (see Item 3, below). Furthermore, the apparent percolation rate referenced in the GI Report (4 inches/hour) indicates a relatively high potential contamination dispersal rate in the leach field.

Under the County's own regulations, the proposed septic system triggers the requirement for a Coastal Development Permit because it poses a risk of adverse environmental impact (Zon. Ord. §6328.5(b)(3)). Therefore, investigation of the environmental impact of the septic system beyond the formulaic approach taken by the County is required to determine, at the very least, whether the 100 foot specification is adequate taking into consideration the particular characteristics of the geology and topography of the Project site in relation to the risk of contaminating the District's public water source. Moreover, as noted above, the County's 100 foot buffer is an old *minimum* standard and therefore not necessarily adequate under all conditions (Ord. Code §9321.2.c.).

**3. The Drake Well Drinking Water Source Assessment Requires Greater Separation Than the County's 100-Foot Set-Back.**

The California Department of Health Services requires that a Drinking Water Source Assessment ("DWA") be done for each public well (1996 Amendments to the Federal Safe Drinking Water Act). The required assessment for the Drake Well, completed in January 2003, stated that a "Protection Zone A" of 600 feet around the well should be established." The conditions of the soil and well

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<sup>3</sup> The GI Report refers to Montara Creek, in the vicinity and downgradient from the Project site as an "un-named drainage" [sic], a most unfortunate reference that clearly demonstrates the author's lack of familiarity with the area. In fact, Montara Creek is a significant surface water resource of MWSD to which MWSD possesses water diversion rights. Its location, vis-à-vis the Project site, also suggests that it may be in danger of contamination from the Project's septic system.

construction were evaluated with the conclusion that the Drake Well physical barrier effectiveness (PBE) was low (score = 29). The Inventory of Possible Contaminating Activities (PCA Inventory) indicates that septic systems located within Zone A represent a very high danger of contamination at a density of more than one-dwelling per acre. The proposed septic system and leach field for this Project is within the established protection zone for the well, and the proposed dwelling may constitute the second dwelling unit in less than two acres immediately adjacent to this public water supply well.

The Planning Staff's response to the conclusions contained in the DWA avoids the contamination issue by characterizing the danger created by the proposed septic system as not meeting the "very high danger" standard referenced in the DWA, but impliedly acknowledges that it does create a potential danger of contamination. Moreover, the staff admits that there is an existing septic system on a parcel adjacent to Mr. Trautman's property, further impliedly admitting the potential for cumulative adverse effects created by the proposed system. Inexplicably, the staff dismisses those aspects as inconsequential. The Planning Commission, likewise, disregarded the critical and uncontroverted conclusions contained in the DWA. The hydrogeologic study requested by MWSD is necessary to ascertain whether or not the proposed system will, indeed, pose a probable contamination risk and, if so, what measures may be taken to avoid that risk.

**4. The County's Review of the Proposed Project Does Not Comply With the California Environmental Quality Act ("CEQA").**

As discussed above, MWSD's primary concern is the adverse impact that the Project will have on the Drake Well. In addition to neglecting the adverse impact upon the District's well, the County's environmental review of the proposed Project, as approved by the Planning Commission, is based on criteria that has not been updated, is cursory and avoids identifying or underestimates the true environmental impacts of the Project in other respects. For example:

- a. Land Suitability and Geology – The Project, with an average site slope of at least 35%, has the propensity to affect adversely Montara Creek, which is down-gradient of the Project site.<sup>4</sup> Specifically, the high water table in the area, particularly during winter months, can impair operation of the septic system and thereby contribute to contamination of the Creek and the riparian flora and fauna in the vicinity.<sup>5</sup> The County Staff Report

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<sup>4</sup> Please see footnote 3, above.

<sup>5</sup> The IS relies upon unverified and non-site specific USGS maps and "basic" [sic] data for the conclusion that there is no high water table-related adverse affect on the environment from the Project ( IS, IV. Source List, item D.). Given the risk of adverse impacts of the septic system (Zon. Ord. §6328.5(b)(3)), the County should require that a site-specific examination of the geology and water source conditions be conducted by the District's hydrogeologist, as requested (see, below, discussion of the District's Responsible Agency status).

dismisses this concern by simply noting that Montara Creek is not identified as a riparian corridor in the Local Coastal Program and, again, relies upon the formulaic 100-foot set back. The GI Report doesn't even identify the Creek or recognize it as a source of public drinking water. Consideration of the site slope, alone, should trigger site-specific analysis of land suitability and geology.

b. Vegetation and Wildlife – No information is provided to support the conclusion that the Project will not adversely affect plant or animal life in this area. Notwithstanding that the average slope of the Project site is 35% (or greater) and that the Project calls for grading over 5,000 square feet, with accompanying destruction of vegetation and habitat, there is no discussion or analysis to support the contention that these factors will not have a significant impact on vegetation and wildlife. A registered biologist should be retained to examine the affect of the Project on those aspects, particularly with regard to any state or federally-listed rare or endangered species within the riparian zone.

Again, the Staff Report merely concludes that the County's documentary resources do not identify the Project site as within biological sensitive or riparian areas. CEQA requires site-specific investigation and analysis, not reference to possibly out-dated papers.

c. Air Quality, Water Quality, Sonic—The Project will involve generation of polluted or increased surface water runoff and affect groundwater sources through the application and disposal of potentially hazardous materials during and after construction as a result of site grading and operation of the septic system that could adversely affect the groundwater, the operation of the District's well and Montara Creek. This is significant and those factors can, unless properly investigated and addressed, adversely impact the District's drinking water, as discussed above.

The Planning Commission's approval relies upon the proposed mitigation to avoid adverse impact from these factors. However, the hydrogeologic study requested by MWSD is necessary to lay to rest concerns regarding contamination from construction and the septic system because it will provide the necessary factual data to validate or invalidate the proposed mitigation.

d. Land Use and General Plans— As discussed above, the Project has the propensity to affect adversely the capacity of MWSD's public utility, i.e., the water system, by contaminating the Drake Well. The Project is less than 500 feet from that existing public facility. The Project may also result in the creation of, or exposure to, a potential health hazard by contaminating the District's well with nitrates, coliform bacteria, siltation

and other contaminants. The Project also has the propensity to generate demands that will cause a public facility (the District's water system) to exceed its capacity because contamination of the Drake well would require the District to remove it from service, the effect of which would be to reduce the District's water supply below that required for fire protection and domestic consumption.<sup>6</sup>

County staff's response to the foregoing concern, adopted by the Planning Commission, merely refers one to the GI Report. The inadequacy of that document is discussed above.

e. Responsible Agencies— MWSD is not listed as a permitting authority or approval agency for the Project, notwithstanding that the County's Planning and Health Divisions have been informed of the District's status in that regard. Although the Applicant submitted an application to MWSD for a District Septic Permit, completion of our permit process should be a condition of the County's permit. MWSD requires that the Applicant advance the cost of an investigation and study by the District's hydrogeologist to determine the effect of the Project (primarily, the septic system) upon the Drake Well and environs.

That is the same investigation and study sought by this appeal as a condition to the issuance of County entitlements. In that regard, so long as the investigation and study sought by this appeal conforms to MWSD's requirements, obviously duplicative efforts would not be required by MWSD. By this appeal, MWSD reiterates the necessity for compliance with MWSD's regulations.<sup>7</sup>

County Staff avers that MWSD's septic system permit is not a necessary precondition to the County's issuance of its entitlements. Nevertheless, the requirement for the hydrogeologic study sought by this appeal would conform to MWSD's requirements, underscoring MWSD's status as a responsible agency under CEQA. Aside from MWSD's septic system permitting process, MWSD is a responsible agency under CEQA by reason of its water permitting authority because under the County's permits, the applicant is required to obtain fire protection water service. MWSD is the source of that service and the applicant will be required to obtain a fire protection water connection permit from MWSD.<sup>8</sup>

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<sup>6</sup> See, footnote 1, above, regarding the District's moratorium on new water service connections.

<sup>7</sup> In bringing this appeal, MWSD expressly reserves all of its legal, regulatory and jurisdictional rights. Granting the appeal as requested by MWSD will essentially coordinate the County's and MWSD's permitting requirements, presumably resulting in economic and permitting efficiencies for the applicant.

<sup>8</sup> Fire protection service is not subject to MWSD's water connection moratorium.

**5. The Project Is Appealable to the California Coastal Commission.**

The District does not agree with County staff determination, also adopted by the Planning Commission, that the Project is not appealable to the California Coastal Commission. This Project involves development adjacent to Montara Creek, wetlands and a major public water supply. In addition, this Project may have significant impact on coastal resources (Section 30250, Public Resource Code) and as such should be reviewed by the Coastal Commission. The Montara-Moss Beach Water Well EIR completed by Kleinfelder in 1989 for the County indicated "The effects of septic-system usage are potentially very significant, however, and are expected to be greater than in most areas of San Mateo County" (p. 119). The County staff and Planning Commission have ignored the effect of the septic system (except for reliance upon the inadequate GI Report) in responding to the issue of Coastal Commission jurisdiction and rely upon zoning and Local Coastal Program criteria. In doing so, the most critical issue, i.e., analysis of hydrogeologic conditions is omitted. That issue, which addresses contamination of the Drake Well, falls within Coastal Commission appeal jurisdiction.

In consideration of the foregoing, MWSD respectfully requests that its appeal be granted and that the County's entitlements for the Project be conditioned upon the preparation of the hydrogeologic investigation and report meeting MWSD's criteria and, further, that the Project be constructed in conformance with the recommendations based upon that investigation and study.

Respectfully submitted,

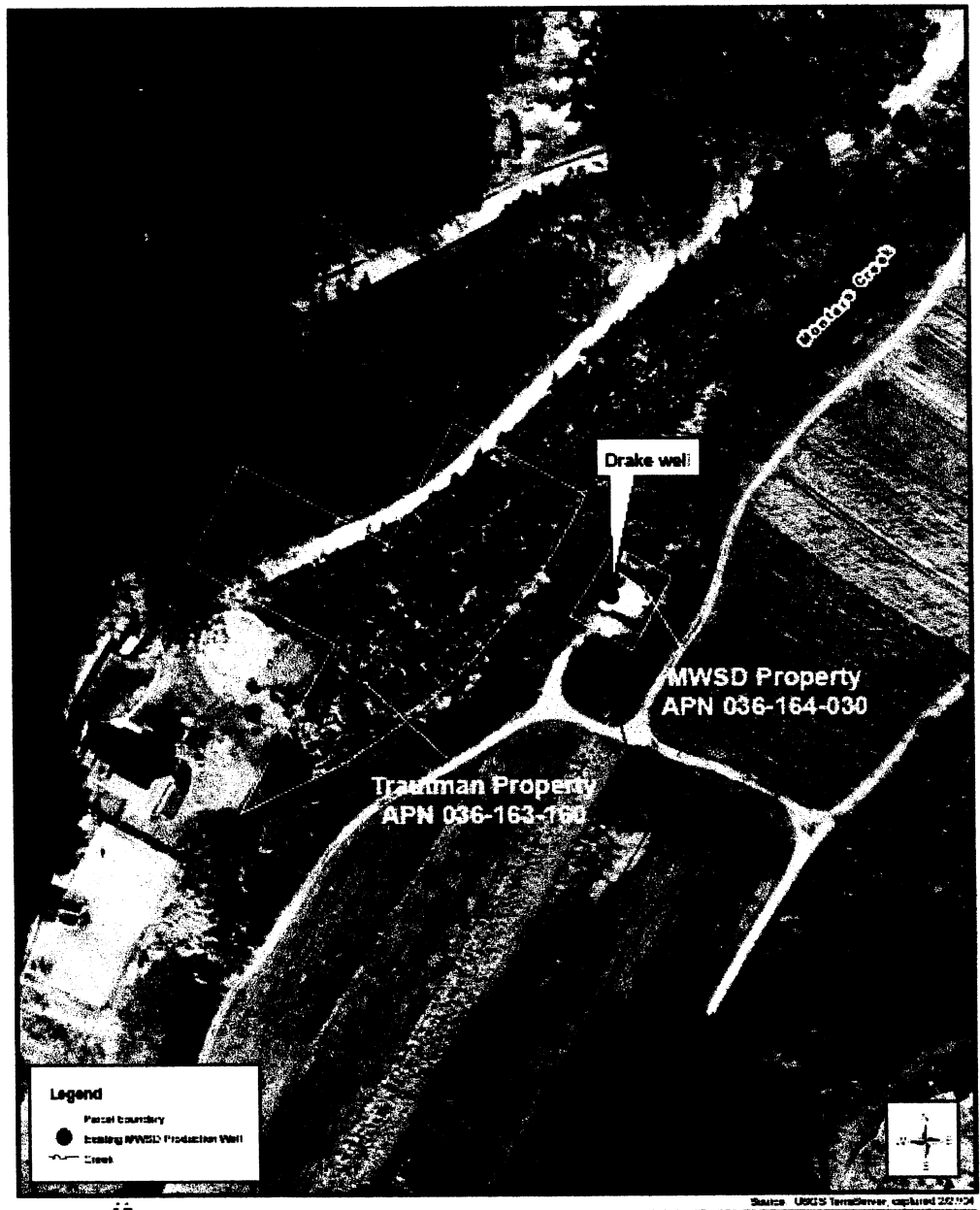


George F. Irving  
District Manager

Enclosures

cc: Chris Kern, California Coastal Commission  
John Ungvarsky, Source Water Protection, Region 9, USEPA  
Keith Halford, U.S. Geological Survey, Sacramento, CA.  
Eric Lacey, Department of Health Services, 850 Marina Bay Parkway,  
Bldg. P, Richmond, CA 94804.  
Blair Allen, California Regional Water Quality Control Board San Francisco  
Bay Region  
Ed Nute, District Wastewater Engineer  
Tanya Yurovsky, District Water Engineer  
Mark Woyshner, Consulting hydrogeologist  
David E. Schricker, District Counsel

Exhibit  
A




 **Balance Hydrologics, Inc.**

Figure 1. Location of Trautman's property relative to Montara Water and Sanitary District's Drake production well  
Montara, San Mateo County, California

0 100 200 Feet

W:\Projects\036-163-160-164-030-Drake-Elm.rxd © 2006 Balance Hydrologics, Inc.

A

Exhibit B



## MONTARA WATER & SANITARY DISTRICT

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

Tel: (650) 728-3545

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Montara, CA 94037-0131

E-mail: [msd@coastside.net](mailto:msd@coastside.net)

Visit Our Web Site: <http://www.msd.montara.com>

September 26, 2005

Matt Suebert  
Planning Department  
COUNTY OF SAN MATEO  
County Office Building  
Redwood City, CA 94063

RE: PLN2005-00116

Dear Matt,

This District requests further review of the referenced project prior to approval. The two primary concerns for this District are:

- The proximity of this development to our Drake Well (036-164-030). This is major source of water for this community and we request that the County retain a hydrologist to review the location of the proposed septic system in relation to our well. The District's well, even if more than 100 feet from the proposed septic system, appears to be down-gradient of our well and could be a source of contamination. No development should be permitted until this issue is resolved to the satisfaction of the District Engineer.
- The District requires a Septic Permit for all development outside the urban area but within the District's boundaries for just such reasons. The property owner should be required to obtain a Permit prior to issuance of a Building Permit by the County.

If you have any questions please give us a call.

Sincerely,

  
George F. Irving  
District Manager

cc: District Council  
District Engineer



Exhibit C

From: George Irving [msd@coastside.net]  
Sent: Wednesday, October 05, 2005 9:42 AM  
To: 'Dave Holbrook'  
Cc: mike@abcoair.com; Roland; Ben Voight; Clemens; Ed Nute; Mark R. Woyshner; Mark Wilson; PE Tanya Yurovsky; Pippin; 'Winola'; 'Chuck Little (E-mail)'; 'Rolando'; Dave Schricker; 'Dave Schricker'  
Subject: PLN2005-00116

Dave,

This is a follow-up on my previous letter of September 26, 2005 in which I suggested that further review be conducted of the impact of this development on the District's Drake Well. Our hydrologist, Balance Hydrologics, has reviewed the most recent well logs and other data and finds reason for concern. Specifically, the Drake Well draws upon a shallow aquifer and by the use of a proposed septic field it shows that 41 percent of the ground water drawn to the well when pumped came from the upper-most portion of the shallow alluvial aquifer. This portion of the aquifer would clearly be most directly impacted by septic recharge in the vicinity of the well. Furthermore, given the coarse alluvial character of the aquifer, the capture zone of the Drake well would surely extend beyond the County 100-foot setback requirement for a septic field.

Therefore, the applicant, Michael Trautman, should provide empirical evidence that leachate from the project septic field will not impact source water of the Drake well. This may be achieved by interpreting a) geologic information, b) results of aquifer tests on the applicant's water supply well, c) background hydrologic information, and d) any information on the Drake well provided by the District. The applicant should provide a flow net diagram, address the following questions, and demonstrate less-than-significant effects to the Drake well:

- 1.. What is the fate of leachate percolating from the project septic field during a normal rainfall year, during a drought year, and during large storms when septic systems often flood and leachate surfaces?
- 2.. What is the potential and under what site conditions may the septic system fail?
- 3.. Are there seasonality trends of which to be concerned – septic recharge during baseflow versus wet-season levels?
- 4.. If septic leachate is captured by the Drake well, to what level will the quality of the well water be degraded?
- 5.. To what extent will the use of the applicant's water well impact the Drake well?

The applicant should be required to retain a registered hydrologist to answer these questions. This will then be reviewed by our hydrologist as well as County Environmental Health.

Please forward this to the appropriate planner since we do not have the email addresses of your staff.

Thanks,  
George F. Irving

District Manager  
Montara Water and Sanitary District  
P.O. Box 370131  
8888 Cabrillo Highway

Hon. Board of Supervisors  
August 7, 2006  
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Montara, CA 94037  
Phone: 650-728-3545 Fax: 650-728-8556 (located next to Point Montara Lighthouse and Hostel)

Exhibit D



## **MONTARA WATER & SANITARY DISTRICT**

Serving the Communities of Montara and Moss Beach

P.O. Box 370131

Tel: (650) 728-3545

8888 Cabrillo Highway

Fax: (650) 728-8556

Montara, CA 94037-0131

E-mail: [msd@coastside.net](mailto:msd@coastside.net)

Visit Our Web Site: <http://www.msd.montara.com>

November 18, 2005

Michael Trautman  
P.O. Box 1452  
El Granada, CA 94018

### **RE: SEPTIC SYSTEM PERMIT (APN 036-163-050/160)**

Dear Mr. Trautman,

This is a follow up to our letter of November 8, 2005, same subject. Our letter indicated that we required a plot plan and a deposit for \$500 against which we will charge our hydrologist time to review this project. Therefore, in order to complete the application these items must be submitted so that our hydrologist can begin the review process.

Sincerely,

/s/

George F. Irving  
District Manager

cc: Matt Suebert, County Planning Department

Exhibit E

**From:** Mike Trautman [mailto:mike@abcoair.com]  
**Sent:** Wednesday, December 07, 2005 1:16 PM  
**To:** 'George Irving'  
**Subject:** RE: Drake Well

Hi George

I hired a hydrologist already but thank you for the info and all your help.

—Original Message—

**From:** George Irving [mailto:msd@coastside.net]  
**Sent:** Tuesday, December 06, 2005 10:02 AM  
**To:** mike@abcoair.com  
**Cc:** 'Penny Little'; Pippin; A Tanya; Ben Voight; Clemens; Ed Nute; Jerrad Cross; Mark R. Woyshner; Mark Wilson; PE Tanya Yurovsky; 'Winola'; 'Chuck Little (E-mail)'  
**Subject:** Drake Well

Mr. Trautman,

Our hydrologist, Mark Woyshner, estimates the cost to review your application to be about \$1,000. Assuming County setbacks are appropriate and no further action is needed, he will prepare (1) a cross-section through the property and valley floor, (2) a longitudinal section along the creek and through Drake well, (3) calculate the capture zone for the Drake well, and (4) discuss effects and recommendations in a memo. It should take no more than \$1,000.

He will require:

- plot plan showing (1) property boundary, (2) well location and (3) location of proposed septic field,
- well log, water levels, yield and water quality info, and
- leach-field percolation test info.

If you have any questions please let me know.

Thanks,

**George F. Irving**  
District Manager  
Montara Water and Sanitary District  
P.O. Box 370131  
8888 Cabrillo Highway  
Montara, CA 94037  
Phone: 650-728-3545 Fax: 650-728-8556  
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**PRIVILEGED COMMUNICATION:**

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