

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: August 12, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Chapters 8.252 and 8.256 of the San Mateo County Zoning Regulations, to allow construction of a new 2,726 sq. ft. two-story single-family residence with an attached two-car garage, located on a 5,147 sq. ft. vacant parcel on San Ramon Avenue, in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN2024-00131 (Tafolla and Trigg-Smith)

PROPOSAL

The applicant, Ed Love of Edward C. Love Architects, proposes to construct a new 2,726 sq. ft. two-story single-family residence with an attached two-car garage, located on a 5,147 sq. ft. vacant parcel. No significant trees are proposed for removal, and only minimal grading is involved. The project site is in the Geological Hazard (GH) Zoning District and the California Coastal Commission's appeals jurisdiction.

RECOMMENDATION

That the Planning Commission approves the Coastal Development Permit and Design Review Permit, County File number PLN2024-00131, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Dylan Parker, Project Planner, Telephone 650/363-1850

Applicant: Ed Love, Edward C. Love Architects

Owner: Art Tafolla and Romy Trigg-Smith

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

Location: 845 San Ramon Avenue, Moss Beach

APN: 037-259-200

Size: 5,147 sq. ft.

Parcel Legality: Type B Certificate of Compliance (previously approved under PLN2017-00539) recorded on April 2, 2026

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

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Undeveloped

Water Supply: The subject property is located within the service area for Montara Water and Sanitary District (MWSD), which has reviewed the proposed project and provided recommended conditions of approval. Conditions include requirements to obtain a Domestic Water Connection Permit and a Private Fire Protection permit prior to the issuance of building permits. MWSD may also require water mainline upgrades.

Sewage Disposal: MWSD has reviewed the proposed project and recommended conditions of approval including requirements to obtain a Sewer Permit prior to the issuance of building permits.

Flood Zone: Zone X, Areas of Minimal Flooding (Community Panel No. 06081 C0119F, effective date August 2, 2017).

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, related to new construction of small structures, including single-family residences in an urban residential zone.

Setting: The vacant site is located northeast of the San Ramon Avenue and La Grande Avenue intersection in Moss Beach. It has moderately sloped terrain and is surrounded by developed parcels with one- and two-story single-family homes of varying architectural styles.

Chronology:

<u>Date</u>	<u>Action</u>
May 16, 2024	- Application submitted
February 20, 2026	- Application deemed complete
May 14, 2026	- Reviewed at Coastsides Design Review Committee (CDRC) meeting, CDRC recommended approval
August 12, 2026	- Planning Commission hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has determined that the project complies with all applicable General Plan policies, including the following:

a. Visual Quality

Policy 4.35 (*Urban Area Design Concept*) requires new development to maintain and enhance the visual character of urban areas and contribute to orderly and harmonious development. The Coastsides Design Review Committee found the proposed single-family residence consistent with this policy, and compliant with the applicable design review standards is discussed in Section 4.b of this report.

b. Urban Land Use

Policy 8.38 (*Height, Bulk and Setbacks*) regulates development to ensure compatibility with parcel size, adequate light and air, feasible densities, and public health and safety. The project complies with height standards and is compatible in design, scale, and size with surrounding residences. Articulated façades reduce the appearance of mass and bulk, and the project's design and materials are complementary to the neighborhood, as supported by the Coastsides Design Review Committee's recommendation (see Section 4.b).

c. Water Supply and Wastewater

Policies 10.10 (*Water Suppliers in Urban Areas*) and 11.5 (*Wastewater Management in Urban Areas*) identify water and sewer systems as the appropriate methods of service in urban areas. MWSD has reviewed the project and provided recommended conditions that require water, fire protection, and sewer permits be issued by them prior to issuance of building permits.

d. Natural Hazards

Policies 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and 15.21 (*Requirement for Detailed Geotechnical Investigation*) seek to avoid development in areas subject to geotechnical hazards, prevent hazards to neighboring properties, minimize construction on steep slopes, and require geotechnical investigations for development within Alquist-Priolo Special Studies Zones.

The site is located within the San Gregorio Fault Zone and Seal Cove Geotechnical Hazard Zone 3. A geotechnical report prepared by the applicant's consultant concluded that the site is suitable for residential development subject to implementation of its recommendations. The County Geologist reviewed the submitted report and found it adequate for permit approval, with further review of structural and foundation design to occur prior to building permit issuance. See further discussion in Section 4.c.

2. Conformance with the Local Coastal Program

A Coastal Development Permit (CDP) is required pursuant to Local Coastal Program (LCP) Policies 1.1 (*Coastal Development Permits*) and 1.2 (*Definition of Development*) because the site is located outside the California Coastal Commission's Single-Family Residence Categorical Exclusion Area and is within the Coastal Commission's appeals jurisdiction. Staff has determined the project complies with the applicable LCP policies discussed below:

a. Locating and Planning New Development Component

Policy 1.3 (*Definition of Urban Areas*) defines urban areas as lands that are developed, subdivided and zoned at densities greater than one dwelling unit per five acres, served by sewer and water, or designated for affordable housing; the site meets all criteria except affordable housing designation. Policy 1.4 (*Designation of Urban Areas*) identifies Moss Beach as an urban area, and Policies 1.18

(*Location of New Development*), 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*), and 1.20 (*Definition of Infill*) encourage infill development in urban areas with adequate public services. The 0.125-acre site qualifies as infill development, has a density of 8 dwelling units per acre, and will be served by MWSD water and wastewater facilities.

The issuance of a building permit for this project shall be subject to Local Coastal Program Policy 1.23 (*Timing of New Housing Development in the Midcoast*), which limits the construction of new residential units in the Midcoast to no more than 40 per year.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements*) places the site within the Half Moon Bay Airport Influence Area. The project site is within Runway Safety Zone 7 of the Airport Influence Area (AIA), where accident risk is considered low. The site lies outside aircraft noise exposure contours and is not expected to experience significant aircraft noise impacts. The proposed building height of 26-foot 4.5-inch is well below the 100-foot review threshold and does not intrude into protected airspace (see Section 3).

b. Visual Resources Component

Policy 8.12 (*General Regulations*) applies Design Review regulations to urbanized Coastal Zone areas, including Moss Beach. Accordingly, the project is subject to Section 8.256.200 of the Zoning Regulations. At its April 9, 2026 meeting, the Coastsides Design Review Committee found the project to be consistent with the applicable Design Review Standards and recommended approval (see Section 4.b).

Policy 8.13(a) (*Special Design Guidelines for Coastal Communities: Montara-Moss Beach-El Granada-Miramar*) establishes design guidelines for Montara, Moss Beach, El Granada, and Miramar. The project complies because grading is minimal, natural materials are used, the design incorporates shed roofs with standing seam metal roofing, and the home's scale and architectural details are compatible with surrounding neighborhood development.

c. Hazards Component

Policies 9.1 (*Definition of Hazard Areas*) and 9.2 (*Designation of Hazard Areas*) identify the site as a hazardous area since is located within the San Gregorio Fault Zone and Seal Cove Geotechnical Hazard Zone 3.

Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires compliance with RM Zoning Ordinance Sections 8.292.210 and 8.292.220 for development in geologic hazard areas. Single-family homes are allowed if no safer site is available, a registered geologist confirms the site is suitable for development, and structures are not placed across active fault traces.

The Geotechnical Report (Report) and supplementals, all included as Attachment D, were prepared by the applicant's Geotechnical Consultants, Atlas Technical Consultants LLC (formerly Geosphere Consultants, Inc) and Earth Investigations Consultants (Consultants). The consultants indicated that the site is suitable for development for a new residence, contingent upon the implementation of the Report's geotechnical recommendations.

Policy 9.10 (*Geological Investigation of Building Sites*) requires geologic review of hazard-area permits and approval of required investigations. The County Geologist reviewed the report and supplementals and found them adequate for permit approval subject to the Recommended Conditions of Approval numbers 83 and 84, as provided in Attachment A. Further, the County Geologist's review of the project's structural, foundation design, and compliance will occur at the building permit stage.

d. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires shoreline access for development on this site because it is situated between the Pacific Ocean and Cabrillo Highway (the nearest public road). Policy 10.12 (*Residential Areas*) requires vertical access at street ends, which the project site complies with via existing access at La Grande Avenue, which provides shoreline access and ocean views, satisfying Coastal Act Section 30212 without requiring additional access points.

3. Conformance with the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP)

Upon review of the provisions of the Half Moon Bay Airport (HAF) Airport Land Use Compatibility Plan (ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project's site location complies with the safety, noise and height limit criteria for compatibility. The project site is located in Runway Safety Zone 7, the Airport Influence Area (AIA), where the airport accident risk level is considered low. The project site is outside of the defined aircraft noise exposure contours and, therefore,

would not be exposed to high levels of aircraft noise. The proposed 26-foot 4.5-inch height is well below the 100-foot review threshold and does not penetrate airspace limits.

4. Conformance with the Zoning Regulations

a. Conformance with S-17 District Development Standards

A summary of the proposal's compliance with the property's S-17 Zoning District standards is provided in the following table:

S-17 Development Standards		
Standard	Required	Proposed
Minimum Building Site	5,000 sq. ft.	5,147sq. ft. (existing)
Minimum Lot Width	50 ft.	51 ft. – 6.75 in.
Maximum Floor Area	53% - 2,650 sq. ft	53% - 2,726 sq. ft
Maximum Lot Coverage	35% - 1,750 sq. ft	33% - 1,697 sq. ft
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right-Side Setback*	5 ft.	9 ft. – 6 in.
Minimum Left-Side Setback*	5 ft	5 ft. – 6 in.
Maximum Building Height	28 ft.	26 ft. – 4.5 in.
Minimum Parking Spaces	2	2
Impervious Surface Limit (10% of Building Site)	10% - 514 sq. Ft.	6.8% - 348 sq. Ft.

*S-17 regulations require a combined 15-foot setback with minimum 5-foot on one side.

The project complies with applicable development standards, including but not limited to setbacks, maximum building height, maximum lot coverage, and maximum floor area of the S-17 Zoning District, as shown in the table above.

b. Conformance with Design Review District Standards

At its April 9, 2026 meeting, the CDRC reviewed the project and recommended approval, adopting findings under Section 8.256.200 Design Review Standards for One-Family Residential Development in the Midcoast (see Attachment E):

- (1) Section 8.256.200(D)1 Building Mass, Shape and Scale: The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. With regard to actual size, new homes and additions must meet the building floor area standard set by the Zoning Regulations.

Project has good use of façade articulation on all sides.

Section 8.256.200(D)1 Building Mass, Shape and Scale: Homes in the Midcoast enjoy a variety of views. Some are views of the ocean, others are of the hills, and others are vistas through the neighborhood. Views add value and enjoyment to a property; however, private views are not protected by existing regulations. Due to the configuration and size of some parcels and their topography, there may be no way to build without affecting someone else's view. However, when designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses.

Project has made a good effort to mitigate view disturbance throughout the neighborhood.

- (2) Section 8.256.200(D)4a ELEMENTS OF DESIGN Exterior Materials and Colors: Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance.

The mixed materials as well as a mute, warm palette blends in well with surrounding environment.

c. Conformance with Geological Hazards (GH) District Standards

The site is located in a State designated Alquist Priolo/ Earthquake Fault Rupture Hazard Zone associated with the active Seal Cove/San Gregorio Fault. The 2025 Revision to the Montara Mountain Earthquake Zones of Required Investigation mapped traces of the Seal Cove Fault roughly 270 feet northeast and 75 feet southwest of the proposed residence. Regional geologic maps indicate that the site is underlain by marine terrace deposits consisting of alluvial gravels, sands, silts and clays.

A local study of the geologic hazards titled "Seal Cove Geologic Study", performed by Cotton, Shires and Associates, Inc. (2025) identified three hazard zones in the area, and the subject lot is located in Zone 3, which is considered the least hazardous of the zones.

Pursuant to Section 8.264.070.2.C, development is allowed if properly designed, including setbacks from faults, appropriate structural and foundation design, and adequate drainage based on geotechnical recommendations.

As discussed in Section 2.c, the Geotechnical Reports and Supplementals (Attachment D), prepared by consultants, was reviewed by the County Geotechnical Section. The report finds the site suitable for development in Geological Hazard Zone 3, provided recommended geotechnical measures are implemented to reduce risks to a low to moderate level.

The recommendations include, but are not limited to, supporting the residential structure on two alternative foundation systems: (1) a continuous footing foundation, or (2) rigid mat foundation. The project's geotechnical consultants determined the site to not be within identified landslide areas. The project's geotechnical consultants also determined the possibility of fault rupture is highly unlikely based on the absence of any fault trace traversing the site, as determined by the fault study conducted on-site. The main trace of the Seal Cove Fault is located 270 feet to the northeast of the project site. No faults were identified at the site in all these studies. The active trace of the San Andreas fault is located approximately 6.5 miles to the northeast of the project site.

Pursuant to Chapter 8.264, building permits require County Geologist review for compliance with the Geologic Hazards (GH) District regulations, including (but not limited to) geotechnical investigations and development requirements as prescribed in Table 1 of Section 8.264.070.3. The County Geologist reviewed the report and supplementals and determined the project adequate for permit approval subject to recommended Conditions of Approval numbered 83 and 84 in Attachment A. Further, the County Geologist's review of the project's structural, foundation design, and compliance with aforementioned Table 1 and other applicable GH District regulations will occur at the building permit stage.

B. ENVIRONMENTAL REVIEW

The project is exempt from CEQA under CEQA Guidelines Section 15303 (Class 3) for small new construction, including single-family homes. The site's location in a mapped Geologic Hazard (GH) zone does not exclude the project from this CEQA exemption because the project would not have impact on an environmental resource of hazardous concern and GH zones where geologic hazards may occur are not environmental resources. In addition, CEQA generally requires analysis of a project's impact on the environment and does not generally require analysis of how existing hazards might impact a project's users or residents.

C. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL (MCC)

The MCC provided comments centered around concerns related to land instability and drainage. MCC expressed support for the proposed use of permeable pavers as an alternative to pavement. MCC included a request that the project utilize dark sky compliant lighting and landscaping that emphasizes native and non-artificial surfaces.

D. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Vicinity Map
- D. Geotechnical Reports and Supplementals
- E. CDRC Recommendation Letter
- F. Project Plans



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00131 Hearing Date: August 12, 2026

Prepared By: Dylan Parker, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. This project is exempt from environmental review, pursuant to CEQA Guidelines Section 15303(a), Class 3, New Construction or Conversion of Small Structures, which includes the construction of one single-family residence in a residential zone.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials, and as conditioned in accordance with Chapter 8.252, conforms with the applicable plans, policies, requirements, standards, of the San Mateo County Local Coastal Program (LCP). Specifically, the project conforms to the applicable policies defined in the Locating and Planning New Development Component (*Policies 1.3, 1.4, 1.18, 1.19, 1.20, 1.23, 1.36*), Visual Resources Component (*Policies 8.12, 8.13(a)*) Hazards Component (*Policies 9.1, 9.2, 9.3, 9.10*), and Shoreline Access Component (*Policies 10.1, 10.12*) of the LCP as further detailed in section A2 of staff's report
3. That the project, located between the nearest public road and the sea, is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project does not interfere with public access to the shoreline, beaches, and coastal areas.

4. The project conforms to the specific findings required in the following applicable components and policies of the LCP: Locating and Planning New Development Component (*Policies 1.3, 1.4, 1.18, 1.19, 1.20, 1.23, 1.36*), Visual Resources Component (*Policies 8.12, 8.13(a)*) Hazards Component (*Policies 9.1, 9.2, 9.3, 9.10*), and Shoreline Access Component (*Policies 10.1, 10.12*) as further detailed in Section A2 of staff's report.
5. The issuance of a building permit for this project shall be subject to Local Coastal Program Policy 1.23 (*Timing of New Housing Development in the Midcoast*), which limits the construction of new residential units in the Midcoast to no more than 40 per year.

Regarding the Design Review, Find:

6. That the project has been reviewed by the Coastsides Design Review Committee, and as conditioned, has been found to be in compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast Section 8.256.200 of the San Mateo County Zoning Regulations, specifically elaborated as follows:
 - a. Section 8.256.200(D)1 Building Mass, Shape and Scale:

Project has good use of façade articulation on all sides.
 - b. Section 8.256.2000(D)1 Building Mass, Shape and Scale:

Project has made a good effort to mitigate view disturbance throughout the neighborhood.
 - c. Section 8.256.2006565.20(D) (D)4a ELEMENTS OF DESIGN Exterior Materials and Colors:

The mixed materials as well as a mute, warm palette blends in well with surrounding environment.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans reviewed and approved by the Planning Commission on August 12, 2026. Any changes or revisions to the approved plans shall be submitted to the Design Review Officer for review and approval prior to implementation. Minor adjustments to the project design may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Alternatively,

the Design Review Officer may refer consideration of the revisions to the Coastside Design Review Committee, with applicable fees to be paid.

2. The issuance of a building permit for this project shall be subject to Local Coastal Program Policy 1.23 (*Timing of New Housing Development in the Midcoast*), which limits the construction of new residential units in the Midcoast to no more than 40 per year.
3. The final approval of the subject permits shall be valid for five years from the date of final approval, in which time a valid building permit shall be issued for the work and a completed inspection (to the satisfaction of the Building Official) shall have occurred within 180 days of its issuance. This approval may be extended by 1-year increments with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
4. The applicant shall provide "finished floor elevation verification" to certify that the structure is constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point near the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor

in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.
 - g. A survey verification letter will be required during the construction phase of this project. Once the building permit has been issued and the forms have been set, the surveyor of record shall field measure the setback dimensions of the set forms from applicable property lines and compose a survey verification letter, with stamp and signature, of the field measurements to be submitted to the Planning and Building Department for review and approval.
- 5. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 - 6. Approved erosion and sediment control measures shall be installed prior to beginning any work and maintained throughout the term of the building permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
 - 7. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," below. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - a. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - b. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.

- c. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - d. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - e. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - f. Performing clearing and earth-moving activities only during dry weather.
 - g. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - h. Limiting construction access routes and stabilizing designated access points.
 - i. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - j. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
8. To reduce the impact of construction activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - b. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way. There shall be no storage of construction vehicles in the public right-of-way.
9. All new power and telephone utility lines from the street or nearest existing utility pole to the main dwelling and/or any other structure on the property shall be placed underground.

10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
11. The exterior colors and materials as approved by the Planning Commission shall be implemented. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
12. Installation of the approved landscape plans is required prior to final inspection.
13. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELo) and provided required forms. WELo applies to new landscape projects equal to or greater than 500 square feet. A prescriptive checklist is available as a compliance option for projects under 2,500 square feet. WELo also applies to rehabilitated landscape projects equal to or greater than 2,500 square feet. The following restrictions apply to projects using the prescriptive checklist:
 - a. Compost: Project must incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).
 - b. Plant Water Use(Residential): Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water
 - c. Mulch: A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.
 - d. Turf: Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.
 - e. Irrigation System: The property shall certify that Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor; Irrigation controller programming data will not be lost due to an interruption in the primary power source; and Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.

14. At the building permit application stage, the applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project;
 - b. Isolate tree protection zones using 5-foot-tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the if any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five business days from site inspection following root cutting;
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of eight feet; and
 - g. Prior to issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.
15. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.

Building Inspection Section

16. A building permit is required for this project. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Drainage Section, the Geotechnical Section, the Department of Public Works, and the Coastside Fire Protection District. No site disturbance shall occur, including any vegetation removal or grading, until a building permit has been issued.

Drainage Section

17. Project shall comply with the County drainage policy to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permits for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
18. A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report/prescriptive sizing handout will be provided at the time of building permit submittal.
19. There should be a minimum of a 25-foot setback between the dry well and sewer lateral. If this setback cannot be met, project must comply with the minimum setback requirement established by MWSD.
20. Advisory Comment: Based on the information received, this project is classified as a "Prescriptive" drainage project. It is possible that new or additional information provided upon the next submittal could advance the project classification. To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at:
<https://planning.smcgov.org/drainage-manual>.

Department of Public Works

21. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
22. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
23. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Montara Water and Sanitary District (MWSD, District)

24. Submit New Service Application and pay for the initial application fees. Applicant(s) shall follow the procedures specified in the Existing Service Application Packet. Applicant(s) required to submit MWSD application for new connections.
25. Applicant(s) required to obtain Sewer Permits prior to issuance of building permit. Sewer connection fees must be paid prior to issuance of connection permit.
26. Applicant(s) required to obtain Domestic Water Connection Permits prior to issuance of building permit. Connection fees for domestic water must be paid prior to issuance of connection permit. Mainline upgrade may be required.
27. Connection to the District's fire protection system is required. Certified Fire Protection Contractor must certify adequate fire flow calculations. Connection fee for fire protection system is required. Connection charge must be paid prior to issuance of Private Fire Protection permit.
28. Applicant(s) must first apply directly to MWSD for permits and not applicant's contractor.

Coastside Fire Protection District

29. CFC 2022 Section 505.1.1 [Added] - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site.
30. CFC 2022 Section 503.1.1 [Amended] - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - c. There are not more than two Group R-3 or Group U occupancies.
 - d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.
31. CFC 2022 Section 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
 32. CFC 2022 Section 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within Coastside Fire Protection District jurisdiction must comply with CFC 2022 Appendix D.

33. CFC 2022 Section 503.3.1 [Added] - The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".
34. CFC 2022 Section 503.2.7 - The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Grading must comply with Coastside Fire Protection District Standard Detail R-001.
35. CFC 2022 Section 506.1.3 [Added] - When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.
36. CFPD R-001 - Gates shall be a minimum of 2-feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½-feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by Coastside Fire Protection District. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
37. CFC 2022 Section 907.2.11 - Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate.
38. CFC 2022 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

- b. In each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
39. CFC 2022 Section 907.2.11.5 - Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
40. CFC 2022 Section 907.2.11.6 - In new construction, and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system in accordance with Section 1203. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Exception: Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 603.
41. CFC 2022 Section 1031.3.1 - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²). Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).
42. CFC 2022 Section 1031.3.2 - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
43. CFC 2022 Section 1031.3.3 - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

44. CFC 2022 Section 1031.4 - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.
45. CRC 2022 Section R311.2 - Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort
46. CRC 2022 Section R302.1 - Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

Exceptions:

- a. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
 - b. Walls of individual dwelling units and their accessory structures located on the same lot.
 - c. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
 - d. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
 - e. Foundation vents installed in compliance with this code are permitted.
47. CFC 2022 Section 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 48. CFC 2022 Section 507.2.1 - Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.

49. CFC 2022 Section 507.2.2 - Water tanks for private fire protection shall be installed in accordance with NFPA 22.
50. CFC 2022 Section B105.1 - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2). Required Fire Flow: 500 GPM for 1 hour
51. CFC 2022 Section B105.3 - For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
 - a. The automatic sprinkler system demand, including hose stream allowance.
 - b. The required fire flow.
50. CFC 2022 Section C102.1 - The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.
60. CFPD Standard FPE-005 – Water Storage for One- and Two-Family Dwellings up to 3,600 ft² shall be 7,500 gallons reserved for Fire, in addition to any domestic use. If larger than 3600 ft² single family dwelling, use NFPA 1142.
61. CFPD Standard FPE-005 - Fire flow requirements for multiple structures shall be calculated based on the structure requiring the largest Fire Flow per NFPA 1142.
62. CFPD Standard FPE-005 - Water tanks shall be interconnected by using a minimum 4-inch pipe diameter. Interconnection piping and valves must be protected, or of a material not damaged by UV exposure. The cross connection shall also have an appropriately sized control valve located at each tank.
63. NFPA 22 Section 4.2.1.2 - Where the water supply from a public service main is not adequate in quality, quantity, or pressure, an alternative water source shall be provided.
64. NFPA 22 Section 4.2.1.4 - The water supply shall be capable of filling the minimum required fire protection volume within the tank in a maximum of 8 hours.
65. NFPA 22 Section 4.15.2 - A vent pipe shall have a cross-sectional area equal to a minimum of one-half the area of the discharge pipe(s) or fill pipe, whichever is the larger.
66. NFPA 24 Section 4.2.1 - Installation work shall be done by fully experienced and responsible contractors. Contractors shall be appropriately licensed in the State of California to install private fire service mains and their appurtenances.

67. NFPA 24 Section 10.9.1 - Backfill shall be well tamped in layers or puddle under and around pipes to prevent settlement or lateral movement. Backfill shall consist of clean fill sand or pea gravel to a minimum 6 inches below and to a minimum of 12 inches above the pipe and shall contain no ashes, cinders, refuse, organic matter or other corrosive materials. Other backfill materials and methods are permitted where designed by a registered professional engineer and approved by the enforcing agency.
68. CFPD Standard FPE-005 - Water tanks located closer than 30 feet of structures or flammable vegetation shall be constructed of non-combustible materials.
69. CFC 2022 Section 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).
70. CFPD Standard FPE-005 - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure, and be located on the fire department access side of the building.
71. CFPD Standard FPE-005 - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 ft. by 2 ft. minimum at base.
72. CFPD Standard FPE-005 - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.
73. CFC 2022 Section 507.5.5 - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
74. CFC 2022 Section 507.5.6 - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
75. CFPD Standard FPE-005 - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900. Pipe shall be buried a minimum of 30 inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
76. CFPD Standard FPE-005 - Concrete thrust blocks shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.

77. CFPD Standard FPE-005 - The hydrant riser and elbow shall be steel. All above ground piping used for fire hydrant water supply shall be metallic.
78. CFPD Standard FPE-005 - Rural hydrants used for drafting shall have at least one 4½" outlet with National Hose thread and shall have a removable metallic cap. Wharf hydrants that are gravity or pump fed may use a single discharge that has a 2½" outlet with National Hose thread.
79. CFPD Standard FPE-005 - Hydrants shall have a permanent sign affixed, red in color with white 1- inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.
80. All fire conditions and requirements must be incorporated into your building plans, prior to building permit issuance. It is the applicant's/owner's responsibility to notify the contractor, architect and engineer of these requirements.
81. Our 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.
82. NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply, or not being ready.

County Geotechnical Section

83. Geotechnical Plan Review - The Applicant's Geotechnical Consultant shall review and approve all geotechnical aspects of the building plans (i.e., site preparation and grading, site surface and subsurface drainage improvements and design parameters for foundation, etc.) to ensure that their recommendations have been properly incorporated. The Geotechnical Consultant shall also review EIC's January 23, 2026 Response to Peer Review letter, and in their Plan Review letter, either confirm that the recommended foundation system can be designed to accommodate "secondary surficial deformation in the form of shallow tension gashes, fractures and joints" (as expected by EIC), or provide an alternative foundation system that can. The Geotechnical Plan Review should be organized by the Project Geotechnical Consultant as a letter and submitted to the County for review and approval by the appropriate County Staff prior to issuance of building permits.
84. Geotechnical Construction Inspections - The Geotechnical Consultant shall inspect, test (as needed) and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and observations of excavations for foundations prior to placement of steel and concrete. The results of these inspections and the as-built conditions of the project

should be described by the geotechnical consultant in a letter and submitted to the County Engineer for review prior to final (as-built) project approval.

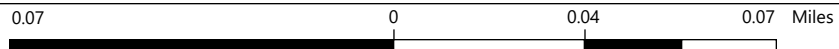
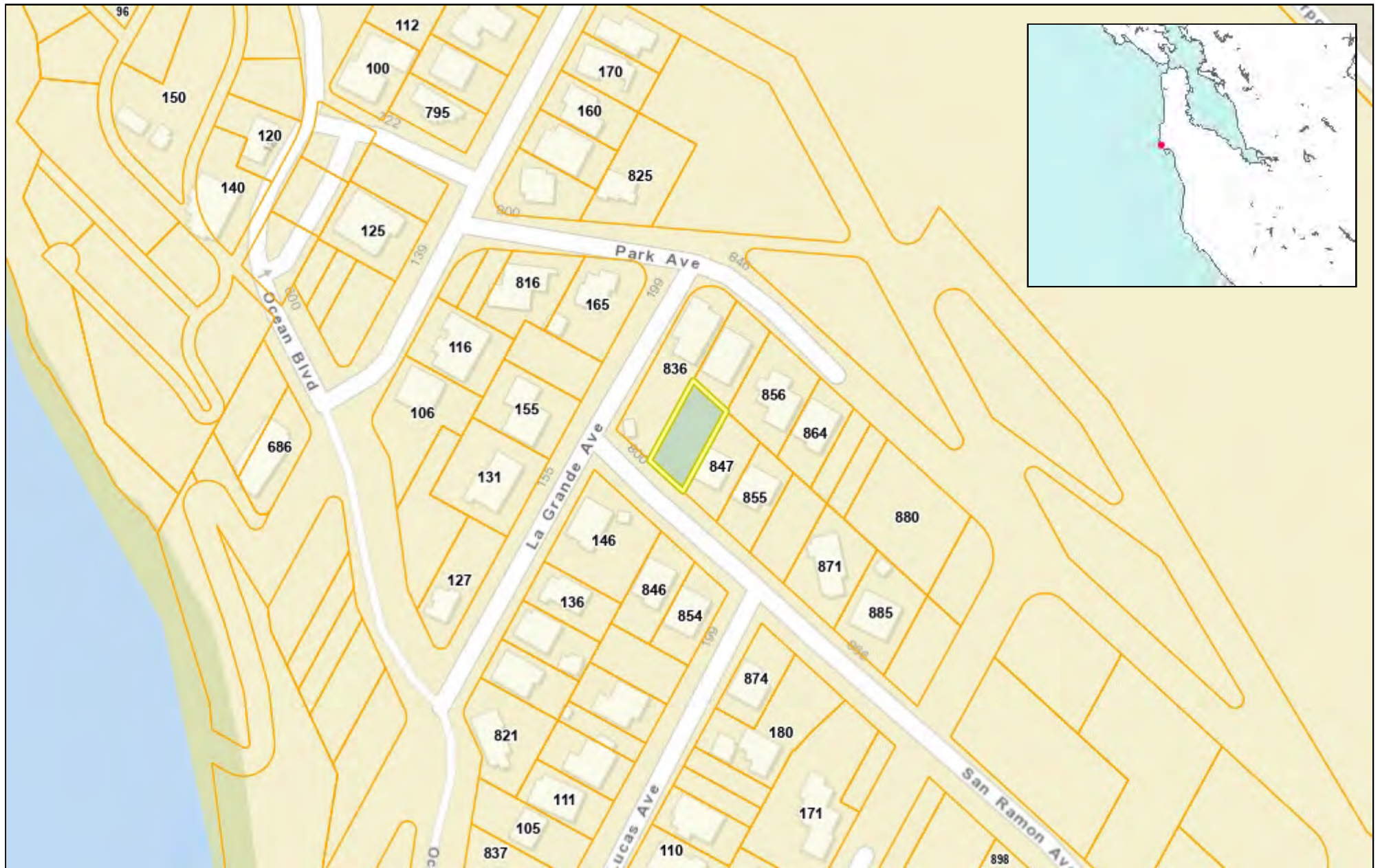


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



PLN2024-00131 Location Map



WGS_1984_Web_Mercator_Auxiliary_Sphere
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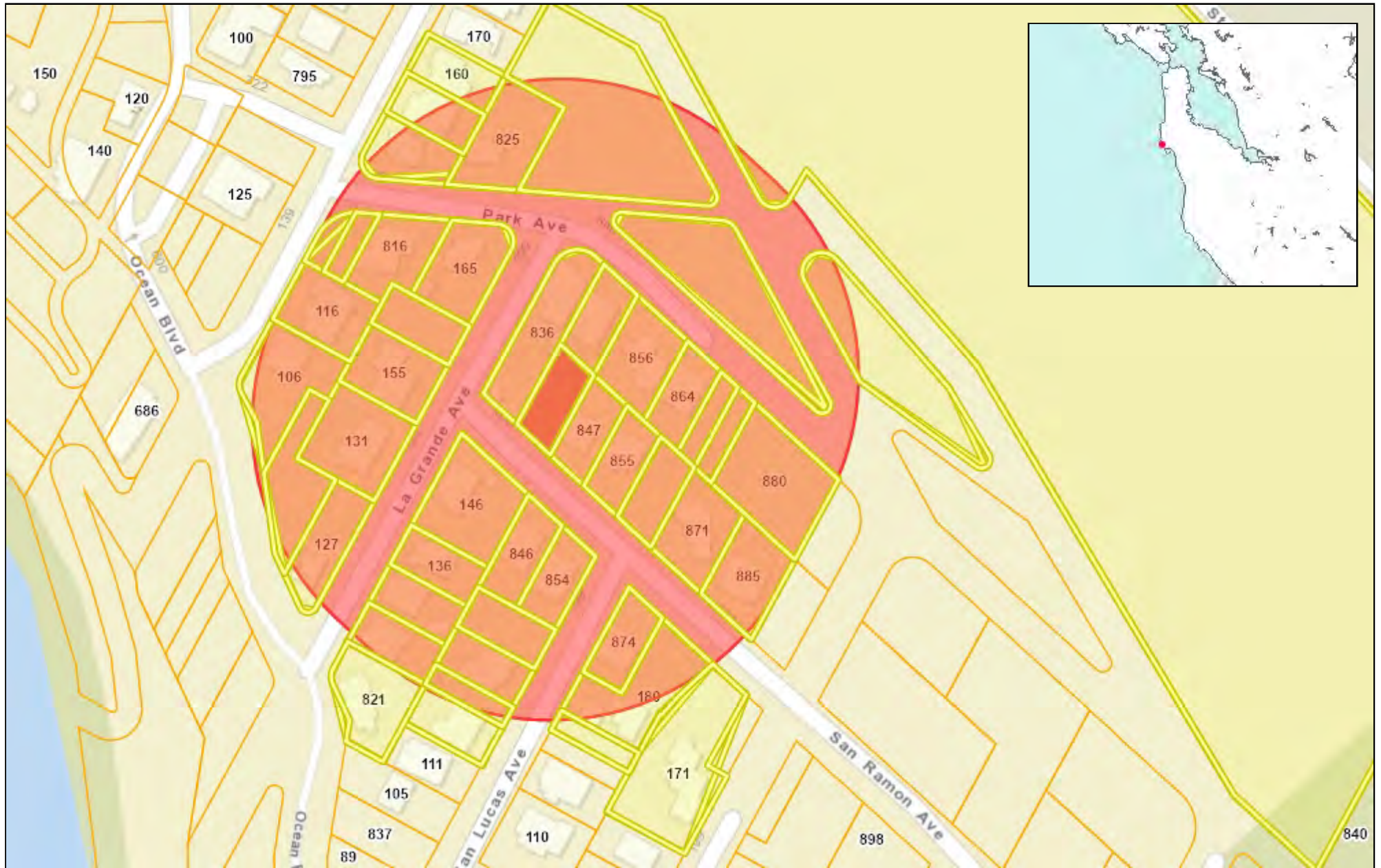
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



0.07 0 0.04 0.07 Miles

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1:2,257



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



GEOTECHNICAL UPDATE

Proposed Single-Family Residential Development
845 San Ramon Avenue
Moss Beach, California

Prepared for:

Mr. Art Tafolla
2355 Bryant Street
San Francisco, CA 94110

November 30, 2023
ATLAS Project No. 91-67362-A

2001 Crow Canyon Road, Suite 210, San Ramon, CA 94583
925.314.7100 (Main); 650.557.0262 (Direct) | oneatlas.com



November 30, 2023

Mr. Art Tafolla
2355 Bryant Street
San Francisco, CA 94110

RE: GEOTECHNICAL UPDATE
Proposed Single-Family Residential Development
845 San Ramon Avenue
Moss Beach, California
ATLAS #91-67362-A

INTRODUCTION

Dear Mr. Tafolla:

Atlas Technical Consultants LLC, formerly Geosphere Consultants, Inc., has prepared this update to supplement the existing geotechnical reports in the attached Appendix A. We understand you plan to build a single-family residence on the currently overgrown, vacant parcel on the uphill side of San Ramon Avenue between San Lucas Avenue and La Grande. A building plan has not been submitted at this point, but we anticipate the development will feature a one- to two-story residence with attached garage located in the middle of the parcel and requiring moderate grading to create the building pad on the gentle slope.

The basis for findings, conclusions and supplemental recommendations in this report are based on the following scope of services:

- Review of the in-house file for the site.
- Site reconnaissance observation on November 14, 2023 (Figure 1).
- Update Seismic Design Parameters for use in the Structural Engineer's analyses.

GEOTECHNICAL REPORT UPDATE

Validity of Applicable Geotechnical Report

Reconnaissance observations for this update confirmed that except for seasonal vegetation density, the site conditions have remained essentially the same as observed over the past 17 years. Accordingly, the findings, conclusions and recommendations in Earth Investigations Consultant's 2006 design-level report remain valid for the proposed new residential construction.



Northeasterly view across subject property (11.14.2023)

CONCLUSION AND SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS

General

In our opinion, the proposed single family residential development is feasible from a geotechnical standpoint.

The following seismic parameters are provided to update the 2016 parameters. Other pertinent geotechnical recommendations pertaining grading, drainage and foundations presented in the attached to 2006 and 2019 reports (Appendix A) should be incorporated in project design and construction. Please contact our office for supplemental recommendations in the unlikely event the scope of the development varies materially from our assumptions presented in the report.

Updated Seismic Design Parameters

The proposed project should be designed to resist the seismic forces generated by earthquake shaking in accordance with the provisions of the 2022 California Building Code (CBC) and local

design practice to resist the lateral forces generated by ground shaking associated with a major earthquake occurring within the San Francisco Bay region. Based on subsurface conditions encountered in our site exploration we judge the site represents Site Class D (Stiff Soils).

The spectral acceleration parameters presented below were obtained from the SEOC/OSHPD seismic hazard mapping web site based on the ASCE/SEI 7-16 Standard, as required by the 2022 CBC. Based on ASCE 7-16, Section 11.4.8, a ground motion hazard analysis is required for structures on Site Class "D" with S_1 greater than or equal to 0.2 g (unless Exceptions are taken). Since the mapped spectral response acceleration parameter at 1-s period, S_1 at the project site was determined to be 0.871 g, a site-specific ground motion analysis in accordance with CBC 2022 and ASCE 7-16, Section 21.2.1.2, is required for the site. However, for development of seismic coefficients herein, we have assumed that Exception No. 2 will be taken by the Structural Engineer in accordance with ASCE 7-16, Section 11.4.8.

- Site Location: Latitude 37.5169; Longitude -122.5109
- Site Soil Class: D
- Spectral Response Acceleration Values (g):
 $F_V = 1.7$; $S_S = 2.129$; $S_1 = 0.871$; $S_{DS} = 1.703$; $S_{D1} = 0.963$

SUPPLEMENTAL SERVICES

We recommend that we review the project plan set prior to submittal to the County of San Mateo Building Department to verify conformance with the intent of the recommendations presented in this update report.

As will be required by the county, an Atlas Field Engineer should be present to provide geotechnical course-of-construction observation services for rough and finished grading operations, foundation excavations prior to steel placement, and the installation of all drainage facilities prior to burial to ascertain that our recommendations are followed.

Upon completion of the project, we should perform a site observation and report the results of our work in a final report. These services are outside the present scope and will be billed on a time and expense basis, in accordance with the fee schedule current at that time. These services will be performed only if we are provided with sufficient notice to perform the work. We do not accept responsibility for items that we are not notified to observe. We recommend that the Owner be responsible for notification, no less than 48 hours before the requested site visit.

This geotechnical update report has been prepared in accordance with generally accepted geotechnical engineering practices for the exclusive use of you and your consultants for specific application to the proposed development. No warranty, either express or implied, is made.

Please contact our office for supplemental recommendations in the unlikely event the scope of the development varies materially from our assumptions presented in the report.

The findings of this report are valid as of the present date. However, the passing of time will likely change the conditions of the existing property due to natural processes or the works of man. In addition, due to legislation or the broadening of knowledge, changes in applicable or appropriate design standards may occur. Accordingly, the findings of this report may be invalidated, wholly or

partly, by changes beyond our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by this office.

We trust this update provides you with the information you require at this time. We greatly appreciate the opportunity to be of service to you and to be involved in this project. If you have any questions regarding this update, please contact Mr. Baldwin at joel.baldwin@oneatlas.com.

Very truly yours,

ATLAS TECHNICAL CONSULTANTS LLC



(Renewal date 02/28/2025)

Joel E. Baldwin, II, CEG
Principal Engineering Geologist

Distribution: Efile to addressee

Attachment: Appendix containing:

1. 2019 Geotechnical Update Report
2. 2006 Site Geotechnical Report

APPENDIX A

GEOTECHNICAL REPORT UPDATE

Geosphere Consultants, Inc. (10.21.2019)

GEOTECHNICAL INVESTIGATION REPORT

Earth Investigations Consultants, Inc. (11.17.2006)



GEOTECHNICAL REPORT UPDATE
Proposed New Residence
APN 037-259-200, San Ramon Avenue
Moss Beach, California

Prepared for:
Julian Platis
671 Naples Street
San Francisco, California 94112

October 11, 2019
(revised October 21, 2019)
GEO Project No. 91-04338-A
2161.01.00



October 11, 2019
(revised October 21, 2019)

Julian Platis
671 Naples Street
San Francisco, California 94112
sakis@diodeka.com

RE: GEOTECHNICAL REPORT UPDATE
Proposed New Residence
APN 037-259-200, San Ramon Avenue
Moss Beach, California
Project 91-04338-A (2161)

Dear Julian:

INTRODUCTION

This letter report has been prepared to update the June 13, 2006 geotechnical report prepared by Earth Investigations Consultants (EIC) for a single family residential development at the subject property in Seal Cove neighborhood of Moss Beach, California (Appendix A). We understand the current plan is to install a pre-manufactured, single-story residence, and custom garage at the locations depicted on Plate 1 (Site Plan & Cross Section A-A').

As EIC no longer provides geotechnical consulting services, **Geosphere Consultants, Inc. (Geosphere)** has accepted responsibility as the project Geotechnical Consultant of Record. Accordingly, we have reviewed the EIC report and generally accept their findings, conclusions, and recommendations on the basis of the following tasks:

- Review of the EIC report and other pertinent geologic and geotechnical information in our office files;
- Site reconnaissance observations;
- Supplemental foundation soil sampling at one location to verify the EIC soil profile;
- Analysis and preparation of this report.

GEOTECHNICAL REPORT UPDATE

Validity of the 2006 Geotechnical Report

Reconnaissance observations for this update confirmed the site conditions presented in the EIC report have remained generally the same. Site observations and supplemental sampling in the proposed house footprint confirmed good stability of the property and a Pleistocene terrace deposit foundation profile comprised of intercalated medium dense to dense Clayey SAND – locally Silty – and hard, low plasticity (PI=15) Sandy CLAY (Appendix B).



Northeast Google Earth Pro street view across gentle southwest sloping, grass-covered parcel. Note good condition of San Ramon Avenue AC pavement. Northeast side of crowned San Ramon Avenue drains in earthen ditch northwesterly from divide in distance across parcel frontage (white dash-dot line).

CONCLUSION AND SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS

General

In our opinion, the proposed project is feasible as planned. The site occupies Geotechnical Hazard Zone 3, characterizing the most stable area in the Seal Cove neighborhood.

The following recommendations are provided to update/supplement the EIC report. We do not anticipate retaining walls for this project. Other pertinent recommendations pertaining to grading and drainage presented in the EIC report should be incorporated in project design and construction.

Seismic Design Parameters

Project structures should be evaluated/designed in accordance with local design practice and the 2016 California Building Code (CBC) to resist the seismic forces generated by severe earthquake shaking.

Given the soil profile, it is our opinion that a Site Class D classification (Stiff Soil) is appropriate for characterizing potential earthquake ground shaking conditions and seismic design considerations for the Site, per ASCE/SEI 7-10 (Chapter 20).

Code-based spectral acceleration parameters were developed following the procedures of the 2016 CBC (Section 1613.3). The values of S_s , S_1 , and F_v used to identify the Site-adjusted maximum considered earthquake (MCE) parameters are listed below. The values were obtained from the SEOC/OSHPD seismic hazard mapping web site based on the ASCE/SEI 7-10 Standard as required by the 2016 CBC.

- Site Location: Latitude 37.5170; Longitude -122.5111
- Site Soil Class: D
- Spectral Response Acceleration Values (g):
 $F_v = 1.5$; $S_s = 2.278$; $S_1 = 0.963$; $S_{DS} = 1.519$; $S_{D1} = 0.963$

Foundations

Following are parameters for optional building foundation support to be used in structural design designed by the Structural Engineer:

Continuous Footing Foundation

- Footings should have a minimum width of 12 inches, and extend at least 18 inches below the lowest adjacent grade to bear in stiff/medium dense alluvium or engineered fill;
- Allowable bearing value of 2000 pounds per square foot (psf) for dead plus live loads. Increase this value by $\frac{1}{3}$ to account for wind or seismic loads;
- Passive equivalent fluid pressure of 350 pounds per cubic foot (pcf) beginning at the ground surface (neglect contribution of uppermost one foot unless footing is confined on both sides by concrete or paving);
- Coefficient of friction at the base of the footing of 0.40;
- Above values assume bottom of footing excavation is compacted to a minimum 90 percent of Maximum Dry Density (MDD) to depth of 12" per ASTM D1557.

Rigid Mat Foundation

- For mat foundation support, the subgrade should be scarified to a depth of 12 inches, carefully moisture conditioned to 3 percent above optimum water content, and compacted to a minimum of 90 percent MDD;
- Mat slab thickness should be at least 10 inches;
- Modulus of subgrade reaction of 100 kips/cubic foot;
- Slab reinforcement should be as determined by the Structural Engineer;
- Capillary moisture break and vapor barrier underlayment on at least 6 inches of clean crushed rock beneath a 15 mil Stego Wrap, or better.

SUPPLEMENTAL SERVICES

We recommend that we review the final foundation, grading and drainage plans for conformance with the intent of the recommendations presented in Appendix A. During construction, we should observe the rough and finished grading operations, foundation excavations prior to steel placement, and the installation of all drainage facilities prior to burial to ascertain that our recommendations are followed. Upon completion of the project, we should perform a site observation and report the results of our work in a final report.

A representative from our office should be present to provide construction observation services, to observe the exposed geotechnical conditions, to modify recommendations, if necessary, and to confirm the project is constructed in accordance with the recommendations.

These services are outside the present scope and will be billed on a time and expense basis, in accordance with the fee schedule current at that time. These services will be performed only if we are provided with sufficient notice to perform the work. We do not accept responsibility for items that we

are not notified to observe. We recommend that the Owner be responsible for notification, no less than 48 hours before the requested site visit.

This geotechnical update report has been prepared in accordance with generally accepted geotechnical engineering practices for the exclusive use of you and your consultants for specific application to the proposed development. No warranty, either express or implied, is made.

In the event the nature, design, or location of the proposed construction differs significantly from what has been noted above, or if any future additions are proposed, the conclusions and recommendations presented in the adopted project geotechnical report should not be considered valid unless the project modification(s) are reviewed by our office relative to the project geotechnical report and verified in writing as valid.

The findings of this report are valid as of the present date. However, the passing of time will likely change the conditions of the existing property due to natural processes or the works of man. In addition, due to legislation or the broadening of knowledge, changes in applicable or appropriate standards may occur. Accordingly, the findings of this report may be invalidated, wholly or partly, by changes beyond our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by this office.

We trust this update provides you with the information you require at this time.

Very truly yours,

Geosphere Consultants, Inc.



(Renewal date 02/28/21)

Joel E. Baldwin, II, CEG
Principal Engineering Geologist



(Renewal date 06/30/20)

Corey T. Dare, PE, GE
Principal Geotechnical Engineer

Distribution: efile and 2 bound copies to addressee

ILLUSTRATION

Plate 1- Site Plan, Cross Section A-A'

APPENDIX A

Project Geotechnical Report prepared by Earth Investigations Consultants (2006)

APPENDIX B

Appendix B – Log of Boring 1 and Laboratory Test Data

Plate B1 – Log of Boring 1

Plate B2 – Key to Boring

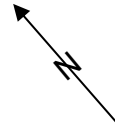
Plate B3 – Plasticity Chart

SITE PLAN



EXPLANATION

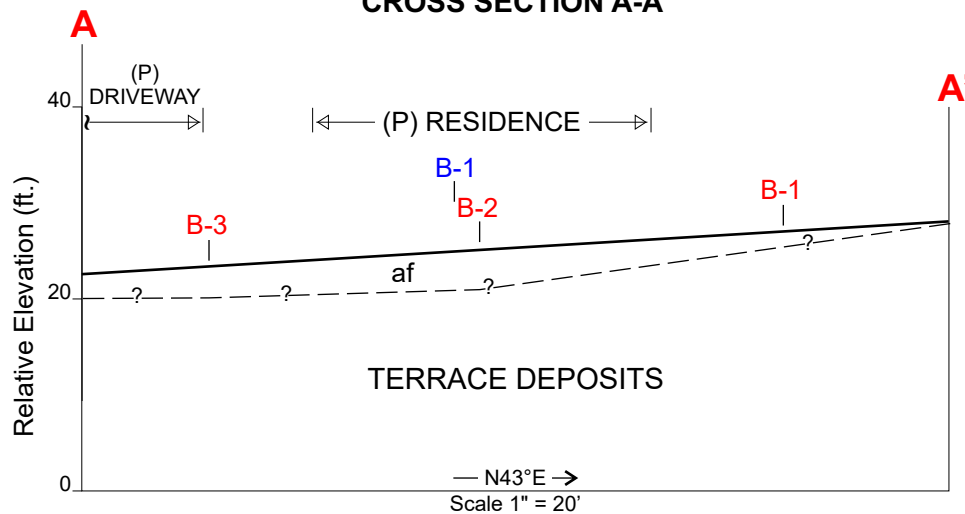
- af** Artificial Fill
Terrace Deposits
- — — Inferred geologic contact
- B-1** Approx. location of Boring 1
(EIC 2006 Study)
- B-1** Approx. location of Boring 1
(this Study)
- A—A'** Line of Cross Section A-A'



20 ft.
Scale

Source: Elevate Design Build
Sheet A0, Cover Sheet
Proposed Site Plan
(Job 16-Platis, dated 02-07-18)

CROSS SECTION A-A'



Geosphere Consultants, Inc.

Job No.: 91-04338-A

Approved: JEB

Date: 09.17.19

SITE PLAN, CROSS SECTION A-A'

TBD San Ramon Avenue (APN 037-259-200)
Moss Beach, California

Plate

1

APPENDIX A

Earth Investigations Consultants
Geotechnical Investigation Report
November 17, 2006

GEOTECHNICAL INVESTIGATION
Proposed Residential Development
APN 037-259-200, San Ramon Avenue
Moss Beach, California

Prepared for:
Julian Abbott & Dimitri Platis
671 Naples Street
San Francisco, California 94112

Dated: November 17, 2006
Job 2161.01.00

Earth Investigations Consultants
P.O. Box 795
Pacifica, California 94044
Phone 650-557-0262
Fax 650-557-0264
earthinvestigations@comcast.net

November 17, 2006
Job 2161.01.00

Julian Abbott
Dimitri Platis
671 Naples Street
San Francisco, California 94112

RE: GEOTECHNICAL INVESTIGATION
Proposed Residential Development
APN 037-259-200, San Ramon Avenue
Moss Beach, California

Dear Messrs. Abbot and Platis:

INTRODUCTION

This report presents the results of our geotechnical investigation at the referenced site, located in an unincorporated area of Moss Beach, California, locally known as Seal Cove (Plate 1, Vicinity Map). We understand that you propose to construct a new, wood-frame, two-story house on the rectangular, approximately 5000 square foot lot (Plate 2, Site Plan). We anticipate the project will entail minimal grading, however retaining walls may be used.

The purpose of this investigation was to provide design-level geotechnical recommendations for the proposed development. The findings, conclusions and recommendations herein are based upon the following scope of services:

- Review of pertinent geologic and geotechnical literature and maps. We have included on Plates 3 and 4 portions of the regional and local geologic maps covering the site area;
- Site observations and advancement of 3 borings on September 19, 2006 in the proposed new foundation area with a portable percussion rig. A continuous sample of the earth materials encountered was obtained by advancing a 1 ½ -inch O.D., split spoon sampler with a gas-powered Wacker BHF 30S hammer that imparts 35 ft. lbs. of axial force on the sampler at a rate of 1270 blows per minute. The locations of the borings are illustrated on Plate 2. The Logs of Borings are contained on Plates 5 and 6. Plate 7 contains descriptions of the terms and symbols used on the logs;

- Laboratory testing of selected samples from the borings, including dry density and moisture content. The results of the lab tests are tabulated at the respective sample depths on the logs;
- Analysis of the data and preparation of this report. Plate 8 depicts a generalized cross section of the soil profile derived from the boring data.

FINDINGS

Geologic Setting

Earth Material

The site is situated on a gentle, generally southwest sloping marine terrace surface, at an approximate elevation of 110 feet above mean sea level (Plate 3). The area is underlain by up to 55 feet of Quaternary, marine terrace deposits (Leighton and Associates, 1976; Pampeyan, 1994) consisting of interlayered and lenticular cobbles and gravels, fine to coarse sands mixed with variable amounts of silt and clay (Beach Leighton and Associates, 1971; Boring 7, a 24-inch diameter bucket auger hole from their investigation, drilled in September and located at the intersection of La Grande Avenue and San Ramon Avenue, encountered approximately 25 feet of Quaternary terrace deposits consisting of gravel and sand, with slight seepage at a depth of approximately 23 feet).

The terrace surface generally has expansive clays with a variable mixture of silt and sand. Bedrock underlying the terrace deposits is Pliocene Purisima formation, consisting of thin- to thick-bedded, sandstone, siltstone and shale (Beach Leighton and Associates, 1971). Good exposures of the geologic profile to bedrock are visible in the coastal bluff, approximately 300 feet southwest of the site.

Landslides

Photogeologic interpretation revealed landslides affecting the western half of the Seal Cove area. We found no evidence the site is affected by active landsliding. The projected headscarp of the easterly most zone of active landsliding is mapped approximately 180 feet west of the site, based upon our previous mapping. William Cotton and Associates (1980; Plate 4) mapped a landslide headscarp approximately 250 feet to the southwest. On the basis of their mapping and synthesis of previous, extensive geologic mapping and subsurface exploration by Beach Leighton and Associates (1971), William Cotton and Associates (1980) delineated 3 geotechnical hazard zones: Zone 1 includes all lands that are affected by active landslides. The eastern boundary is mapped approximately 150 feet west of the site. Zone 2, mapped approximately 50 feet southwest of the site includes all lands within a 100-foot wide zone located

immediately adjacent to Zone 1. The site occupies Zone 3, which is defined as lands outside the area affected by active or potential landsliding.

Faults and Seismicity

There are no mapped active faults across the site. Leighton and Associates (1976) and William Cotton and Associates (1980) mapped the active Seal Cove fault zone approximately 220 feet northeast of the site. Northwest trending lineaments believed to represent potentially active faults associated with the Seal Cove fault zone are mapped approximately 80 feet southwest and 50 feet northeast of the property (Plate 4). The active trace of the San Andreas fault is mapped approximately 6 ½ miles to the northeast (Leighton and Associates, 1976; Pampeyan, 1994).

While both of these faults have the potential for producing a major earthquake over the project lifetime and are considered Type A faults, only the San Andreas fault has known historic activity. The Seal Cove fault, because of its association with the San Gregorio fault in Half Moon Bay, is capable of producing a M7.3 earthquake and very strong to very violent ground shaking at the site. The San Andreas fault is capable of producing a M7.9 earthquake (California Division of Mines and Geology, 1998). The closer Seal Cove fault is considered the potential seismic source for the earthquake site design.

In the event a major earthquake is centered on a nearby segment of the fault, Borchardt and others (1975) and Petersen and others (1999) estimate that the site area would receive very strong to very violent ground shaking. The risk of fault rupture across the site is remote because of the distance to the mapped fault trace.

Site Characteristics

Surface Features

The site surface morphology suggests previous grading, and a gentle, southwest slope (Photo 1). It is bordered on the southeast and northeast sides by existing residences, on the northwest by a vacant lot, and on the southwest side by paved San Ramon Avenue. There was no evidence of surface deformation by landsliding or erosion. Surface soils were of clayey sand. Bedrock was not exposed.

Explorations

The borings, drilled from between 7 to 11 feet, encountered 1 ½ to 4 feet of medium dense, clayey sand fill overlying layers of loose to dense clayey sand clayey and silty sands, and very stiff, sandy clay. The soils were moist to damp.

DISCUSSION AND CONCLUSIONS

The results of this investigation indicate the proposed development is feasible from a geotechnical standpoint. According to our work and previous exploration, the site is underlain by more than 25 feet of Quaternary terrace deposits overlying Pliocene sedimentary rocks of the Purisima formation. We do not anticipate encountering bedrock in the recommended pier foundation excavations.

Works of man in the area west of the site to the coastal bluff have been damaged from deep-seated landsliding. Our investigation indicates the site is located in geotechnical hazard Zone 3, having the highest stability and safety from landslide damage in the area. From the data presented in this report, we estimate the site is at least 200 feet east of the active landslide area. Hence, we judge low the risk of landsliding affecting the site over the project design life of the development (i.e., 50 years).

Similarly, there are no active faults mapped across the site. However, a major earthquake on either the Seal Cove or San Andreas faults is likely to cause very strong to violent ground shaking in the site area.

It is our opinion the risk is low for the occurrence of liquefaction of seismically induced ground movement during a major earthquake given the age, and relative consolidation and cohesive nature of the terrace deposits.

The terrace deposits will provide adequate foundation support for the proposed house. In the following section of this report, we have recommended that the building be supported on piers to account for the thin veneer of undocumented fill on the site, and strong seismic shaking. In areas of pavements and other flatwork, we have recommended remedial grading. Comprehensive surface drainage is an integral part of the project development.

RECOMMENDATIONS

Seismic Design

The proposed project should be designed for the following seismic design criteria derived from our subsurface exploration and Chapter 16 in the 1997 Uniform Building Code:

- Seismic Zone: 4 ($Z=0.40$)
- Seismic Source Type A: Seal Cove fault
- Distance to Seismic Source: less than 2km criteria
- Soil Profile: S_D .
- Near Source Factors: $N_a=1.5$; $N_v=2.0$
- Seismic Coefficients: $C_a=0.44N_a$; $C_v=0.64N_v$

Site Preparation, Grading and Compaction

Before proceeding with new construction, it will be necessary to strip the development area and the bordering 3 feet of existing vegetation. Stripping depths should be determined in the field by the geotechnical consultant during construction. For planning, it may be assumed that the stripping depth will average 4 inches. The stripped organic soils may be stockpiled away from the building footprint for use in subsequent landscaping. Voids resulting from vegetation removal should also be overexcavated, and prepared for engineered fill. To mitigate the potential effects of settlement, we recommend removal of the upper 2 feet of undocumented fill in the pavement and other flatwork areas and replacement as properly compacted, engineered fill. The site soils can be used as a source for engineered fill. Import fill, if required, should be non-expansive, with a plasticity index of 15 or less. The building site and areas of new pavement should be graded to achieve positive sheet flow of runoff away from the foundations.

Prior to placement of engineered fill, the exposed subgrade soils should be scarified to a depth of 8 inches and compacted to at least 90 percent of the maximum dry density (MDD) of the materials used, as assessed by the ASTM D1557 laboratory test procedure. Soil to be used as engineered fill should be placed in maximum 8-inch thick lifts, moisture conditioned to near optimum, and then compacted to at least 90 percent MDD. The upper foot of vehicular pavement and garage slab fill should be compacted to at least 95 percent MDD.

We recommend that all cut and fill slopes not exceed 2:1 (H:V). Steeper slopes should be supported by engineered retaining walls.

Utility Trenches

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

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

On-site, inorganic soil may be used as utility trench backfill. Special compaction of trench backfill will be necessary under and to within 3 feet of proposed structures, concrete slabs, asphalt pavements, and engineered fill. In these areas, backfill should be conditioned to approximately 3 percent above optimum and placed in horizontal lifts, each not exceeding 4 inches in loose thickness. Each layer should then be compacted to at least 90 percent MDD. The top 2 feet of trench backfill under pavements should be non-expansive, granular soil compacted to at least 90 percent MDD.

Foundations

The proposed residential structure should be supported on drilled, cast-in-place, reinforced concrete piers designed for skin friction in accordance with the following geotechnical parameters:

- Minimum 18 inches in diameter, extending at least 12 feet below the pad elevation;
- Skin friction value of 500 psf beginning at a depth of 3 feet;
- Passive equivalent fluid pressure of 450 pcf beginning at a depth of 3 feet; acting over 1 ½ pier diameters;
- Piers should be interconnected with grade beams designed by the project structural engineer to carry the anticipated building loads between the piers. No piers should be isolated.

It will be important for the foundation contractor to assure appropriate drilling equipment be employed to drill the potentially hard drilling. In the unlikely event that ground water is encountered during drilling, we recommend that the water be left in the holes until concrete is placed. Water should be gradually lifted from the pier holes by the tremie method to reduce seepage induced caving. It will be prudent to pour the concrete as soon after drilling as possible.

Retaining Walls

Retaining walls should be supported on drilled piers as specified above, and designed to resist an active equivalent fluid pressure of 40 pcf acting in a triangular pressure distribution for level backfill. Where backfill slopes up to 2:1 (H:V), the walls should be designed for an active equivalent fluid pressure of 65 pcf. Intermediate values can be obtained by interpolation. Walls near the driveway should be designed for an appropriate surcharge load due to vehicular traffic. Any wall that is restrained from rotation should be designed to resist an additional surcharge pressure of 100 psf.

Retaining walls should be fully backdrained. The backdrains should consist of either a geosynthetic drainage mat and properly placed perforated pipe (as specified by the manufacturer, i.e., Miradrain 5000 or equivalent), or of 4-inch diameter, high crush strength, perforated PVC pipe sloped to drain to outlet from the bottom of a minimum 12-inch wide prism of $\frac{3}{4}$ - to 1 $\frac{1}{2}$ -inch crushed rock that is separated from the adjacent soil by unwoven, drainage fabric (Mirafi 140N or equal), and extends to within 1 foot of the ground surface. Retaining wall backdrainage should be directed to an approved discharge point.

Retaining walls should be thoroughly waterproofed to prevent detrimental migration of moisture. Retaining walls will yield slightly during backfilling; therefore, walls should be backfilled prior to building on or adjacent to them.

We recommend that the ground surface behind retaining walls be sloped to drain in a positive manner so that ponding and erosion does not occur. Open, reinforced concrete lined gutters should be designed to provide surface drainage control behind the retaining walls. The gutter(s) should be tied to a minimum 12-inch square, steel grate covered catch basin. In turn, the basin should be connected to a solid pipe that carries water from the catch basin to the storm drain. Surface water should not be diverted into subdrains.

Slabs-on-Grade

Raised wood floors should be considered for living areas. Slabs desired for living areas, and for the garage slab should be placed on a prepared subgrade, as

discussed above. Slabs should be at least 5 inches thick and underlain with a capillary moisture break consisting of at least 5 inches of clean, free-draining, crushed rock or gravel for interior applications, and at least 6 inches of Class 2 aggregate baserock compacted to at least 95 percent MDD for exterior applications. We recommend that moisture vapor migration into interior slab areas be mitigated by constructing an impermeable moisture vapor barrier between the crushed rock and the slab. We recommend that the membrane thickness be at least 20 mil to resist puncture during slab construction. Slabs should be reinforced with at least no. 4 bars at 16-inch center-to-center spacing, in both directions to reduce cracking. The slabs should be structurally separated from the footings to allow for some movement. The slabs should contain control joints to help control the distribution of cracking should it occur.

Pavements

Pavement subgrades should be prepared as specified in the *Grading* section above. Final pavement design will be dependent upon the anticipated traffic and the actual soil materials exposed at the pavement subgrade level. For preliminary design purposes, driveway and parking area pavements should contain a section of 2 ½ inches of asphalt or 5 inches of reinforced (per slab on grade recommendations) concrete underlain by 8 inches of Class II baserock compacted to 95 percent MDD.

Drainage

Where practical, positive surface drainage gradients of at least 2 percent should be provided for a distance of at least 5 feet away from the proposed structures. The driveway and slab areas should drain positively away from pavement subgrades and building foundations. It may be necessary to install properly sized area drains to achieve this. We recommend that the house and garage roofs be provided with gutters and downspouts. The downspouts should be connected to solid PVC pipes and these pipes should carry water to an approved discharge area, preferably the street.

We recommend that foundation drains be installed on the exterior sides of the house and garage foundations to reduce potential adverse seepage into the foundation soils and crawl space soils. The foundation drains should extend to a depth of at least 12 inches below the crawl space elevation, and at least 6 inches below the slab or pavement section. The trench should be faced with filter fabric. A minimum 4-inch diameter, perforated SDR 35 or equal PVC drainpipe, laid holes down, should be placed at the bottom of the trench with a minimum slope of 2 percent to drain by gravity to an approved discharge point. The trench should then be filled to within 6 inches of the surface with ¾ -to 1 ½ -inch

drainrock. The upper 6 inches of the foundation subdrain should be capped with compacted site soil provided the finished ground surface slopes at least 3 percent away from the foundations. Areas where this is not feasible should be provided with a well-developed surface drainage basin seated in a ground depression having positive slopes to the inlet. Surface inlets should be at least 12 inches square.

The perforated pipe should be connected to an equivalent solid PVC pipe to carry water to an approved discharge point. Cleanouts should be provided at all bends greater than 45 degrees, and at distances not exceeding 50 feet.

While we believe that these measures will greatly reduce soil moisture, it would be prudent to install wire-mesh reinforced, concrete ratproofing over the crawl space soils.

Erosion Control

Following construction, barren soil surface should be planted to reduce erosion and soil desiccation cracking.

SUPPLEMENTAL SERVICES

We recommend that we review the final foundation, grading and drainage plans for conformance with the intent of our recommendations. During construction, we should observe the rough and finished grading operations, foundation excavations prior to steel placement, and the installation of all drainage facilities prior to burial to ascertain that our recommendations are followed. Upon completion of the project, we should perform a site observation and report the results of our work in a final report. These services are outside the present scope and will be billed on a time and materials basis, in accordance with the fee schedule current at that time. These services will be performed only if we are provided with sufficient notice to perform the work. We do not accept responsibility for items that we are not notified to observe. We recommend that the Owner be responsible for notification, no less than 48 hours before the requested site visit.

INVESTIGATION LIMITATIONS

This report has been prepared in accordance with generally accepted geotechnical engineering principles and practices, and is in accordance with the standards and practices set by the geotechnical consultants in the area. This acknowledgment is in lieu of any warranties, either expressed or implied. We offer no guarantees.

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

This report is submitted with the understanding that it is the responsibility of the Client (Owner) to ensure that the applicable provisions of the recommendations contained herein are made known to all design professionals involved with the project; that they are incorporated into the construction drawings; and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

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

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

MAINTENANCE

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

REFERENCES

Beach Leighton and Associates, 1971, Geologic report of Seal Cove, Moss Beach area: Geotechnical consultant's October 15 report to the County of San Mateo Planning Department.

Borcherdt, R.D., Gibbs, J. F., Lajoie, K.R., 1975, Maps showing maximum earthquake intensity predicted in the southern San Francisco Bay region, California, for large earthquakes on the San Andreas and Hayward faults: U.S. Geological Survey Misc. Field Studies Map MF-709, scale 1:125,000.

County of San Mateo Planning and Building Division, Section 8600, San Mateo county Ordinance: Excavation, grading, filling, and clearing regulations, undated 23 pgs.

Leighton and Associates, 1976, San Mateo County geotechnical hazard synthesis map: Geotechnical consultant's July report to the San Mateo County Planning Department; Sheet 2, scale 1:24,000.

Pampeyan, E.H., 1994, Geologic map of the Montara Mountain and San Mateo 7 ½' quadrangles, San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Map I-2390, scale 1:24,000.

Petersen, M. and others, 1999, Seismic shaking maps of California: California Division of Mines and Geology Map 48.

Uniform Building Code, 1997, Chapter 16, Tables 16I and J: International Conference of Building Officials, v. 2, pg. 2-30.

William Cotton and Associates, 1980, Geologic analysis of the Seal Cove area, County of San Mateo: Geotechnical consultant's August 5 report to San Mateo County Planning Department.

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

Photo 1 - Northeasterly view of site from unimproved San Ramon Avenue...

Plate 1 - Vicinity Map

Plate 2 - Site Plan

Plate 3 - Geologic map

Plate 4 - Geotechnical Hazard map

Plate 5 - Logs of Borings 1 and 2

Plate 6 - Log of Boring 3

Plate 7 - Key to Borings

Plate 8 - Generalized Cross Section A-A'

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

Very truly yours,

Earth Investigations Consultants

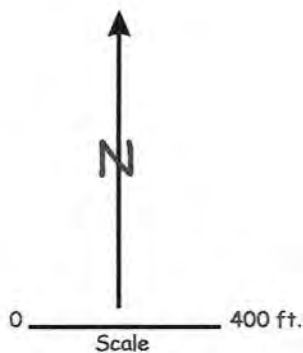
Joel E. Baldwin, II
Engineering Geologist 1132 (Renewal date 2/28/07)

David W. Buckley,
Civil Engineer 34386 (Renewal date 9/30/07)

JEB:DWB:jbb:gi
Distribution: 3 copies to addressee



Photo 1 - Northeastly view of site from San Ramon Avenue. Existing residence~~are~~ are located to right and behind site. There is a vacant lot on the left side.



San Mateo County Topographic Map 9A & 10A (1/1/96)

Contour interval = 20'

**Earth Investigations
Consultants**

Job No. 2161.01.00

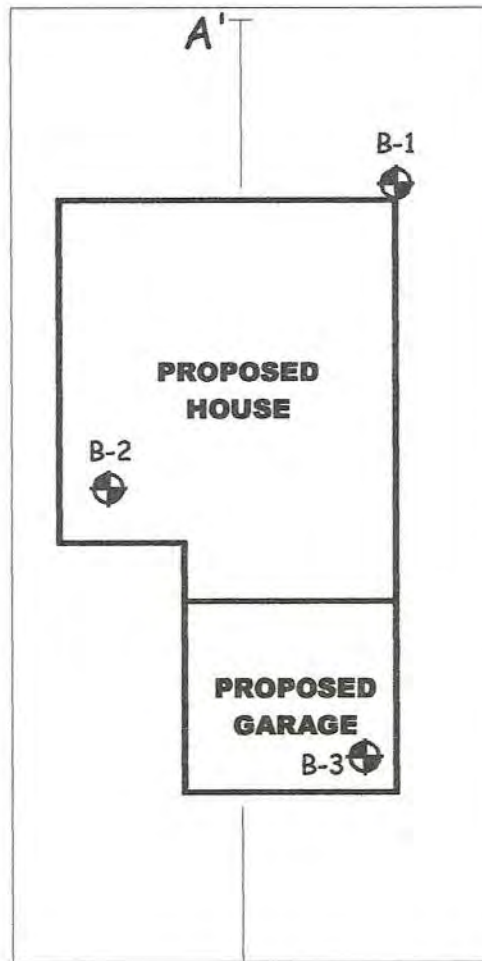
Date 11/17/06

VICINITY MAP

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

1



Edge of pavement

A
SAN RAMON AVENUE

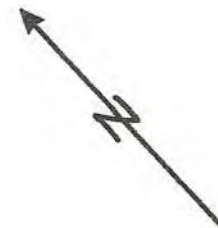
EXPLANATION



Approximate boring location



Line of cross section A-A'



0 ————— 20 ft.
Scale

**Earth Investigations
Consultants**

Job No. 2161.01.00

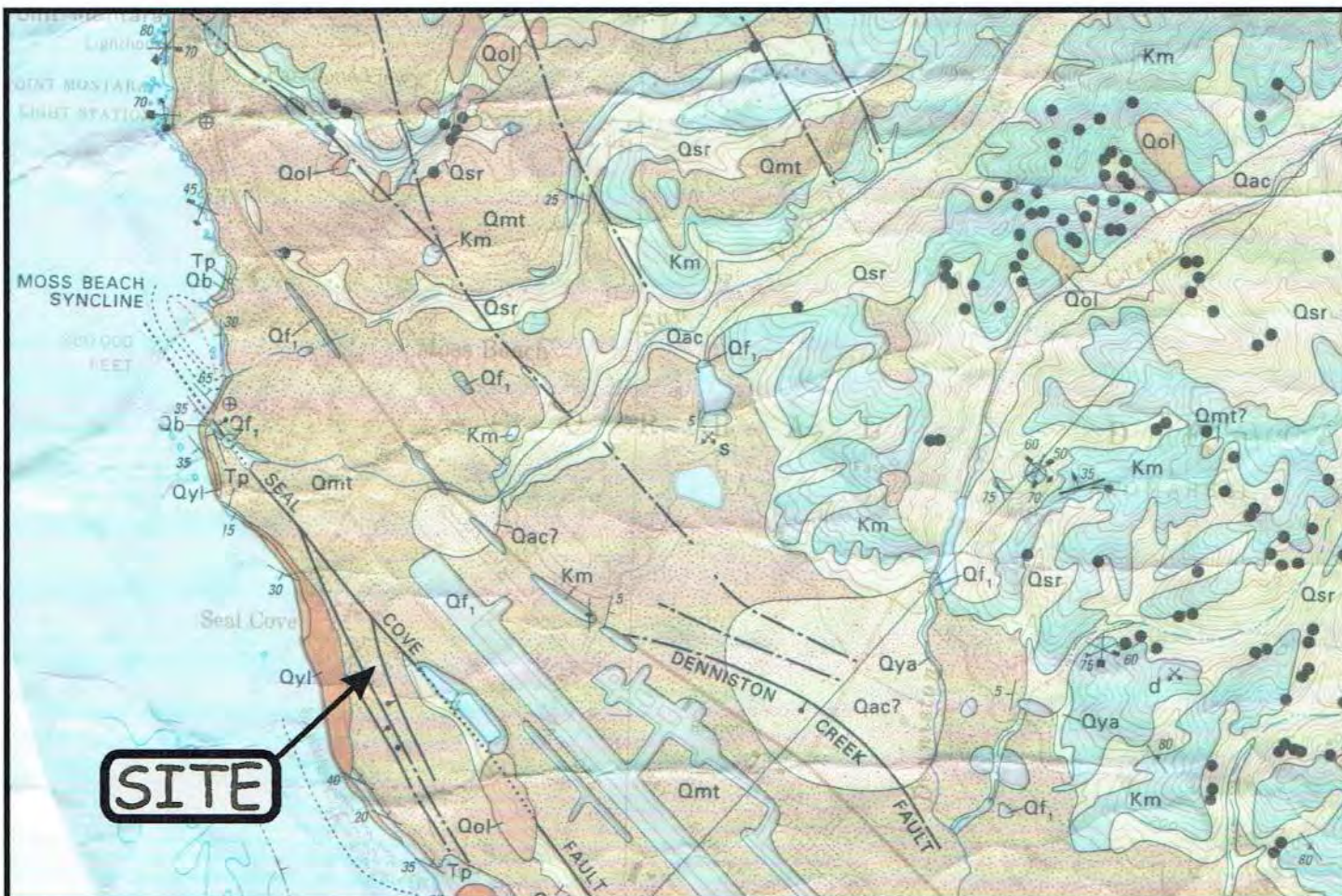
Date 11/17/06

SITE PLAN SKETCH

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

2



EXPLANATION

Qf	Artificial fill
Qya	Younger alluvium
Qac	Coarse-grained alluvium
Qsr	Slope wash, ravine fill and colluvium
Qb	Beach deposits
Qyl	Younger landslide deposits
Qol	Older landslide deposits
Qmt	Marine terrace deposit
Tp	Purisima Formation
Km	Granitic rock of Montara Mountain

— — — — — ?

Fault - dashed where inferred; dotted where concealed; queried where existence or extension is uncertain



Shallow landslide, commonly in surficial material

65

Bedding attitude



Inclined joint



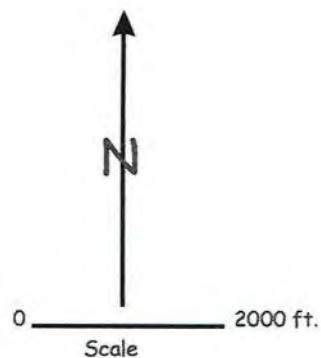
Inclined foliation



Vertical foliation



Borrow Pit



**Earth Investigations
Consultants**

Job No. 2161.01.00

Date 11/17/06

GEOLOGIC MAP

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

3



EXPLANATION



Scarp



Trench



Depression



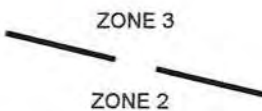
Tension crack



Fault by Leighton and Associates (1971)



Fault-related features compiled from aerial photographs



Geotechnical hazard zone boundary
Zone 1 - unstable
Zone 2 - questionable stability
Zone 3 - most stable



Area of poor surface drainage

0 200 ft.

From William Cotton and Associates (8/5/1980)

**Earth Investigations
Consultants**

Job No. 2161.01.00

Date 11/17/06

GEOTECHNICAL HAZARDS MAP

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

4

Dry Density
(pcf)

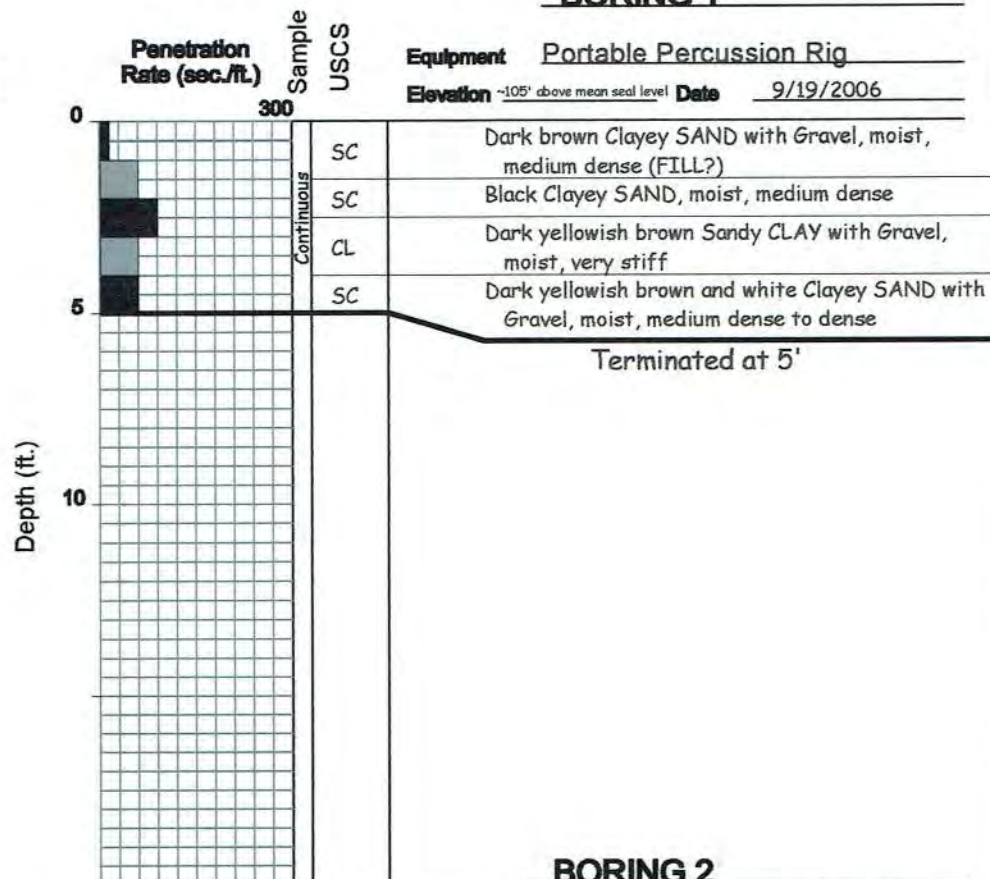
Moisture
Content (%)

Pocket Pen
(tsf)

BORING 1

Equipment Portable Percussion Rig

Elevation ~105' above mean seal level Date 9/19/2006



BORING 2

Elevation ~105' above mean seal level Date 9/19/2006

83.4

10.8

93.9

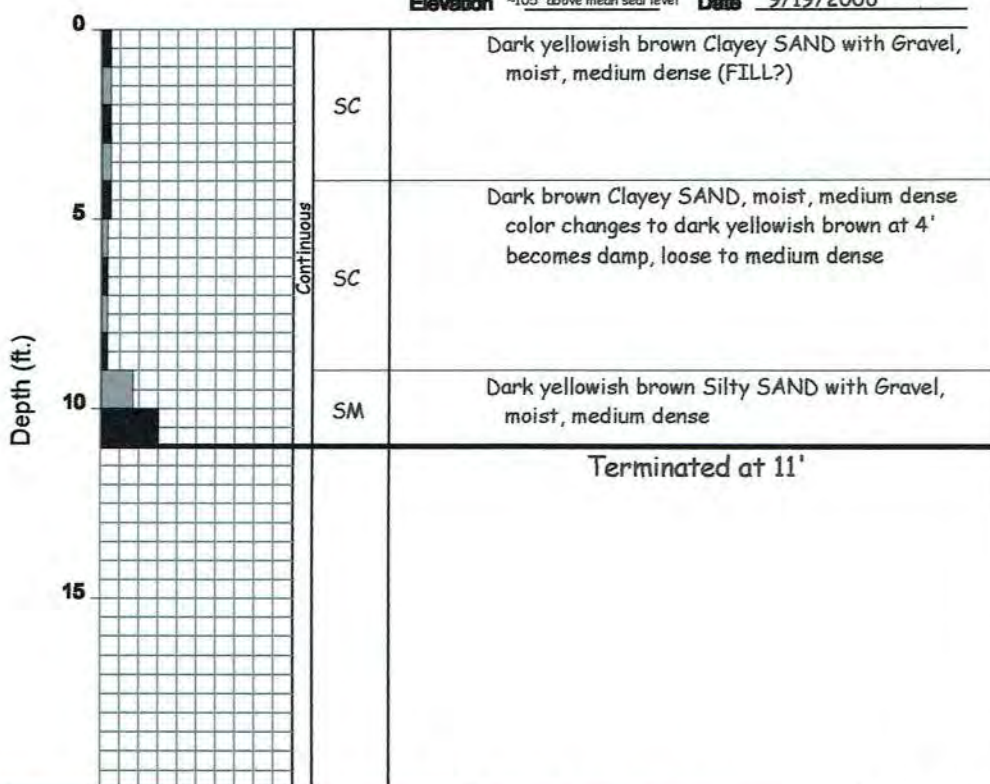
10.7

103.3

14.3

109.4

11.5



Earth Investigations
Consultants

Job No. 2161.01.00

Date 11/17/06

LOGS OF BORINGS

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

5

Dry Density
(pcf)

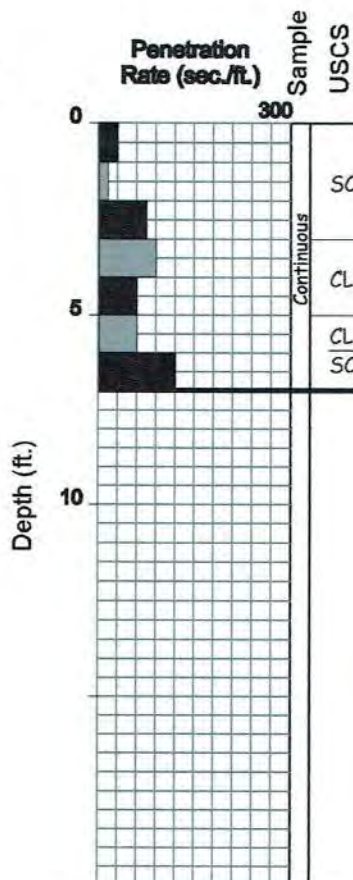
Moisture
Content (%)

Pocket Pen
(tsf)

88.9 8.4

114.8 13.4

111.9 16.0



BORING 3

Equipment Portable Percussion Rig

Elevation -105' above mean sea level Date 9/19/2006

Dark brown Clayey SAND with Gravel, moist, medium dense (FILL?)

Dark brown Sandy CLAY, moist, very stiff

Dark yellowish brown Sandy CLAY/Clayey SAND, damp, very stiff/medium dense

Terminated at 7'

Earth Investigations
Consultants

Job No. 2161.01.00

Date 11/17/06

LOG OF BORING

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

6

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

Definition of Terms

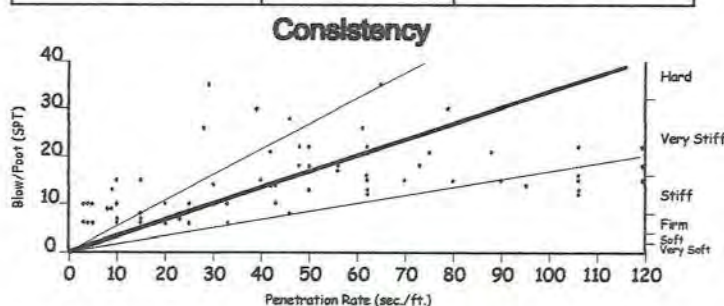
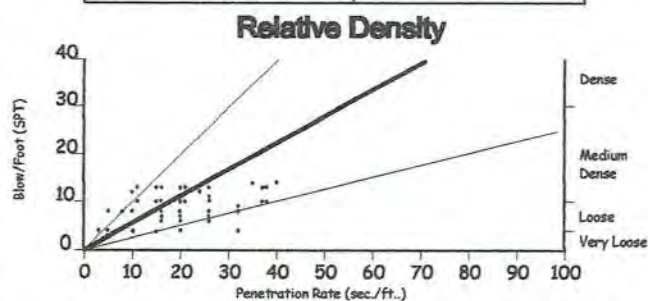
U.S. Standard Series Sieve				Clear Square Sieve Openings			
200	40	10	4	3/4"	3"	12"	
SILTS AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

Grain Sizes

Unified Soil Classification System (ASTM D-2487)

SAND AND GRAVELS	PENETRATION RATE*
VERY LOOSE	0 - 7
LOOSE	7 - 18
MEDIUM DENSE	18 - 53
DENSE	53 - 88
VERY DENSE	OVER 88

SILTS AND CLAYS	STRENGTH**	PENETRATION RATE*
VERY SOFT	0 - 1/4	0 - 6
SOFT	1/4 - 1/2	6 - 11
FIRM	1/2 - 1	11 - 23
STIFF	1 - 2	23 - 47
VERY STIFF	2 - 4	47 - 94
HARD	OVER 4	OVER 94



* Seconds per foot, based on a portable percussion rig advancing a 1 1/2-inch diameter split-spoon sampler with a force of 35 lb. at a rate of 1270 blows per minute.

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

**Earth Investigations
Consultants**

Job No. 2161.01.00

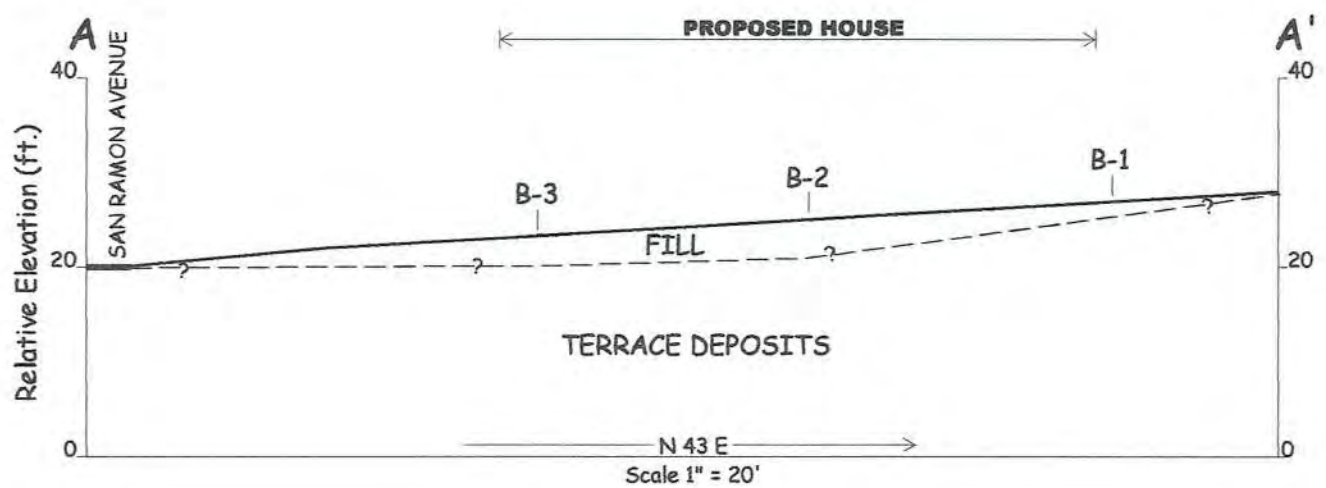
Date 11/17/06

KEY TO BORINGS

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

7



**Earth Investigations
Consultants**

Job No. 2161.01.00

Date 11/17/06

GENERALIZED CROSS SECTION A-A'

APN 037-259-200, San Ramon Avenue
Moss Beach, California

Plate

8

APPENDIX B

Log of Subsurface Exploration and Laboratory Test Results

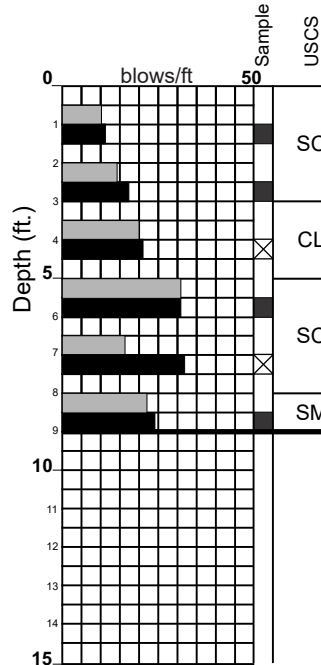
Plate B1 – Log of Boring 1

Plate B2 – Key to Boring

Plate B3 – Plasticity Chart

BORING 1Equipment Portable EquipmentElevation ~105 ft.* Date 09/11/19

Dry Density (pcf)	Moisture Content %	Blows/Foot (SPT)	Pocket Pen (tsf)	Torvane (tsf)
116.4	15.8	21		0.35
122.2	12.1	32	>4.50	0.50
		41		
125.4	14.8	61		
		34		
124.0	13.3	46		



*Approximate elevation from Plate 1



Geosphere Consultants, Inc.

Job No.: 91-04746-A

Approved: JEB

Date: 09.17.19

LOG OF BORING 1TBD San Ramon Avenue (APN 037-259-200)
Moss Beach, California**Plate****AB1**

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

U.S. Standard Series Sieve					Clear Square Sieve Openings		
200	40	10	4	3/4"	3"	12"	
SILTS AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

Grain Sizes

SAND AND GRAVELS	BLOWS/FOOT*
VERY LOOSE	0 -4
LOOSE	4 -10
MEDIUM DENSE	10 -30
DENSE	30 -50
VERY DENSE	OVER 50

Relative Density

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

Consistency

* Number of blows of 140 pound hammer falling 30 inches to drive a split spoon, SPT sampler (ASTM D-1586)

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

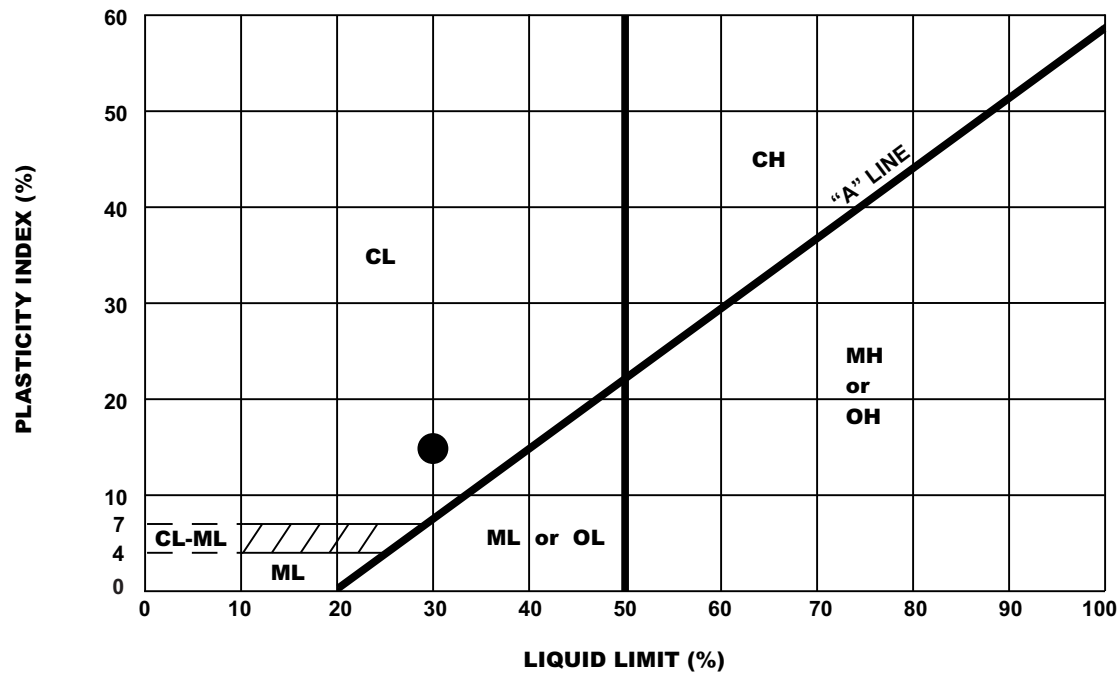
☐ Sample location; blow counts listed are from the bottom 12 inches of 18-inch drive sample.

☒ Grab sample

59  Total number of SPT blow counts for sampling interval. Bar graph represents individual 6-inch intervals.

Unified Soil Classification System (ASTM D-2487)

 Geosphere Consultants, Inc.	Job No.: 91-04746-A	KEY TO BORING TBD San Ramon Avenue (APN 037-259-200) Moss Beach, California	Plate B2
	Approved: JEB		
	Date: 09.17.19		



KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	NATURAL WATER CONTENT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	PASSING NO. 200 SIEVE (%)	LIQUIDITY INDEX	USCS
●	B-1	3'	14	30	15	64	-0.07	CL



Geosphere Consultants, Inc.

Job No.: 91-04746-A

Approved: JEB

Date: 09.17.19

PLASTICITY CHART

TBD San Ramon Avenue (APN 037-259-200)
Moss Beach, California

Plate

B3



Earth Investigations Consultants

January 23, 2026
2024.50-A

Mr. Art Tafolla
% amtafolla@gmail.com

RE: RESPONSE TO PEER REVIEW
Proposed Single-Family Residence
845 San Ramon Avenue
Moss Beach, California 94038

Dear Mr. Tafolla:

This letter represents our response to the peer review comments by Cotton Shires and Associates, Inc. (CSAI) to our January 21, 2025, geotechnical investigation report, presented in their letter dated December 21, 2025. On page 2 of their letter, they request “clarification of the potential fault rupture hazard with respect to possible secondary faulting across the subject property.” To that end, and as suggested by CSAI, we have completed a fault shadow analysis, “consisting of reviewing/researching available geologic/geotechnical reports with fault trench investigations of nearby sites if and where active fault traces are projected to cross the property”.

A “Soil and Seismic Investigation for Assessor’s Parcel No. 37-259-220 Lots 29 and 30 San Ramon Avenue in the Moss Beach District of San Mateo County” was prepared by Abel R. Soares and Associates, dated 07-06-1976. That investigation included a fault trench, excavated 90 feet long and from 7 to 10 feet deep adjacent and oriented parallel to the northwestern property line. The shadow coverage is with respect to the approximately North 40°West trend of the Moss Beach segment to the Seal Cove Fault and shadows the building site on the subject property at 845 San Ramon Avenue (refer to Plate 1, Aerial Fault Trench Map, and Appendix).

As depicted in the trench log trench log, apart from an isolated approximately 3-foot-thick fill wedge encountered near the middle of the trench, the excavation revealed a section of marine terrace deposits composed of flat-lying intercalated and lenticular Sands and Silts with Clay and scattered Gravel. Evidence of fractures fault offset was not observed by the geologist.

Therefore, on the basis of close proximity of Abel Soares and Associates’ exploratory trench, observations documented on the trench log, our other observations and research presented in our January 2025 report, it is our opinion there is low probability for occurrence of primary fault rupture on the subject property from future major earthquakes on a nearby segment of the Seal Cove Fault, which lies approximately 270 feet from the east side of the subject property. We do expect a future major earthquake, as characterized by Simpson and others (1997) for past documented seismic events, to produce secondary surficial deformation in the form of shallow tension gashes, fractures and joints that have been documented in exploratory trenches throughout the Moss Beach terrace.

Geologists & Engineers

446 Old County Road | Suite 100 PMB 409 | Pacifica, CA 94044 | 650.557.0262 | earthinvestigations@comcast.net

LIMITATIONS

This study was performed in accordance with generally accepted geotechnical principles and practices. This acknowledgement is in lieu of any warranty or guarantee.

REFERENCES

Cotton, Shires & Associates, 2026, Seal Cove Geologic Study, Seal Cove Neighborhood, Moss Beach, California: Geologic Consultant's December 11 Report to the San Mateo County Planning and Building Department, Job No, E6195, 90 pages including graphics.

Simpson, G.D., Thompson, S.C., Moller, J.S and Lettis, W.R., 1997, The Northern San Gregorio Fault Zone: Evidence for the Timing of Late Holocene Earthquakes near Seal Cove, California: Bulletin of the Seismological Society of America, Vol. 87, No. 5, pp. 1158-1170.

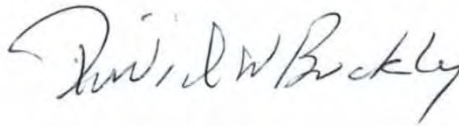
We trust this letter provides the information required at this time. If you have any questions, please call.

Very truly yours,

Earth Investigations Consultants, Inc.



Engineering Geologist
(Renewal date 02.28.27)



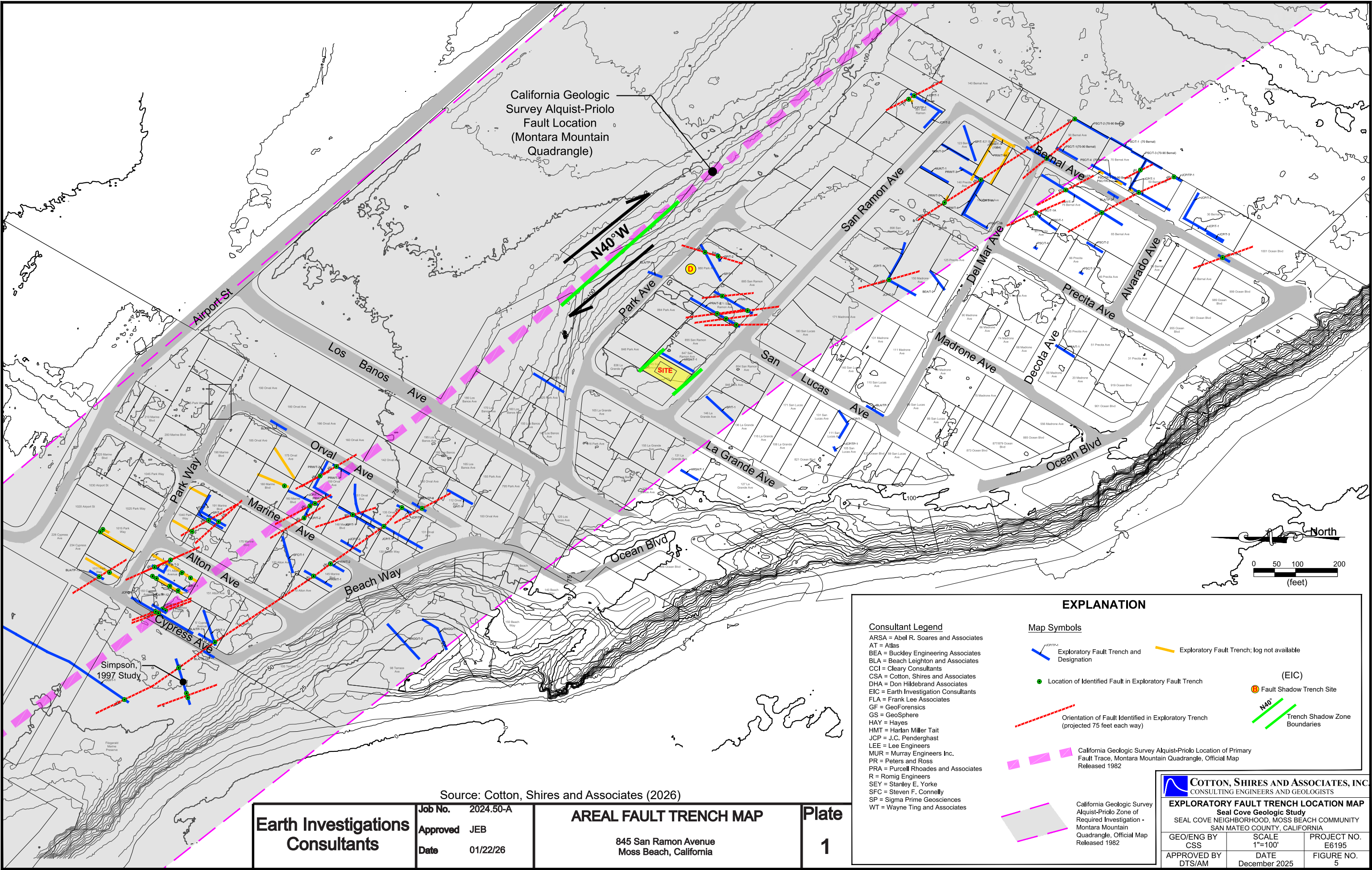
Civil Engineer
(Renewal Date 09.30.27)

DWB:JEB:jb:gi

Distribution: efile to addressee

Attachments: Plate 1, Areal Fault Trench Map

Appendix A, Abel R. Soares & Associates, 1976, (*excerpt*) from Report Entitled, Soil, Geologic, and Seismic Investigation



Source: Cotton, Shires and Associates (2026)

Earth Investigations Consultants	Job No.	2024.50-A	AREAL FAULT TRENCH MAP	Plate 1
	Approved	JEB		
	Date	01/22/26		
		845 San Ramon Avenue Moss Beach, California		

Consultant Legend
ARSA = Abel R. Soares and Associates
AT = Atlas
BEA = Buckley Engineering Associates
BLA = Beach Leighton and Associates
CCI = Cleary Consultants
CSA = Cotton, Shires and Associates
DHA = Don Hildebrand Associates
EIC = Earth Investigation Consultants
FLA = Frank Lee Associates
GF = GeoForensics
GS = GeoSphere
HAY = Hayes
HMT = Harlan Miller Tait
JCP = J.C. Penderghast
LEE = Lee Engineers
MUR = Murray Engineers Inc.
PR = Peters and Ross
PRA = Purcell Rhoades and Associates
R = Romig Engineers
SEY = Stanley E. Yorke
SFC = Steven F. Connelly
SP = Sigma Prime Geosciences
WT = Wayne Ting and Associates

EXPLANATION

Map Symbols

Exploratory Fault Trench and Designation

Exploratory Fault Trench; log not available

Location of Identified Fault in Exploratory Fault Trench

(EIC)
Fault Shadow Trench Site

Orientation of Fault Identified in Exploratory Trench (projected 75 feet each way)

Trench Shadow Zone Boundaries

California Geologic Survey Alquist-Priolo Location of Primary Fault Trace, Montara Mountain Quadrangle, Official Map Released 1982

California Geologic Survey Alquist-Priolo Zone of Required Investigation - Montara Mountain Quadrangle, Official Map Released 1982

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

EXPLORATORY FAULT TRENCH LOCATION MAP
Seal Cove Geologic Study
SEAL COVE NEIGHBORHOOD, MOSS BEACH COMMUNITY
SAN MATEO COUNTY, CALIFORNIA

GEO/ENG BY CSS	SCALE 1"=100'	PROJECT NO. E6195
APPROVED BY DTS/AM	DATE December 2025	FIGURE NO. 5

APPENDIX A

SOIL, GEOLOGIC AND SEISMIC INVESTIGATION

FOR

ASSESSOR'S PARCEL NO. 37-255-0210

LOTS 17 AND 16

LA GRANDE AVENUE

IN THE

MOSS BEACH DISTRICT

OF

SAN MATEO COUNTY

JUNE 29, 1976

For

MR. A. TERRANELLA

2315 Vera Avenue

Redwood City, California 94061

By

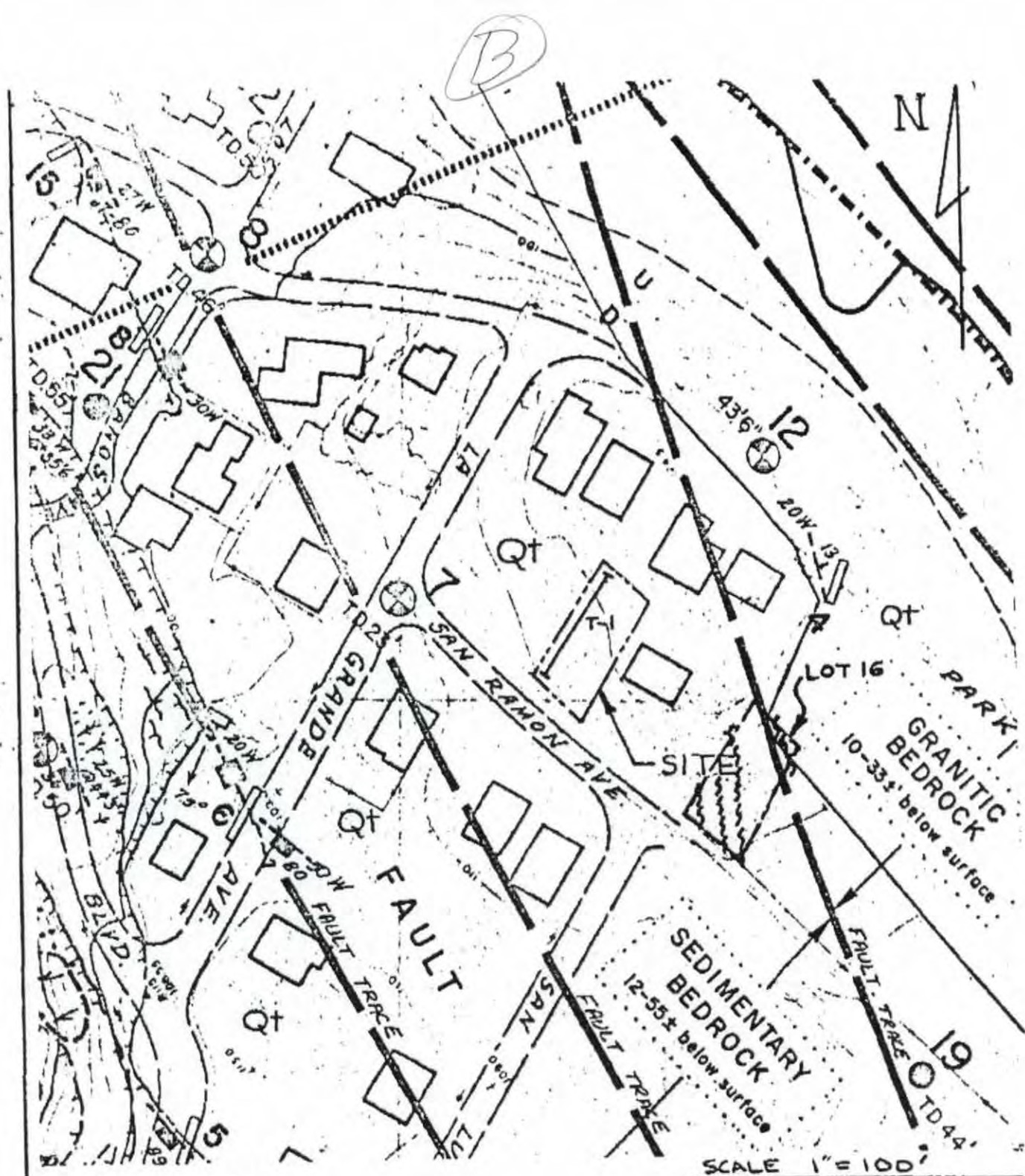
ABEL R. SOARES AND ASSOCIATES

SOIL ENGINEERS AND GEOLOGISTS

3625 Pinole Valley Road

Pinole, California 94564

Job #159-1



EXPLANATION



TERRACE DEPOSITS



BORING
(SEE LEIGHTON,
1971)



SCARPS (SLIDE FEATURE)



SLIDE AREA

FAULT TRACES:
AFTER PURCELL,
RHODES & ASSOC., 1976.

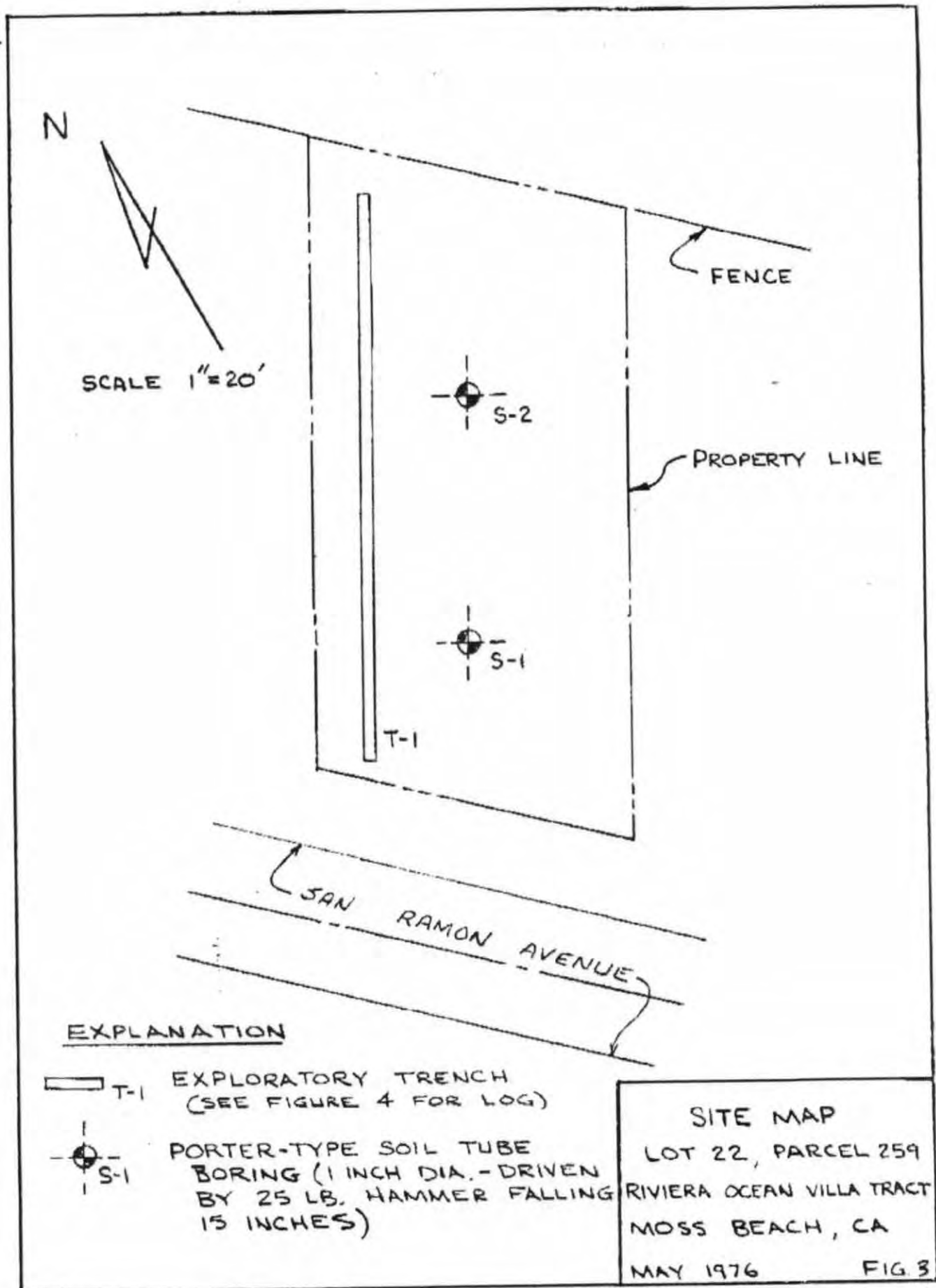
SOURCE: LEIGHTON & ASSOC., GEOLOGIC
REPORT OF SEAL COVE-MOSS BEACH, 1971.

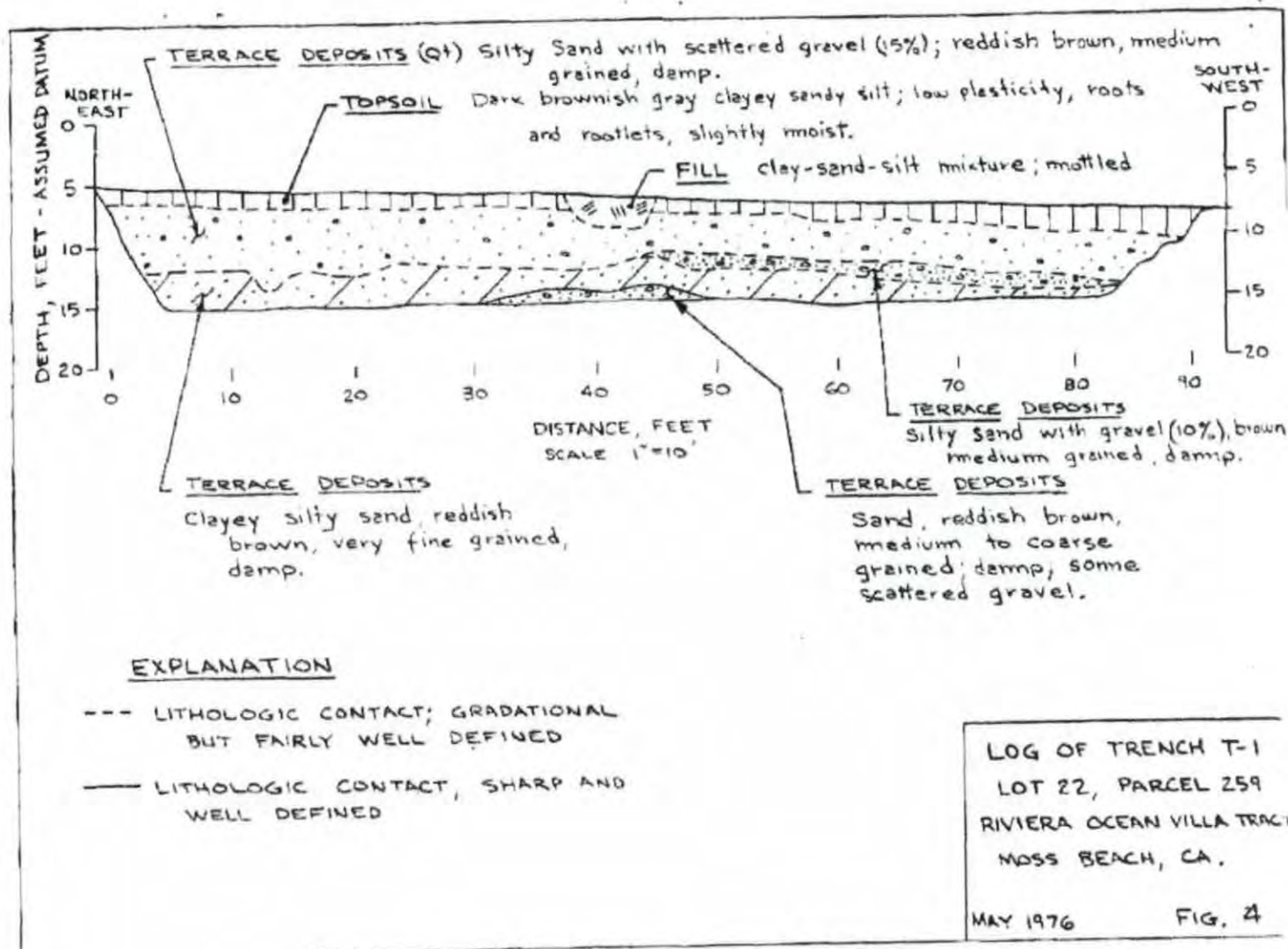
GEOLOGIC MAP

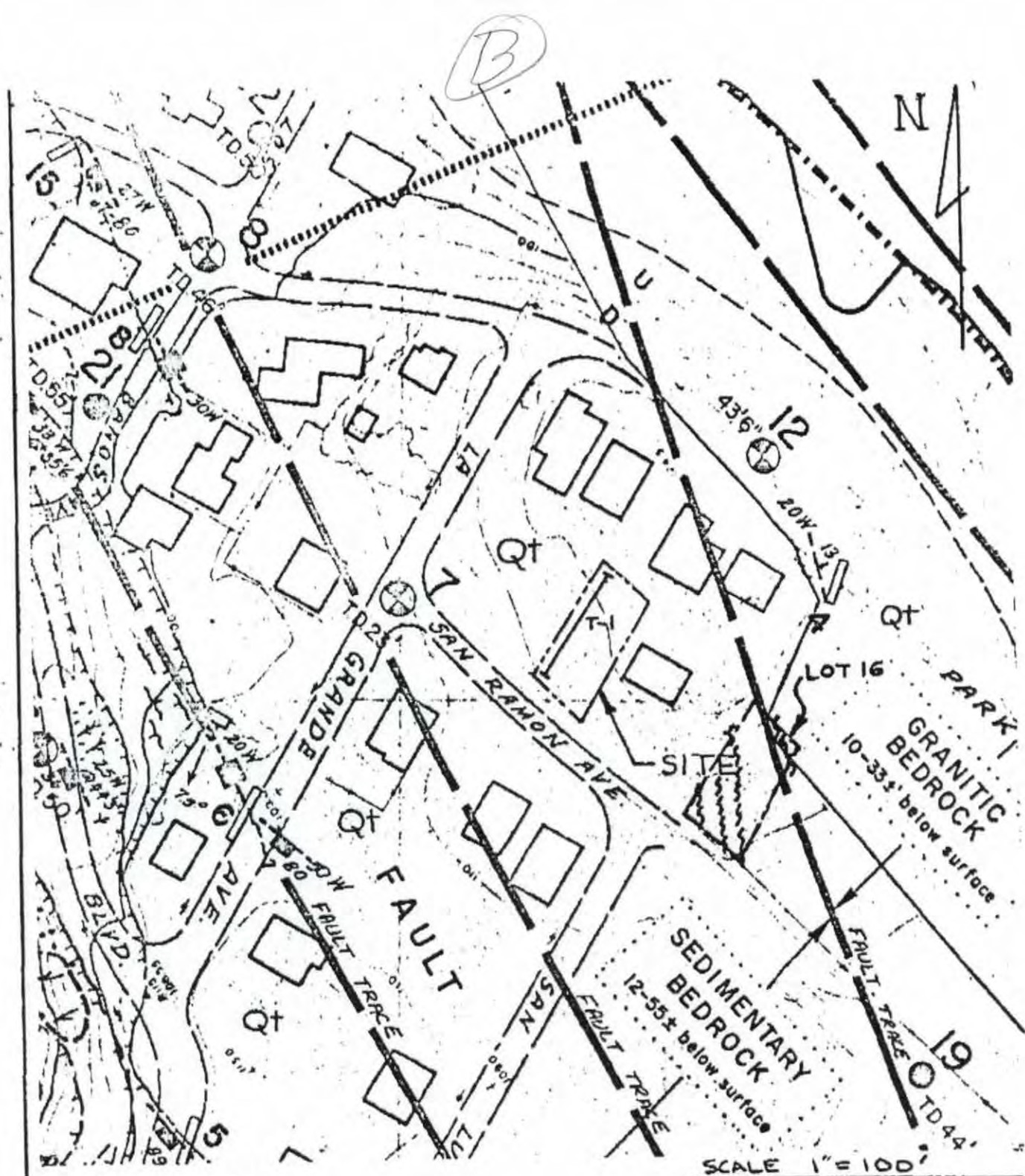
RIVIERA OCEAN VILLA TRACT
PARCEL 259, LOT 22
MOSS BEACH, CA

MAY 1976

FIG 2







EXPLANATION



TERRACE DEPOSITS

7



BORING
(SEE LEIGHTON,
1971)



SCARPS (SLIDE FEATURE)



SLIDE AREA

FAULT TRACES:
AFTER PURCELL,
RHODES & ASSOC., 1976.

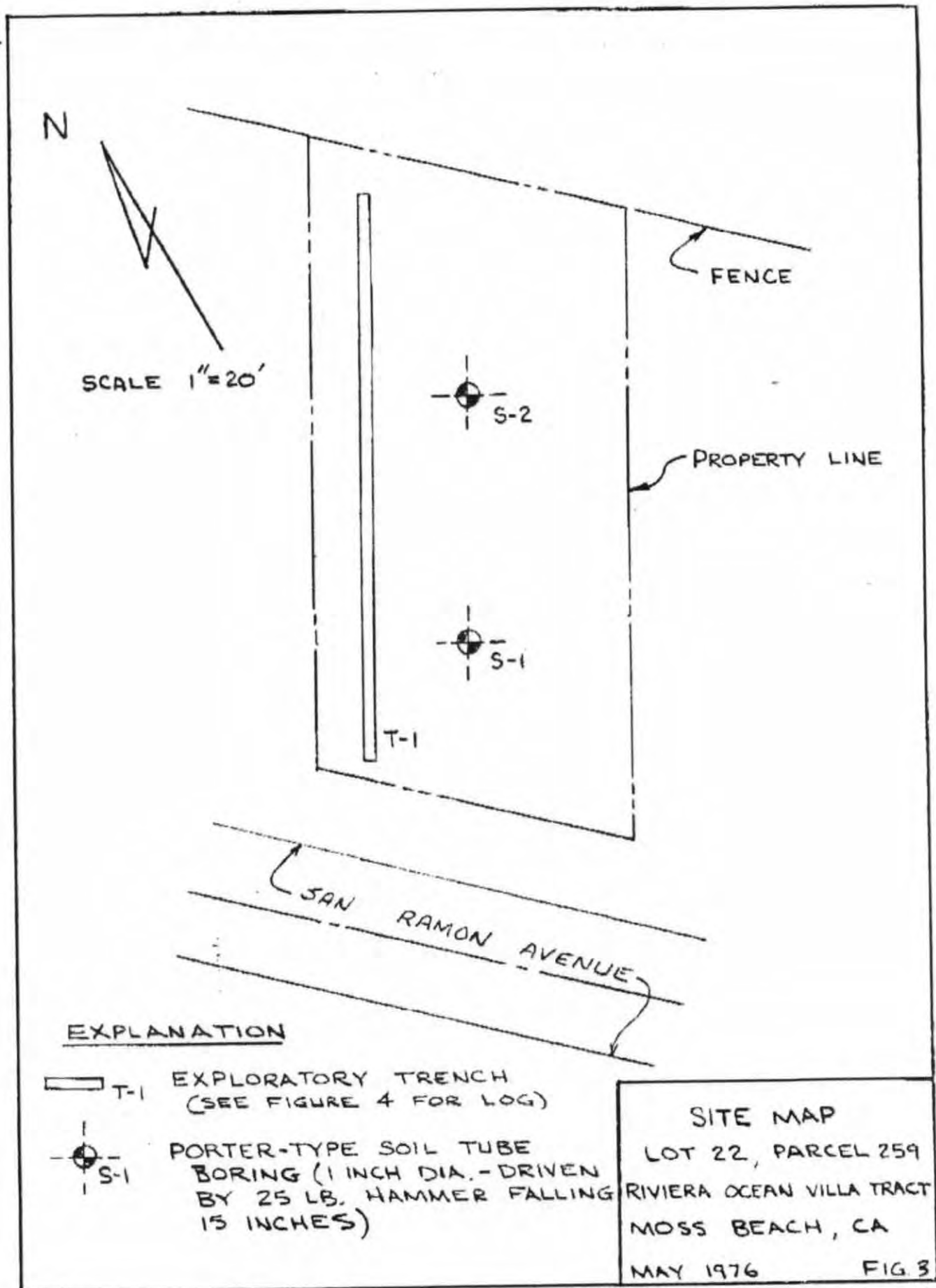
SOURCE: LEIGHTON & ASSOC., GEOLOGIC
REPORT OF SEAL COVE-MOSS BEACH, 1971.

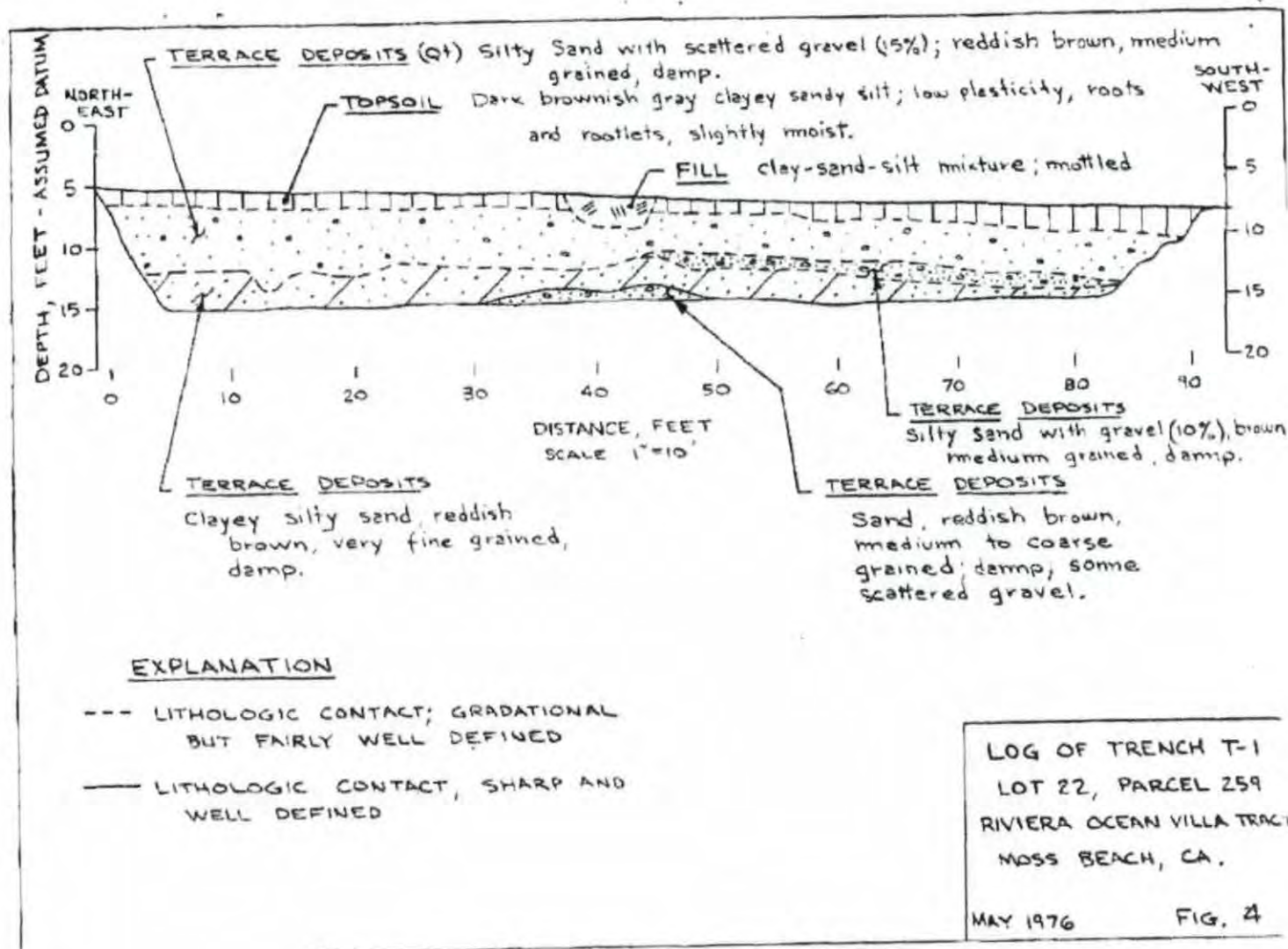
GEOLOGIC MAP

RIVIERA OCEAN VILLA TRACT
PARCEL 259, LOT 22
MOSS BEACH, CA

MAY 1976

FIG 2







Earth Investigations Consultants

ENGINEERING GEOLOGIC REPORT
Phase 2 – Fault Rupture Hazard Study
Proposed Single Family Residence
845 San Ramon Avenue
Moss Beach, California

Prepared for:
Mr. Art Taffola
c/o amtafolla@gmail.com

January 21, 2025
Job 2024.50-A

Geologists & Engineers

446 Old County Road | Suite 100 PMB 409 | Pacifica, CA 94044 | 650.557.0262 | earthinvestigations@comcast.net



Earth Investigations Consultants

January 21, 2025
Project 2420.50-A

Art Tafollo
c/o amtafolla@gmail.com

RE: ENGINEERING GEOLOGIC REPORT
Phase 2 – Fault Rupture Hazard Study
Proposed Single Family Residence
845 San Ramon Avenue
Moss Beach, California 94038

Dear Mr. Tafollo,

INTRODUCTION

This report provides a response to the San Mateo County geologic peer review comment pertaining to potential fault rupture hazard impact to the proposed single family residential development at the referenced address in the unincorporated residential village of Seal Cove, Moss Beach, California (Plate 1, Vicinity Map and Areal Geologic Map). The findings and conclusion are based upon:

- More than 3 decades of participation in engineering geologic investigations in the village.
- Recent engineering geologic site reconnaissance observations.
- Preliminary photogeologic interpretation of vertical historic panchromatic aerial photographs.
- Review of existing pertinent geologic mapping and residential paleoseismic studies. Unpublished and published reports by F. Beach Leighton and Associates (1971), William Cotton and Associates (1989), Simpson and others (1997), and William Lettis and others (2005) have provided significant insight into the Seal Cove geologic and geologic processes.

DISCUSSION

Seal Cove occupies an elevated marine terrace bordered on the west by a 100-foot northwest trending coastal bluff and on the east by a steep, approximately 40-foot-high, northwest trending escarpment that defines the trace of the active Seal Cove Fault on the northern reach of the approximately 70-mile-long San Gregorio Fault that merges with the San Andreas Fault in the Golden Gate offshore of San Francisco. The area is underlain by westerly inclined tectonically deformed Pliocene marine sandstone and shale Purisima Formation mantled by 20 to 100 feet of 100,000 to 120,000-year-old semi-consolidated intercalated cobble, gravel, sand and clay, marine terrace deposits (Plate 2, Geologic Cross Section; Appendix A). Granitic basement rock mantled by terrace deposits has been locally encountered in borings on the northeast margin of the terrace (Appendix A). Residential and Commercial developments on the northwestern margin have been severely impacted by deep-seated bedrock bluff failures evidently controlled by pervasive northwest trending discontinuities.

Geologists & Engineers

446 Old County Road | Suite 100 PMB 409 | Pacifica, CA 94044 | 650.557.0262 | earthinvestigations@comcast.net

The Seal Cove Fault is a significant tectonic feature that accommodates up to 0.4 in/yr of the right lateral slip on the San Andreas Fault but notable absence of historic seismic activity. Two to possibly 3 earthquakes occurred 3350 to 4080 years ago (Lettis and others, 2005). Juxtaposition of terrace deposits and Purisima Formation was exposed in the bluff north of Seal Cove before it was covered by bluff armor rock. The southern reach of the fault is exposed in the bluff bordering the north shore of Princeton Harbor.

The location and character of faulting west of the master trace is vague. Photogeologic studies have revealed linear features (soil tone and vegetation) interpreted as evidence for active normal faulting west of the main trace of the Seal Cove Fault. The three secondary (branch) faults are evidently projections of bedrock faulting delineated in 1971 based on geologic mapping of the western bluff and bedrock shelf (Plate 1). They have been judged to have much less displacement and relative activity than the master trace.

To my knowledge, a fault capable of generating an earthquake or primary ground rupture has not been encountered in the site area. Moreover, review of the abundance of subsurface data presented in the 1971 report lacks any compelling stratigraphic evidence of dangerous secondary faults west of the master trace (refer to Plate 5 and Appendix A). Instead, the projected secondary fault traces appear to lie amongst an abundance of fractures, joints and soil-filled fissures in the terrace deposits. These insignificant features have been encountered in paleoseismic trenching, and usually mis-characterized as primary faults capable of significant ground rupture in an earthquake (Appendix B).

Plates 4 and 5 present distribution of the paleoseismic trenching over the past 40 years, and nature of the discontinuities, usually narrow soil-filled fissures that commonly less than 1 foot wide and terminate a few feet below the ground surface without offsetting terrace stratigraphy.

CONCLUSION

The results of this study indicate the proposed residential development is feasible from an engineering geologic standpoint. The property is “shadowed” by previous paleoseismic trenches clear of faulting (i.e., Paleoseismic Sites A & B).

LIMITATIONS

This study has been performed in accordance with generally accepted geotechnical principles and practices. This acknowledgement is in lieu of any warranty or guarantee.

REFERENCES

Baldwin, Joel and Cotton, William with contributions by Fowler, William, Cole, William, Matzner, David, Brabb, Earl, and Heyes, David, 1986, Landslides and coastal processes, San Francisco Peninsula: Fieldtrip guidebook, Association of Engineering Geologists, 29th Annual Meeting, October 5-10, 95 pgs.

Baldwin-Wright, Inc., 1989, Geotechnical investigation, distressed residence at 837 Ocean Boulevard, Seal Cove, California: Geotechnical consultant's report, Job 1243.01.00, engineering geologic map scale 1 in. =50 feet.

California Geological Survey, 1982, Earthquake fault zones, Montara Mountain 7½ minute quadrangle, California: California Department of Conservation, map scale 1:24,000.

Cotton, Shires and Associates, Inc. 2016, Landslide monitoring program, Moss Beach Distillery, San Mateo County, California: Geotechnical consultant's November 28 report, Job G3335D, 4 pages with illustrations.

DeMouthe, J.F., PhD, 2006, Geologic summary of the conditions along Ocean Boulevard, Moss Beach: Action San Mateo County Geologist's unpublished report, August 21, 7 pages with 2 maps, scale 1 in.=100 feet.

Earth Investigations Consultants, Inc., 2006, Geotechnical investigation, proposed residential development, APN 037-259-200, San Ramon Avenue, Moss Beach, California: Geotechnical consultant's November 17 report, Job 2161.01.00, 12 pages with illustrations.

F. Beach Leighton and Associates, 1971, Geologic report of Seal Cove – Moss Beach area, County of San Mateo: Geotechnical consultant's October 15 report to the County of San Mateo Planning Department, Resolution 29451, 14 pages with illustrations.

Geosphere Consultants, Inc., 2019, Proposed Residential Remodel & Accessory Dwelling Unit (ADA) 836 Park Avenue, Moss Beach (Seal Cove), California: Geotechnical consultant's February 22 report, Project #91-04555-A (2912 .01.00), 10 pages with illustrations.

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ILLUSTRATIONS

Plates

Plate 1 – Vicinity Map & Areal Geologic Map

Plate 2 – Geologic Cross Section C-C'

Plate 3 – Historical Aerial Photograph

Plate 4 – Northern Area Fault Trench Compilation Map

Plate 5 – Southern Area Fault Trench Compilation Map

Appendices

Appendix A – Exploratory Probes from Leighton & Associates (1971)

Appendix B – Paleoseismic Study Sites

If you have any questions, please contact Mr. Joel Baldwin (earthinvestigations@comcast.net; 650 557-0262) and reference the project number (2024.50-A).

Earth Investigations Consultants, Inc.



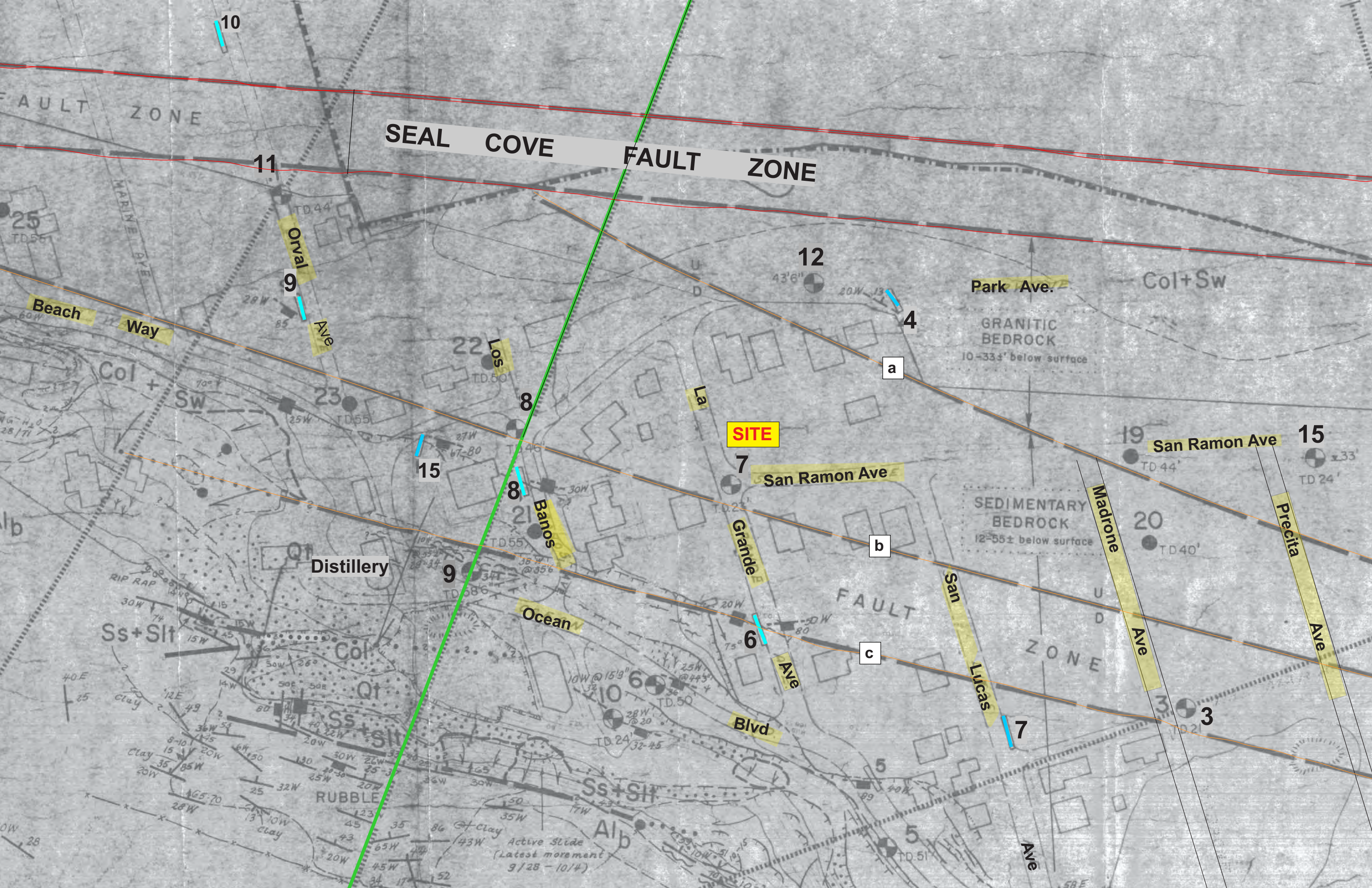
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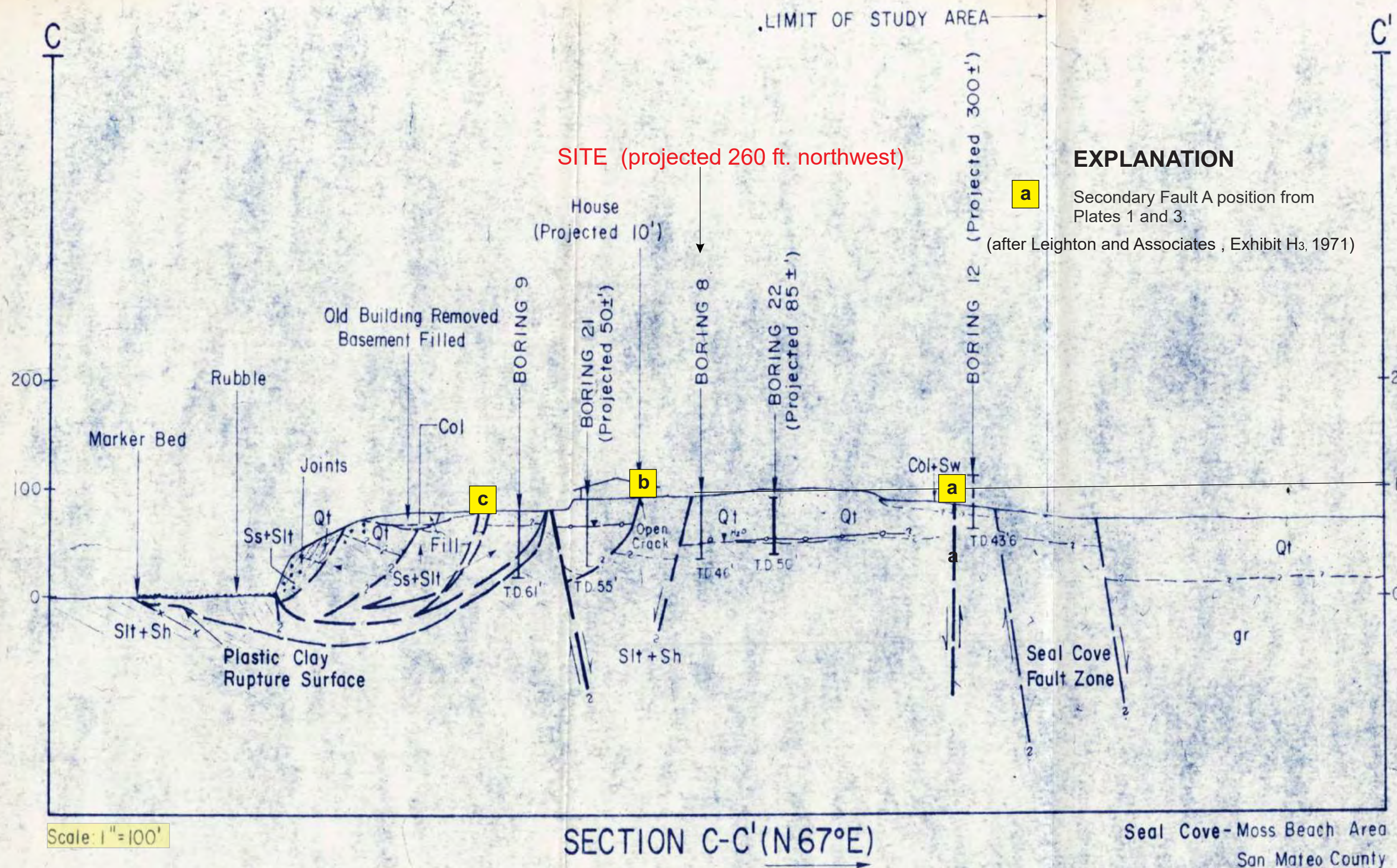
Principal Engineering Geologist

JEB:jb.gi

Distribution: Efile to addressee

Earth Investigations Consultants





▽ = Groundwater

**Earth Investigations
Consultants, Inc.**

Job No. 2024.50-A
Approved JEB
Date 01.19.2025

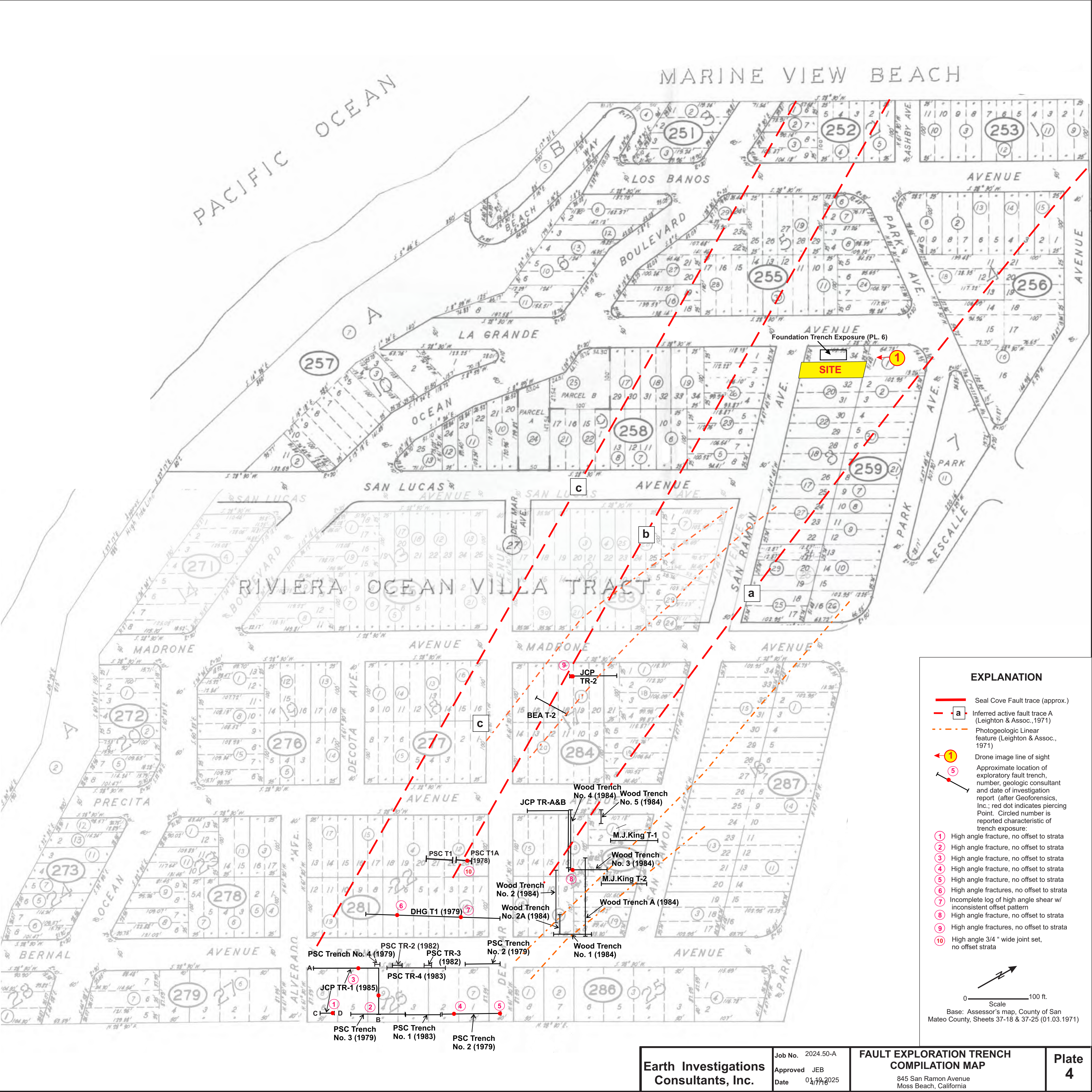
GEOLOGIC CROSS SECTION A-A'

845 San Ramon Avenue
Moss Beach, California

**Plate
2**

EXHIBIT





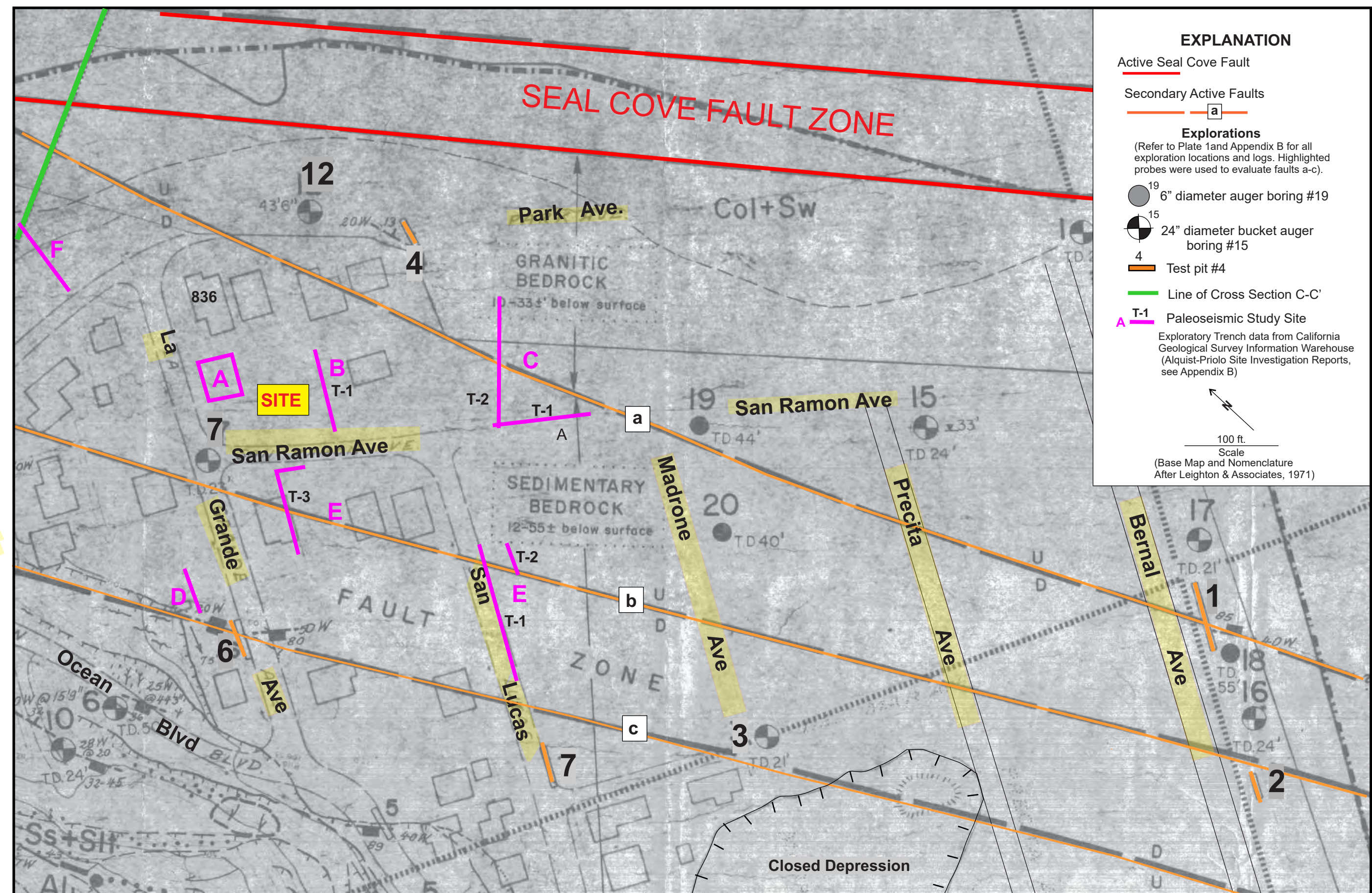
EXPLANATION

- Seal Cove Fault trace (approx.)
- Inferred active fault trace A (Leighton & Assoc., 1971)
- Photogeologic Linear feature (Leighton & Assoc., 1971)
- Drone image line of sight
- Approximate location of exploratory fault trench, number, geologic consultant and date of investigation report (after Geoforensics, Inc.; red dot indicates piercing Point. Circled number is reported characteristic of trench exposure:
- High angle fracture, no offset to strata
- High angle fracture, no offset to strata
- High angle fracture, no offset to strata
- High angle fracture, no offset to strata
- High angle fracture, no offset to strata
- High angle fractures, no offset to strata
- Incomplete log of high angle shear w/ inconsistent offset pattern
- High angle fracture, no offset to strata
- High angle fractures, no offset to strata
- High angle 3/4 " wide joint set, no offset strata



0 100 ft.

Base: Assessor's map, County of San Mateo County, Sheets 37-18 & 37-25 (01.03.1971)



EXPLANATION

Active Seal Cove Fault

Secondary Active Faults

a

Explorations

(Refer to Plate 1 and Appendix B for all exploration locations and logs. Highlighted probes were used to evaluate faults a-c).

19 6" diameter auger boring #19

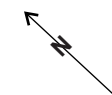
15 24" diameter bucket auger boring #15

4 Test pit #4

Line of Cross Section C-C'

T-1 Paleoseismic Study Site

Exploratory Trench data from California Geological Survey Information Warehouse (Alquist-Priolo Site Investigation Reports, see Appendix B)



100 ft.

Scale

(Base Map and Nomenclature After Leighton & Associates, 1971)

APPENDIX A

Exploratory Probes from Leighton & Associates (1971)

- Geologic Abbreviations (Explanation of symbols and terms, 3 sheets)
- Test Pit Logs: 1 (2 sheets), 2, 3, 4, 5, 6, 7, 8, 9, 11, 14
- 24-inch Diameter Bucket Auger Logs: 1, 2, 6 (2 sheets), 7, 8, 9

GEOLOGIC ABBREVIATIONS FOR SEAL COVE - MOSS BEACH

a.a. -- as above	c -- common	dist. or -- distributed
a.b. -- as below	calc. -- calcareous	distrib.
abdt. -- abundant	carb. -- carbonaceous	dk. -- dark
accum. -- accumulation	cbl. -- cobble	dkr. -- darker
ag. -- aggregate	cg. -- conglomerate	dolo. -- dolomite
altd. -- altered	cgatic. -- conglomeratic	elev. -- elevation
alter. -- alternating	clay -- clay	evid. -- evidence
ang. -- angular	clst. -- claystone	F -- fault attitude
approx. -- approximate	cmt. -- cement	F.C. -- fault contact
argil. -- argillaceous	col. -- colluvium	FeO -- iron oxide
ark. -- arkosic	comp. -- composition	ferr. -- ferruginous
assoc. -- associated	conc. -- concretion	fib. -- fibrous
att. -- attitude	conch. -- conchoidal	fm. -- formation
avg. -- average	consol. -- consolidated (soils term)	fn. -- fine, finely
B -- bedding attitude	cont. -- continuous	fn.gr. -- fine-grained
band. -- banded	contort. -- contorted	Forams. -- Foraminifera
bd., bdd. -- bed, bedded	crm. -- cream	fos. -- fossil
bdg. -- bedding	crmy. -- creamy	fossilif. -- fossiliferous
bent. -- bentonite	crs. -- coarse	fract. -- fracture
bl. -- black	cts. -- coatings	fractd. -- fractured
blks. -- blocks	dec. -- decrease	frag. -- fragment
blky. -- blocky	Dia. -- diatomaceous	fragmtd. -- fragmented
blue -- blue	dia. -- diameter	fri. -- friable
breccia. -- brecciated	diff. -- different, difference	fss. -- fissile
brit. -- brittle	diffus. -- diffused	fstd. -- frosted
brn. -- brown	discont. -- discontinuous	gen. -- generally
brn.-gr., etc. -- brownish-gray	displ. -- displacement or displace	gr. -- granitic
		grad. -- grading

Geologic Abbreviations - continued

gran. -- granular	lig. -- lignite	etc. -- outcrop
grn. -- green	limn. -- limonite	ox. -- oxidized
gvl. -- gravel	lin. -- lineation	// -- parallel
gvly. -- gravelly	lit. -- little	
gy. -- gray	loc. -- local, locally	p. -- poorly
gyp. -- gypsum	long --- long	pbl. -- pebble
gypsif. -- gypsiferous	ls. -- limestone	pably. -- pebbly
	lt. -- light	perm. -- permeable
H ₂ O -- water	mag. -- magnetite	pink -- pink
hd. -- hard	mass. -- massive	plag. -- plagioclase
hi. -- high	mat. -- material	plast. -- plastic
horiz. -- horizontal	mdst. -- mudstone	p/lith. -- poorly lithified
ig. -- igneous	med. -- medium	pocks. -- pockets
incl. -- inclusion	met. -- metamorphic	por. -- porous
incompt. -- incompetent	mica. -- micaceous	pos. -- possible (or possibly)
incr. -- increase	ml. -- marl	predom. -- predominant
indis. -- indistinct	Mn. -- manganese	pt. -- part
indur. -- indurated	MnO -- manganese oxide	purp. -- purple
intbd. -- interbedded	mod. -- moderately	pyr. -- pyrite
interst. -- interstices, interstitial	mot. -- mottled	Qal. -- alluvium
intmxd. -- intermixed	mtx. -- matrix	qts. -- quartz
irreg. -- irregular	mvmt. -- movement	qtzsc. -- quartzose
J -- joint	nod. -- nodules	qtzte. -- quartzite
jtd. -- jointed	o. -- orange	R -- rupture
l. -- loose	occ. -- occasional	rand. -- random
lam. -- laminated	op. -- opaque	rdd. -- rounded
len. -- lenses & lenticular	opos. -- opposite	

reg. -- regular
 res. -- residue
 resis. -- resistant
 rk. -- rock
 rnd. -- round
 R.S. -- rupture surface
 rt/f -- root fibers
 rt/h -- root hairs
 rt/t -- root tubules
 S -- scarce
 s/ -- some
 sat. -- saturated
 S.C. -- sample collected
 scat. -- scattered
 s. -- sand
 sdy. -- sandy
 sec. -- secondary
 sh. -- shale
 shy. -- shaly
 sil. -- siliceous
 silt. -- silt
 sl. -- slate
 sl/ -- slightly
 Sl.D. -- slide debris (spell
 out & capitalize
 where critical)
 slicks. -- slickensides
 t. -- siltstone

sort. -- sorted
 sp. -- specimen
 ss. -- sandstone
 stk. or strk. -- streak
 stn. -- stain
 stng. -- staining
 struct. -- structure
 subang. -- subangular
 sulf. -- sulphur
 t/ -- the
 Th-bd. -- thin-bedded
 T.D. -- Total Depth
 tex. -- texture
 tk. -- thick
 tub. -- tubular
 tuff. -- tuffaceous
 unconf. -- unconformable
 undul. -- undulating
 v/ -- very
 var. -- variable
 varicol. -- varicolored
 vert. -- vertical
 vug. -- vuggy
 w. -- well
 w/ -- with
 w.lith. -- well lithified
 w/o -- without

woa. -- weathering
 wht. -- white
 xl. -- crystal
 xln. -- crystalline
 yl. -- yellow

Notes: GEOLOGIC LOGS

1. ATTITUDES.

e.g., BN84W, d15S
 d = dip

Type of attitude indicated
 by preceding letter

B = Bedding attitude
 J = Joint attitude
 F = Fault attitude
 C = Contact attitude
 R.S. = Rupture Surface

Representative attitudes
 are (circled).

Generalized attitudes are
underlined.

2. PLASTIC CLAYS & SLIDE

DEBRIS
 are shown in green.

3. RUPTURE SURFACES

are shown in red.

4. DRILL HOLES

are geologically logged
 by descent to total depth,
 unless otherwise noted
 on log.

Drawn by _____
 Checked by _____
 Date of Rpt. _____
 of Abbreviation List Attached

GEOLOGIC PIT LOG NO. 1 West
 Bernal and Delmar
 Pit Location

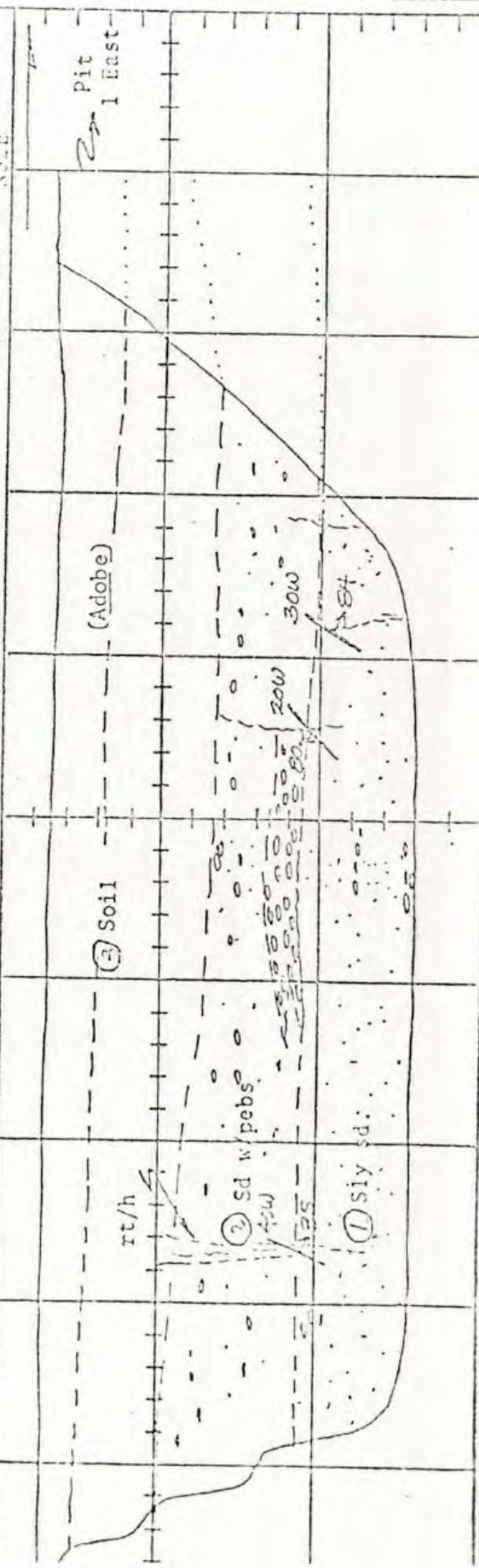
Project Moss Bc
 Tract San Mateo Co.
 Date 9/17/71

ALTITUDES	ENGINEERING GEOLOGY DESCRIPTION			PHYSICAL CONDITION	COMMENTS
N, 825	J	(3)	Soil	Black sand/silt soil, massive	Damp, Firm
N, 806	J	(2)	Sd w/pebs	Tan-brn. crs.sd. w/pebbles	Moist, Firm
N, 842	J	(1)	Sly sd.	Grn-gy. silty sand, partly bedded	" "
					NATURAL SLOPE
					Flat

Scale - 1" =

GRAPHIC REPRESENTATION

Pit Trend = N32E



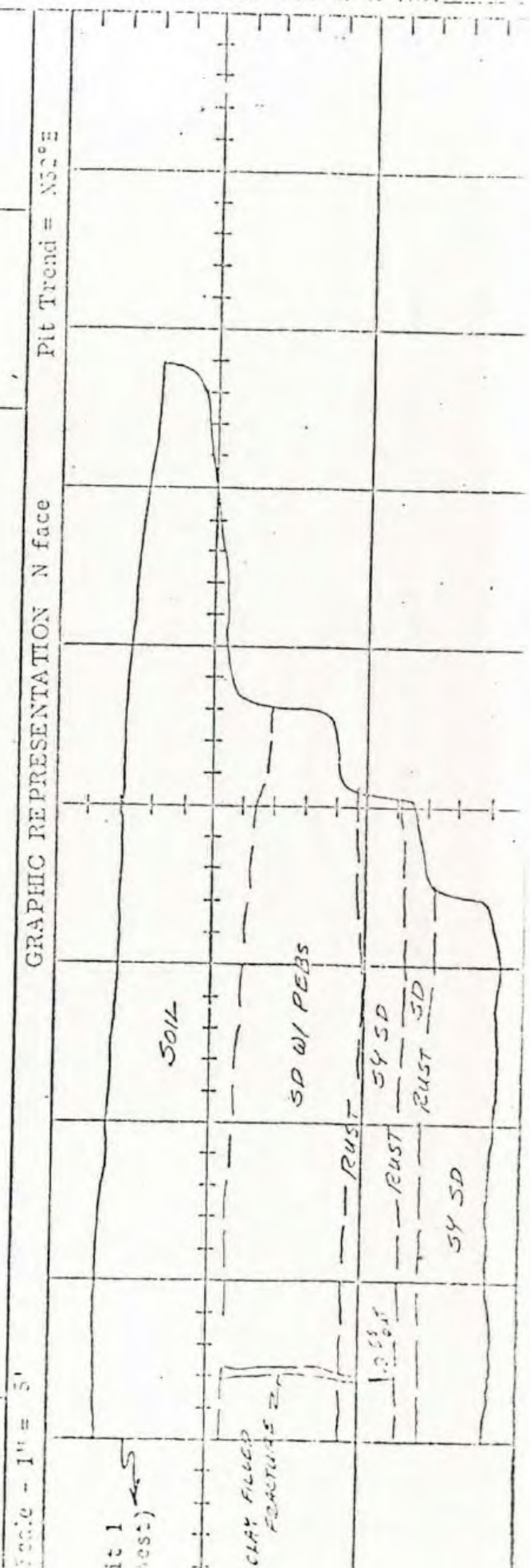
L. J. ...
 Notes by ...
 Type of Log ...
 (See Abbreviation List Attached)

GEOLOGIC LOG NO. 1 EAST
 EAST END OF PIT 1
 Pit Location

Project NESS ...
 Tract San ...
 Date 9-21-71

GEOLOGIC PIT LOG NO. 1 EAST

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
Soil	Black sand/silt soil, massive	Damp, firm	2 breaks detected.
Sd w/pebs	Tan-brown coarse sand with pebbles		Both die cut above bottom.
Sly Sd	Green-grey silty sand, partly bedded	Moist, firm	
Sd	Tan-rust coarse sand, massive		
Sly Sd	Green-grey silty sand, partly bedded		
			NATURAL SLOPE
			3° E



used by _____
 sites by _____
 type of Rig _____
 & Abbreviation List Attached)

GEOLOGIC PIT LOG NO. 2
 170' SE of Del Mar on Bernal
 Pit Location

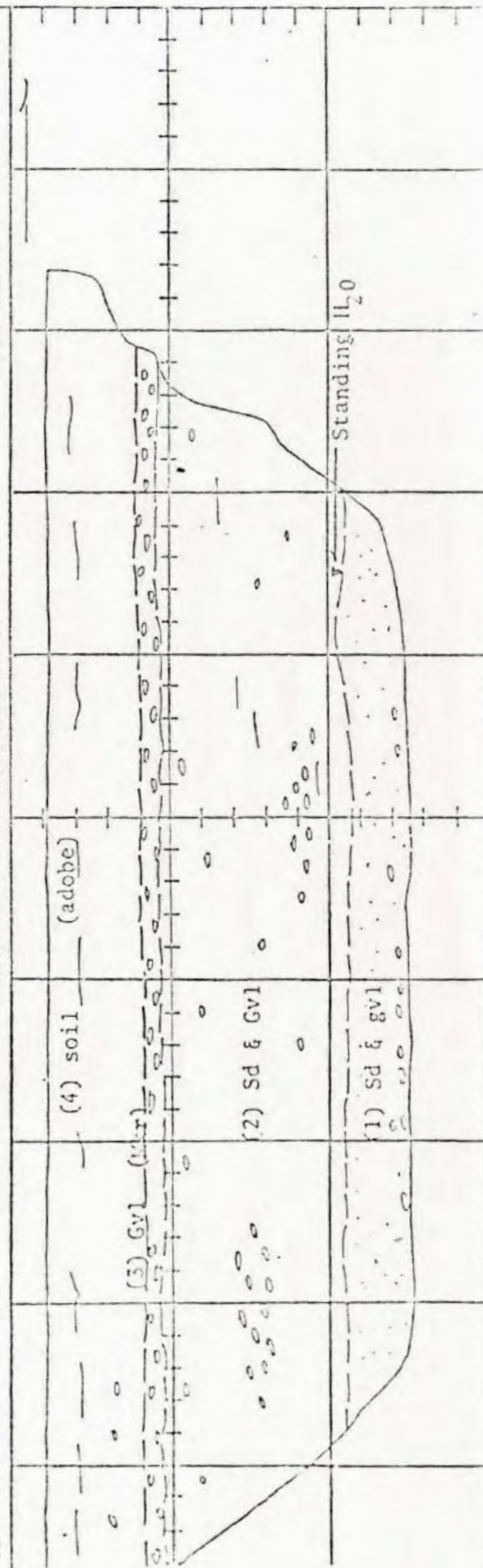
Project Moss Bluffs
 Tract San Antonio
 Date 9/17/11

ALTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
(3) Gvl (mkr)	Lt. tan to white gravel marker bed		
(2) Sd & gvl	Red, brn. sand & gravel		
(1) Sd & gvl	Tan sand and gravel		NATURAL SLOPE
			Flat

Scale - 1" = 5'

GRAPHIC REPRESENTATION

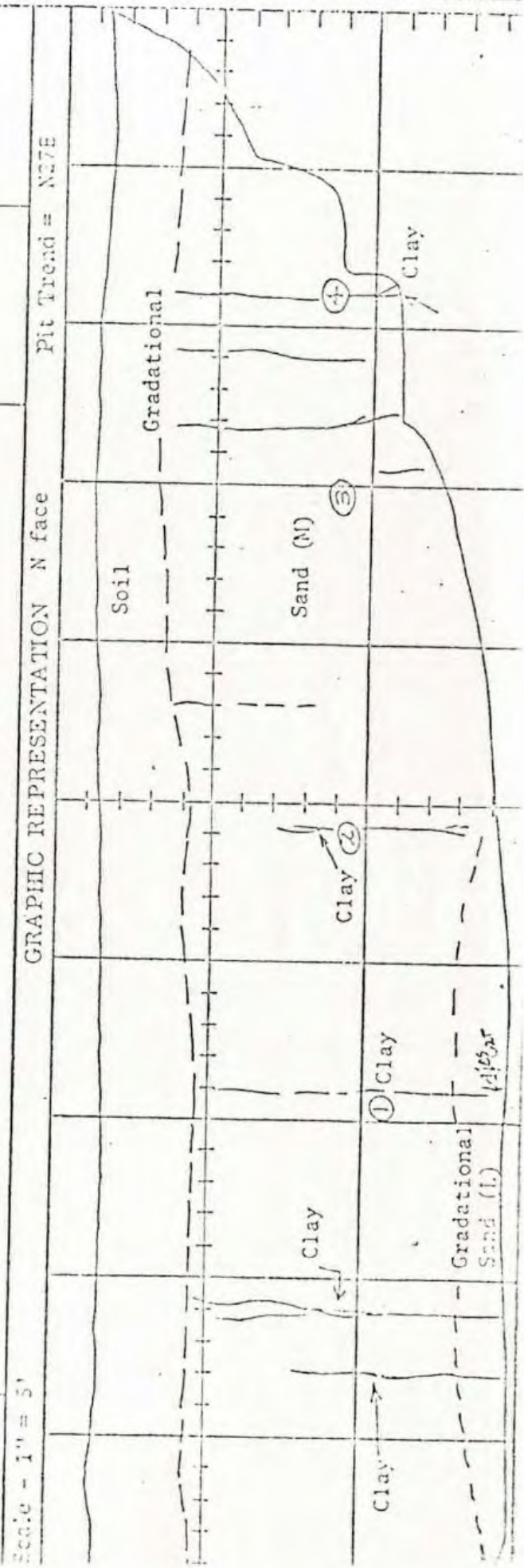
Pit Trend = N30E



Project Moss
 Tract San Diego County
 Date 9/11/71

GEOLOGIC LOG NO. 3
 54' @ N36E from R.P. opp R-112 (A.P.)
 Pit Location

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
20N, Vert (1) J	Soil	Firm, damp	Clay filled joints may pass up into soil?
65N, Vert (2) J	Sand (M)	Firm, moist	
17W, Vert (3) J	Sand (L)	Loose, dry	
33E, Vert (4) J	(Vertical joints are partially clay filled)		
			NATURAL SLOPE
			1° ± W



Logged by

Notes by

Type of Log

(See Abbreviation List Attached)

GEOLOGIC AT LOG NO. 4

40' @ NS8 W from RP. #5

Pit Location

Project Nos. Beach

Tract San Mateo County

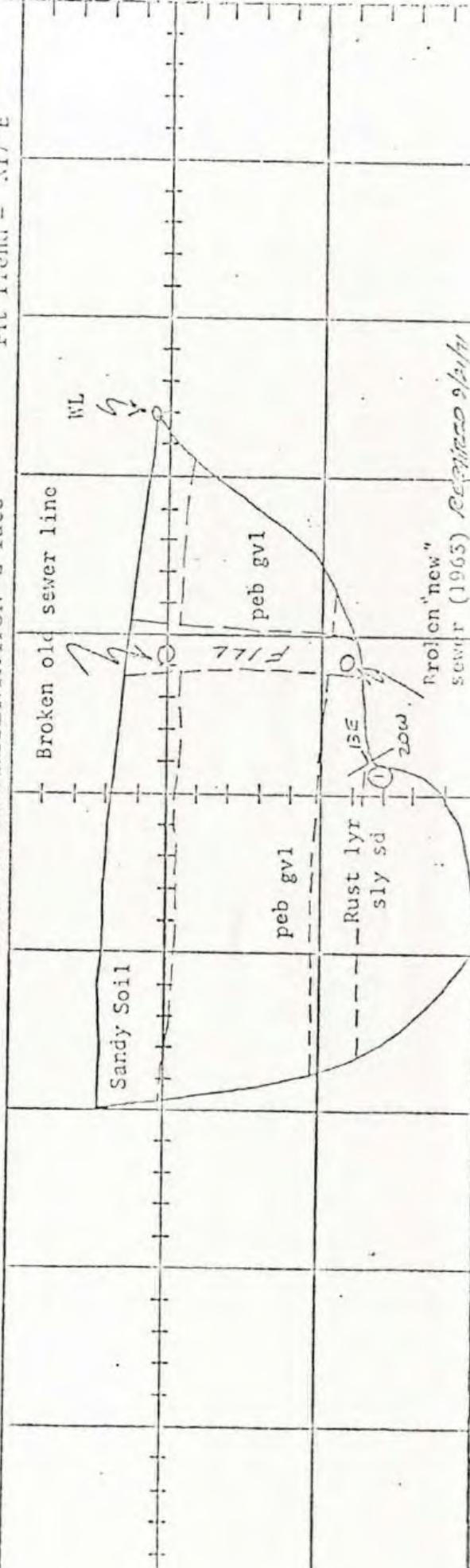
Date 9/1/71

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
(1) N20W, 15° E (local)	Sdy Soil	Dark brown clayey sand soil, massive	No offsets evident in massive to poorly bedded terrace sands
	Peb gvl	Tan to rust-brown pebbly sandy gravel with some cobbles, massive	
	Sly Sd	Grey-green silty medium sand with rust layers, poorly bedded	
			NATURAL SLOPE
			Graded Roadway

Scale - 1" = 5'

GRAPHIC REPRESENTATION E face

Pit Trend = N17°E



Log No. 10550
 Notes by Pickover
 Type of Log 11 - BORING
 (See Abbreviation List Attached)

GEOLOGI, PIT LOG NO. 5
47' @ S15 E from RP #6
 Pit Location

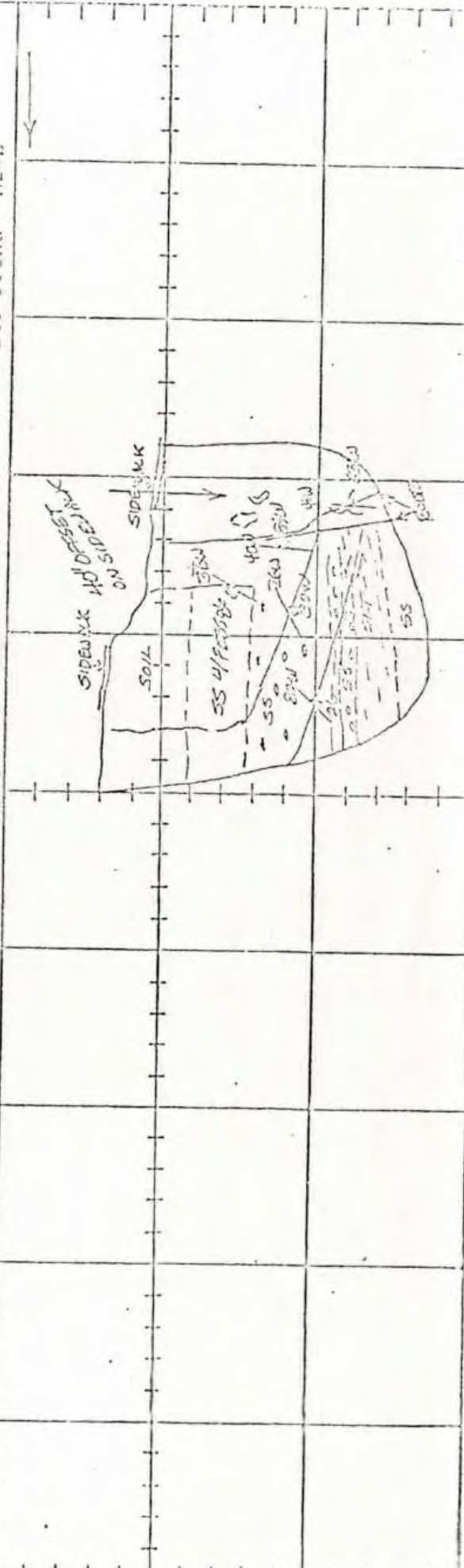
Project No. 2000
 Tract San Diego County
 Date 10-1-71

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION		PHYSICAL CONDITION	COMMENTS
N36W, 80E	J	SOIL	SOFT-FIRM DAMP	40" VERT. OFFSET ON SIDEWALK
N41W, 65W	F	SS W/PEB		
N41W, 65W	F	BLACK CLAYEY SAND SOIL		
N26W, 30W	J	TAN-RUST VERY COARSE-MEDIUM SAND W/PEBBLES THROUGHOUT, POORLY BEDDED		
N32W, 26N	J	TAN VERY SANDY SILT & SILTY F-M SAND TAN-RUST COARSE TO VERY COARSE SAND		
				NATURAL SLOPE
				GRADED HEAD- SCARP

Scale - 1" = 5'

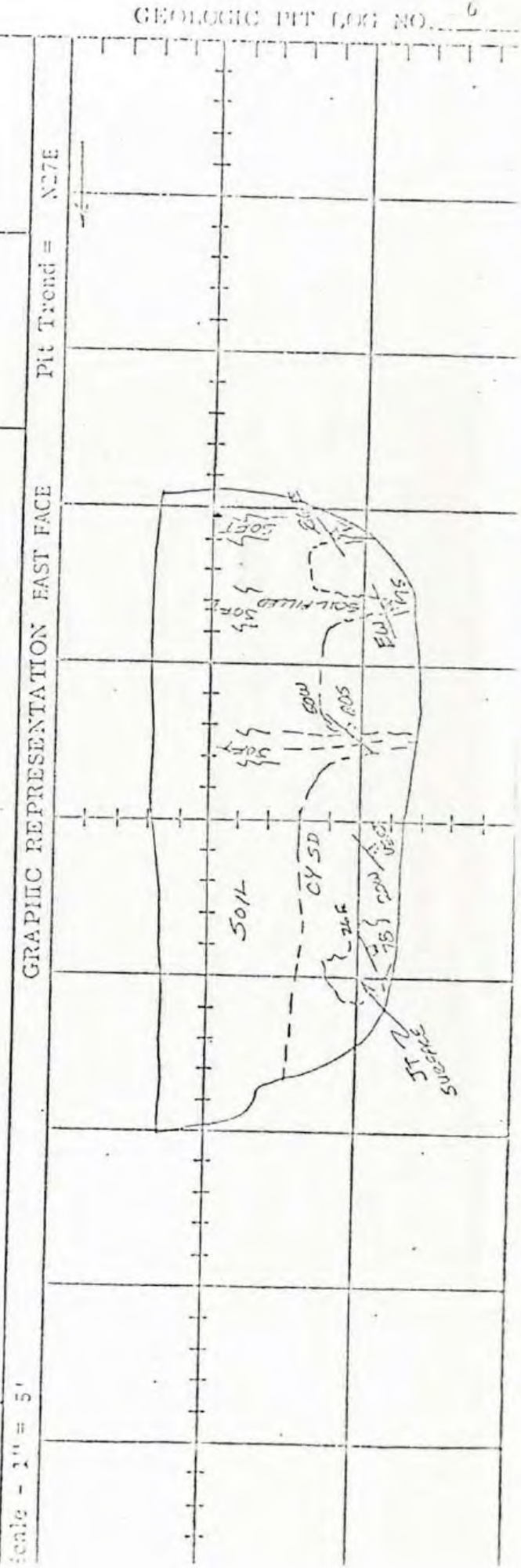
GRAPHIC REPRESENTATION EAST FACE

Pit Trend = N24E



LOG NO. 6
 Notes by W. J. B. B. B.
 Type of Rig 15" Electric
 (See Abbreviation List Attached)
 GEOLOGIC LOG NO. 6
 178' @ S33°W from RP #7
 Pit Location
 Project No. 4000
 Tract Sub. M. & Co.
 Date 9/22/71

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
J	SOIL	SOFT-FIRM DAMP	MANY JTS PARALLELING THE PIT WALL.
J	BLACK-BROWN CLAYEY SILT SOIL W/ROOTS THROUGHOUT	FIRM, DAMP	SOIL FILLED JOINTS BELOW CORRESPOND WITH SOFT ZONES IN UPPER UNIT
F?	CY SD	SOFT, MOIST	NATURAL SLOPE
F?	RUSTY BROWN WEATHERED CLAYEY SAND, MASSIVE W/ROOTS		
J?	(VERTICAL JOINTS SOIL FILLED ZONES WITH WELL-DEVELOPED ROOTS)		GRADED STREET



Location: Lucas Ave. @ San Lucas Ave.
 Notes by: John C. ...
 Type of Rug: 1" Backhoe
 (See Abbreviation List Attached)
 Project: Mos. Beach
 Tract: San Lucas County
 Date: 9/22/71

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
SOIL	BLACK/CLAY SILT SOIL, MASSIVE W/ROOTS THROUGHOUT	FIRM, DAMP	
SD	TAN-RUST CLAYEY V.C. SAND, MASSIVE	DAMP, FIRM	
SY SD	TAN-GREY SILTY M. SAND	DAMP, LOOSE	
			NATURAL SLOPE
			GRADED STREET



Logged by W. B. Dickey

Notes by W. B. Dickey

Type of Log Aug. 1950

(See Abbreviation List Attached)

GEOLOGIC PIT LOG NO. 8

60' @ S35W from PT #9

Pit Location

Project Moss Beach

Tract San Mateo County

Date 9/2-77

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION		PHYSICAL CONDITION	COMMENTS
N25W, 87N	F OR J	SOIL	LOOSE, MOIST	OPEN CRACKS INDICATE ACTIVE FRACTURE
N16W, 87E	J	BLACK SILTY SAND SOIL		
N3W, 85W	J			
<u>N10W, 80E-N</u>	OPEN CRK (1-1/2")			
N5-10W, 80E	O.C. (1")	SD	FIRM, DAMP	
SURFACE SLUMP				
NATURAL SLOPE				
GRADED STREET				

Scale - 1" = 5'

Pit Trend = N30E

GRAPHIC REPRESENTATION EAST FACE

Logged by Ray
 Notes by Wicklow
 Type of Rig 1 1/2 inch
 (See Abbreviation List Attached)

GEOLOGIC LOG NO. 9
 87' @ S31°W from R.P. #13
 Pit Location

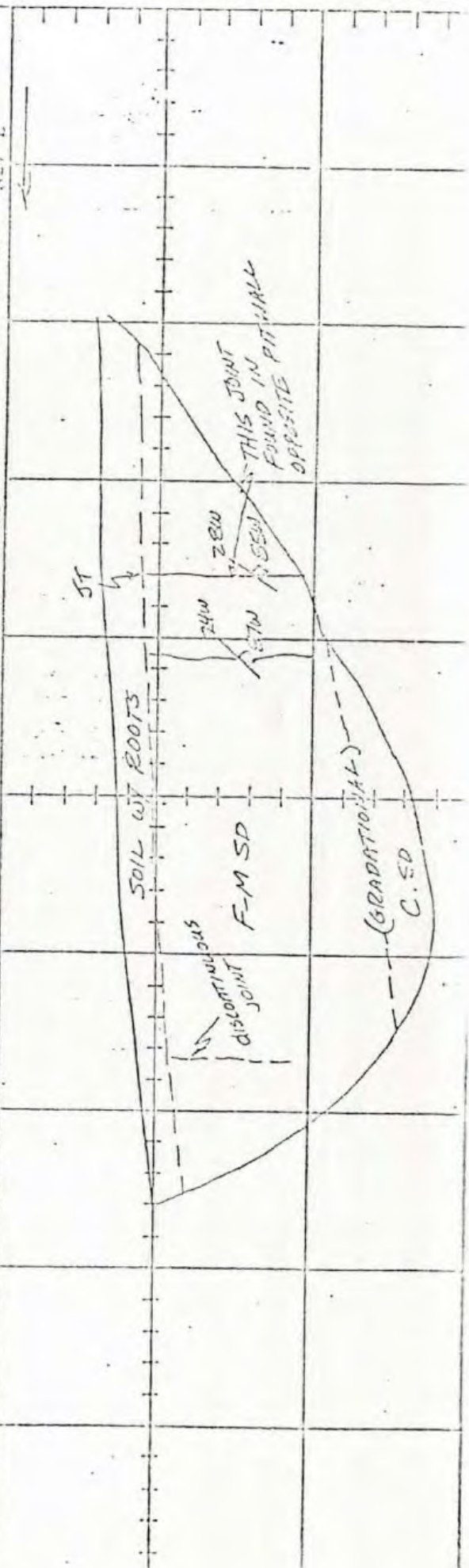
Project Mes. Wash
 Tract San Diego County
 Date 9/23/71

ATTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
824K, 80°W 826W, 83°W	SOIL GREY-BLACK SANDY SOIL, W/ROOTS F-M SD RUST & BUFF FINE TO MED. GR. SILTY SAND. MASSIVE, W/ROOTS IN JOINTS CY SD RUST & BUFF COARSE CLAYEY SAND, MASSIVE	DRY, FIRM DAMP, HARD DAMP, LOOSE	WELL DEVELOPED FRACTURES, WITH ROOTS NATURAL SLOPE GRADED STREET

Scale - 1" = 5'

GRAPHIC REPRESENTATION E FACE

Pit Trend = N27°E



Drawn by -
 Title by
 Date of this Report
 or Abbreviation List Attached

GEOLOGIC PIT LOG NO. 14

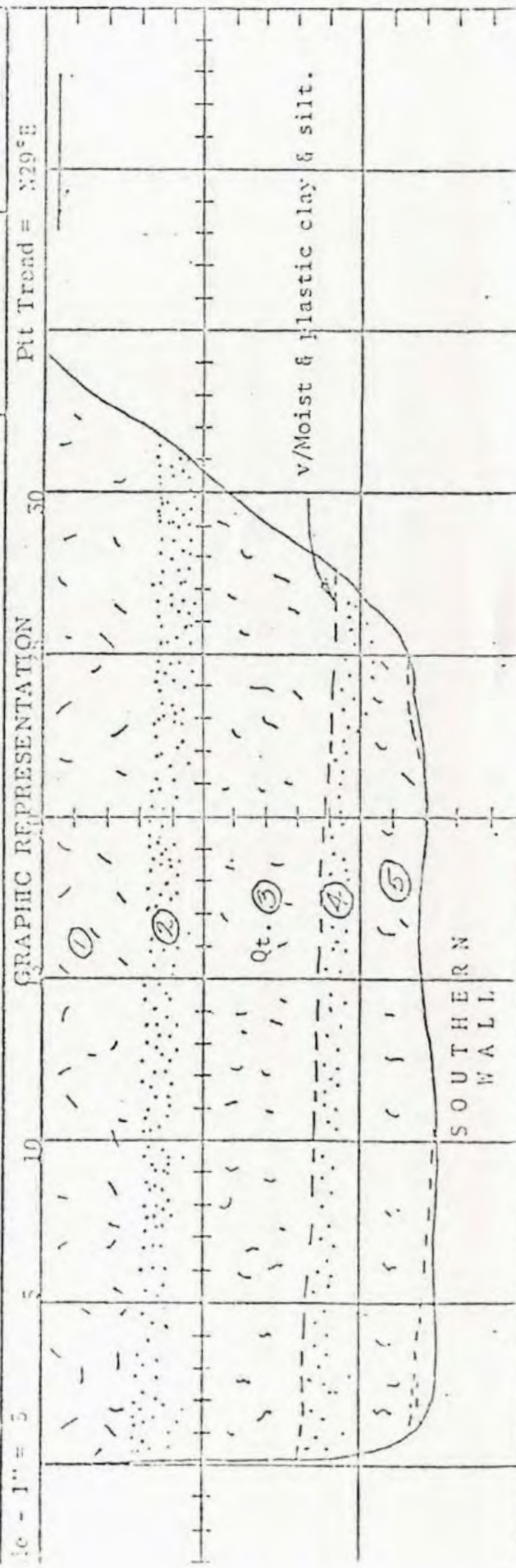
Cypress and Beach Way

Pit Location

Project Moss No.
 Tract San Mateo Co.
 Date 9/28/71

ALTITUDES	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION	COMMENTS
228, 40' B	① Soil: Dk. brn., clay-rich, root hairs.	Soft-Firm, Damp, Moist at 4'	
	② Qt: Lt. gy-brn. to yl-brn., coarse sd & pebbles, forms resis. marker on bluff face, continuous, not faulted.	Firm-Hard Moist	
	③ Qt: Greenish-gy, silt, clay-rich, 10% scat. Qtz. Pebbles, feldspar clasts have been wea. to clay, scat. root hairs and dk. organic lace work, highly wea. Qt.	Soft - Firm v/Moist.	
	④ Qt: a.a., 30% crs. sd.	Firm, Moist	NATURAL SLOPE
	⑤ Qt: As 3 above. Silty-clayey, greenish clay blebs. Grades to blue-gy. unoxidized silty-clay at 12'.		2° NE

NOTES: 1 Highly weathered Qt.
 2 No flowing H₂O
 3 No faults or fractures.



GEOLOGIC PIT LOG NO. 14

Project Sierra Branch
Tract _____
Date 9/24/71
Logged by Cann
Notes by Cann

ENGINEERING GEOLOGY DESCRIPTION

Top Hole Elev. 100.0Hole Dia. 2 1/4"Type of Rig Bucket Auger

(See Abbreviation List attached)

GEOTECHNICAL DRILLING LOG NO. 2

Ocean Ave. at Bernal

Location of Hole

Sheet 1 of 1Project Tract Date 9/7/71Logged by L. CannNotes by L. Cann

DEPTH	Log	ENGINEERING GEOLOGY DESCRIPTION		PHYSICAL CONDITION
		Orientation		
		W E		
			Soil	
			Dk. brn-med. brn., clayey mtx.	Firm, Dry
			Gradational contact	
			Transition zone	
			Gradational contact	
			Qt	
			Red brn, med-crs-gr, sd, clayey mtx, scat. pebbles, less clay with depth	Soft, Moist
5				
6'2"			SD: Lt brn, med.gr., mica, fri, mot. w/FeO staining, lent. mica beds	Soft v/Moist
			1/2" mica-rich bed	
			SD: a.a., fri.	
			SD: lt.brn., crs.gr., scat. pebbles	
10				
11'9"			caving	
			SD: a.a.	
			GVL: lt.brn., 60% silt.clasts	
15			Stt. Dk.brn-gy, mass., highly frac., conc. fract.	Standing H ₂ O at 13'10"
				Firm-Wet
20				
			Notes:	
			1. Not logged in the hole below 13' because of strong flow of H ₂ O. Logged from cuttings below 13'.	
			2. No flowing H ₂ O at qt. contact.	
			3. H ₂ O enters hole from joints in the siltstone.	
25				
			H ₂ O at 91.0 elev.	
			Base of Qt 91.0 elev.	
			Top of Tp 91.0 elev.	
30				
35				
39			39' Bottom of hole	

Top Hole Elev. 10' 20"
Hole Dia. 2 1/4"

Type of Rig Bucket Auger

(See Abbreviation List attached)

GEOLOGIC DRILLING LOG NO. 3

Location of Hole
Sheet 1 of 1

Project House Bench

Tract

Date 9/24/71

Logged by Cann

Notes by Cann

STUDES	Log		ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION
	Orientation			
	W	E		
			SOIL: Dk. brn., v/clay-rich, abdt. root hairs & fibers. Desiccation crack, E. wall, 1/4" wide	Firm, Dry-Damp
			Grada. zone, soil above and QT below	
5			SD: Reddish-brn, crs. gr., in clayey mtx., 2' thick. FeO stains, dk. brn. clay coatings along scat. frags, roots	Soft-Firm, Moist
6' 6"			SD: Lt. brn., clayey	Standing H ₂ O (Fresh)
			SD: Lt. brn., crs. gr. sdy. mtx., scat. pebbles, slight caving.	
10				
15				
6"			TD: Bottom of hole.	
			NOTES:	
			1. Not logged in hole below 7' because of water and caving.	
			2. Logged from cuttings to TD.	
			3. Loose sand at base of terrace and strong flow of water prevented deeper drilling.	
			H ₂ O @ 95' Elev.	

Top Hole Elev. 90.9

Hole Dia. 2 1/4"

Type of Rig Rocked Auger

(See Abbreviation List attached)

GEOLOGIC DRILLING LOG NO. 6

Ocean Ave. betw. La Granda & Los Banos

Location of Hole

Sheet 1 of 2

Project

Tract

Date 9/21/71

Logged by

Notes by B. Dickey

DEPTH (Feet)	Log	ENGINEERING GEOLOGY DESCRIPTION		PHYSICAL CONDITION
		Orientation N E		
0	Soil		Dk. brn-med. brn w/worm tubules, scatt'd crs. sd.	
3.0'				
4.5'	TRANS. ZONE		Soil to terrace, v/irregular	
5				
7.4'	TERRACE		Yellowish brn, typical terrace sediments	Soft-firm
7.10"			Pbls. v/crs. sd, red-brn clayey mtx. (Silty)	Moist
10				
12'	SD		Yl.-brn. layer, fn.-med. grain, scat. (Grad.-Horiz) Granitic & Slt. clasts, yl. banding, no distinct bedding.	Soft, Moist
13'6"	a.a. w/ Slt.			
13'19"			Clasts. Abundant Slt. clasts to 1-1/2" subang. (v/irreg-horiz. subrdd. with filled Tolad Borings. (No R.S.)	Moist
15	Ss			Firm-Damp to Moist
19'4"			Lt. gray, fn-grained, mottled w/rust stringers, massive, blocky, highly fractd., v/little open structure	
20			Grada. color chge to bluish-gy., unoxidized, spotty at first.	
21'6"	Ss			
21'11"	Conc.		(a.a.)	
22'4"			Semi-Conc. zone, belled on west, bdg. is poorly developed.	
24'6"				
25			(Open structure to 1/8")	
26'			(Gyp. in J). No bdg.	
27'6"				
30			Lots of joints, Gyp. xls. along joints, yl-gy-brn along joints. Blue-gray away from joints.	
34'0"				
35				
39'			Conc. Bed. Hd, xln, highly fractd.	
40				

N8SW, 28N B

N40E, 82N J 24'6"

N10E, 80S J 27'6"

N50E, 73S J 34'0"

Top Hole Elev. _____ GEOLOGIC DRILLING LOG NO. 6 (cont.) Project _____
 Hole Dia. _____ Tract _____
 Type of Rig _____ Date _____
 (See Abbreviation List attached) Location of Hole Logged by _____
 Sheet 2 of 2 Notes by _____

STUDES	Log	ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION
	Orientation W E	(continued)	
	41' 	Conc. Bed Hld., xln.	Firm to hard Damp
	42' 	Ss (a.a.)	
	43' 	Conc. zone Hld., blocky	
	44' 	44' 5"	
N25°W, 36°W R.	45' 	45' 2"	
	45' 	Ss (a.a.) Massive, fractd.	
		TD: 50'	
		NOTE:	
		Measured 49.5' T.D.	
		Dry - No H ₂ O in boring	
		Logged to 48'	
		No clay-coated R.S.	
		Mtx. is massive, fractd.	

Elevation

Base of Terrace (Sand) 76.5
 Top of Bedrock (Sandstone) 76.5

Top Hole Elev. 110.0
Hole Dia. 24"
Type of Rig 24" Bucket

GEOLOGIC DRILLING LOG NO. 7

Project Santa Fe

Tract

La Grande Ave. & San Ramon Ave.

Date 9/24/71

(See Abbreviation List attached)

Location of Hole

Sheet 1 of 1

Logged by Nickay

Notes by Chun

ALTITUDES	Log		ENGINEERING GEOLOGY DESCRIPTION	PHYSICAL CONDITION
	Orientation			
	N	E		
			<u>SOIL</u> - Dk. brn, clayey silt, mass. <u>CONTACT</u> sharp, undulating, stringers extend into the Qt.	Soft - Damp
5			<u>QT</u> - Rust-brn, clayey sand, clayey mtx. Sandy	Soft-Firm Damp
10			<u>CONTACT</u> - Irreg. <u>GRAVEL</u> - Pebbles & v/crs. sand, grt., wea. C Silty gy.	
15			<u>SD</u> - v/crs. <u>SD</u> - Brn, med., mica. <u>SD</u> - Grade to crs.	Soft - Moist
20			<u>SD</u> - v/crs. <u>SD</u> - 1" thick <u>SD</u> - 1" thick - Slt. pebbles. <u>SD</u> - Mica.	Firm - Moist
			Slight seepage	
25			<u>TD</u> : 25'3"	Standing H ₂ O 1-2" deep. Hole drilled 9/23/71.
NOTE: Hole logged to 25'3" T.D. H₂O standing 1" in bottom of bell. H₂O @ 85.0'				

Top Hole Elev. 951

Hole Dia. 7 1/4"

Type of Rig 2 1/2" Pocket

See Abbreviation List attached)

GEOLOGIC DRILLING LOG NO. 5

Project 2000 Beach

Tract

Date 9-11-71

Logged by L. Camp

Notes by L. Camp

Los Banos at Park Ave.

Location of Hole

Sheet 1 of 1

DEPTH	LOG	ENGINEERING GEOLOGY DESCRIPTION		PHYSICAL CONDITION
		Orientation W E		
			Soil: Dk. brn.-med. brn., silty, scat. roots	Soft, Damp
			Gradational contact, stringers of soil into Qt.	
			Transition zone	
5			Qt Red brn., crs. sd., clayey mtx.	
			Root tubules, black organic coatings within tubules.	Soft-Firm, Moist
10			SD: Red brn., crs. gr., subang., mass.	
			SD: Dk. gy., crs. gr., scat. pebbles, 1/2"-1" tk.	Slight Free H ₂ O
			Irregular contact.	
			SILT: Gy.-grn., clay-rich, FeO stain at contact.	
			SD: Yl. brn., a.a.	
			CLAY: Lt. gy., 1/4" tk. semi plastic, contact irregular, well developed, continuous.	
			SD: Gy.-brn., med. gr., organic, fri.	Soft-Firm
			Gradational contact	
20			SD: Lt. brn., crs. gr., subang-sub. rdd., scat. pebbles, sdy. mtx., FeO stains.	
			Clean sand lens 1/2 of hole.	
25				
			SD: Lt. brn.-gy. brn., fn-med. gr., mica, v/fri.	Soft, Moist
30				
			Hole belled to 4' diameter.	
			SD: a.a., highly mica, slight caving.	Soft, Wet
40			GVL: Lt. brn.-red brn., cobbles in sdy. mtx., pholas borings, 60% silt. clasts.	Free H ₂ O v/slight flow
			Dk. brn.-gy. brn., mass., fract., granitic clst.	
			scat. clay zones.	
			Base of Terrace (Sd) 53.0 Elev.	Damp-Firm, Moist
			Top of Bedrock (Ss) 54.0 Elev.	

Notes:

1. Logged from cuttings 35' below 30'

APPENDIX B

Paleoseismic Sites



DESCRIPTION

Westerly aerial drone image of 3- to 6-foot deep foundation excavation in Pleistocene marine terrace deposits (light tone) mantled by topsoil (darker tone) on the gentle downslope side of the footprint. Evidence of faulting was not detected in this 3-D exposure. The Site is the vacant parcel on the south (left) side of the view.

Refer to Plate 4 for relative location of site to secondary faults A & B .

**Earth Investigations
Consultants, Inc.**

Job No. 2024.50-A
Approved JEB
Date 01.19.2025

Paleoseismic Study Site A

485 San Ramon Avenue
Moss Beach, California

**Plate
B1**

SOIL, GEOLOGIC AND SEISMIC INVESTIGATION

FOR

ASSESSOR'S PARCEL NO. 37-259-220

LOTS 29 AND 30

SAN RAMON AVENUE

IN THE

MOSS BEACH DISTRICT

OF

SAN MATEO COUNTY

JULY 6, 1976

For

MR. JOE RAMIREZ

3130 Cowell Road

Concord, California 94518

By

ABEL R. SOARES AND ASSOCIATES

SOIL ENGINEERS AND GEOLOGISTS

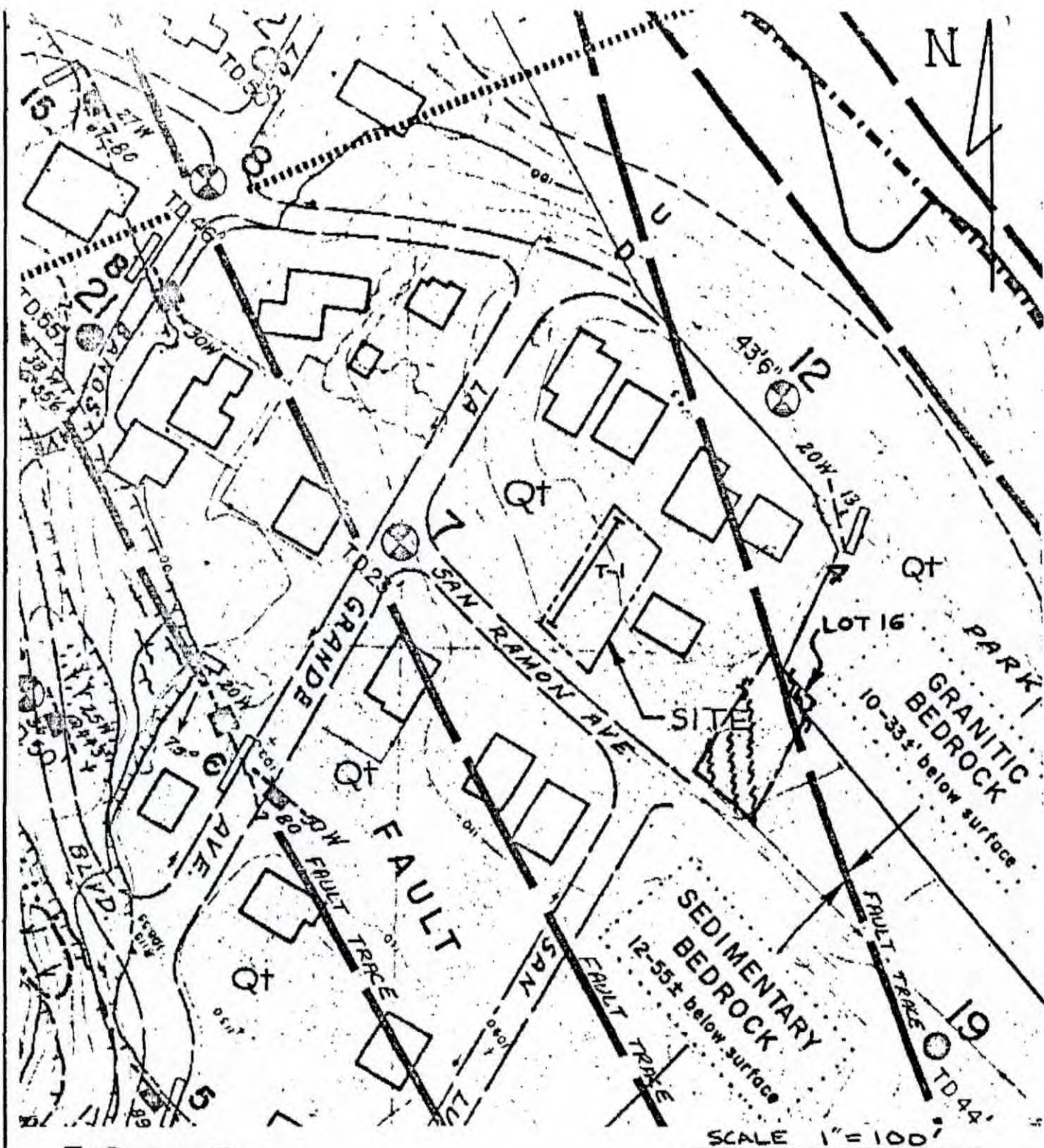
3625 Pinole Valley Road

Pinole, California 94564

Job #19-3

*Received 5/9/78
JR*

9A-11

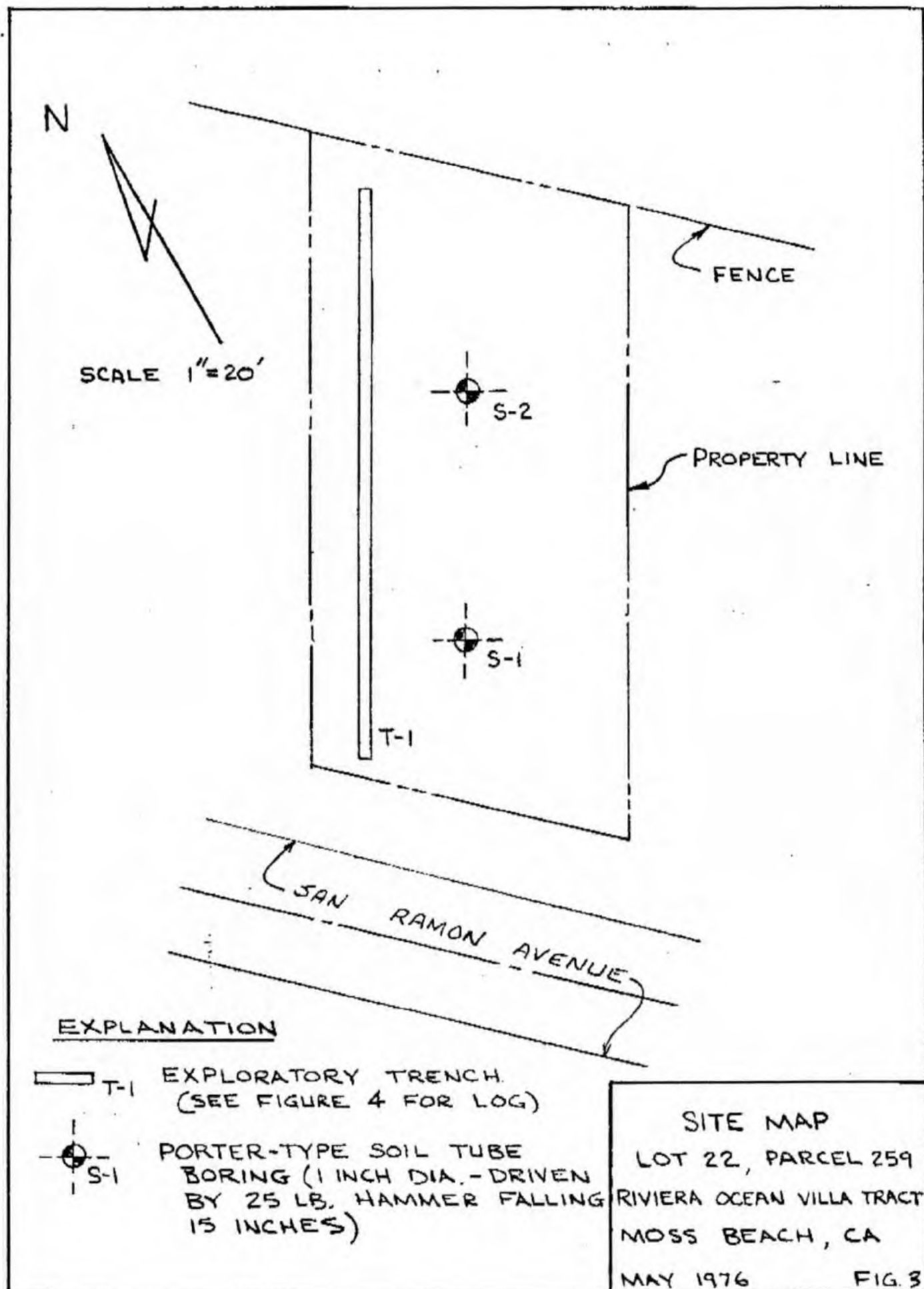


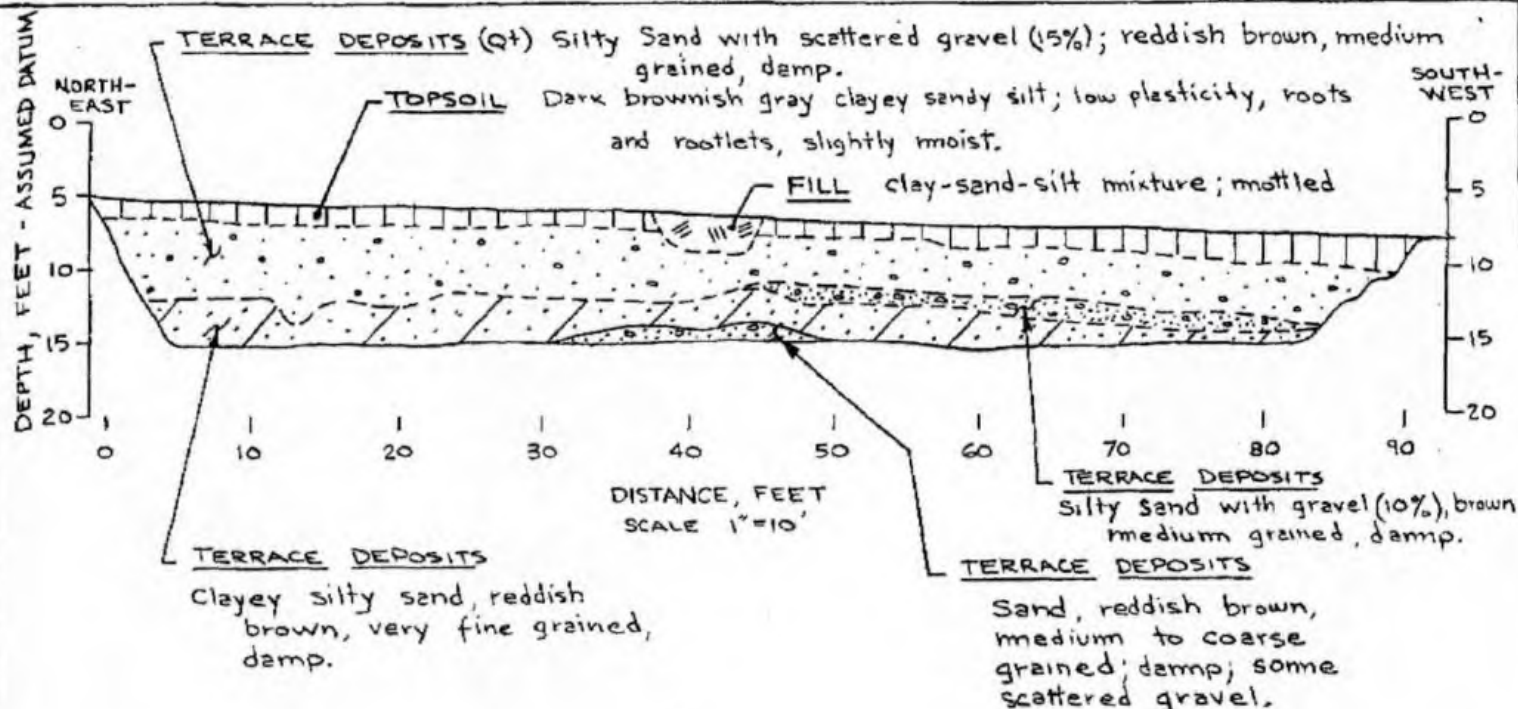
EXPLANATION

- QT TERRACE DEPOSITS
- SCARPS (SLIDE FEATURE)
- SLIDE AREA
- BORING (SEE LEIGHTON, 1971)
- FAULT TRACES: AFTER PURCELL, RHODES & ASSOC., 1976

SOURCE: LEIGHTON & ASSOC., GEOLOGIC REPORT OF SEAL COVE-MOSS BEACH, 1971.

GEOLOGIC MAP
 RIVIERA OCEAN VILLA TRACT
 PARCEL 259, LOT 22
 MOSS BEACH, CA
 MAY 1976
 FIG 2





EXPLANATION

- LITHOLOGIC CONTACT; GRADATIONAL BUT FAIRLY WELL DEFINED
- LITHOLOGIC CONTACT, SHARP AND WELL DEFINED

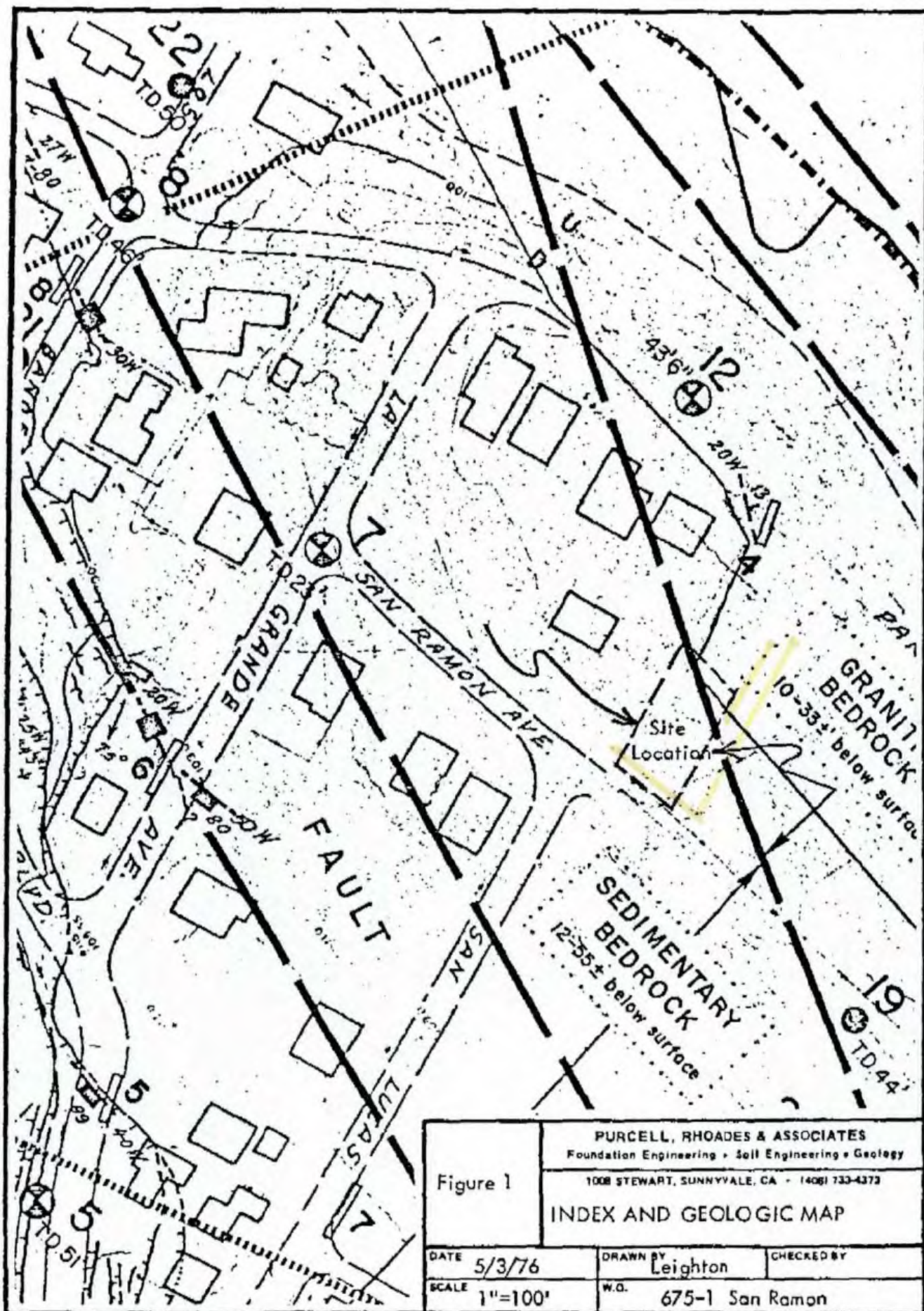
LOG OF TRENCH T-1
LOT 22, PARCEL 259
RIVIERA OCEAN VILLA TRACT
MOSS BEACH, CA.

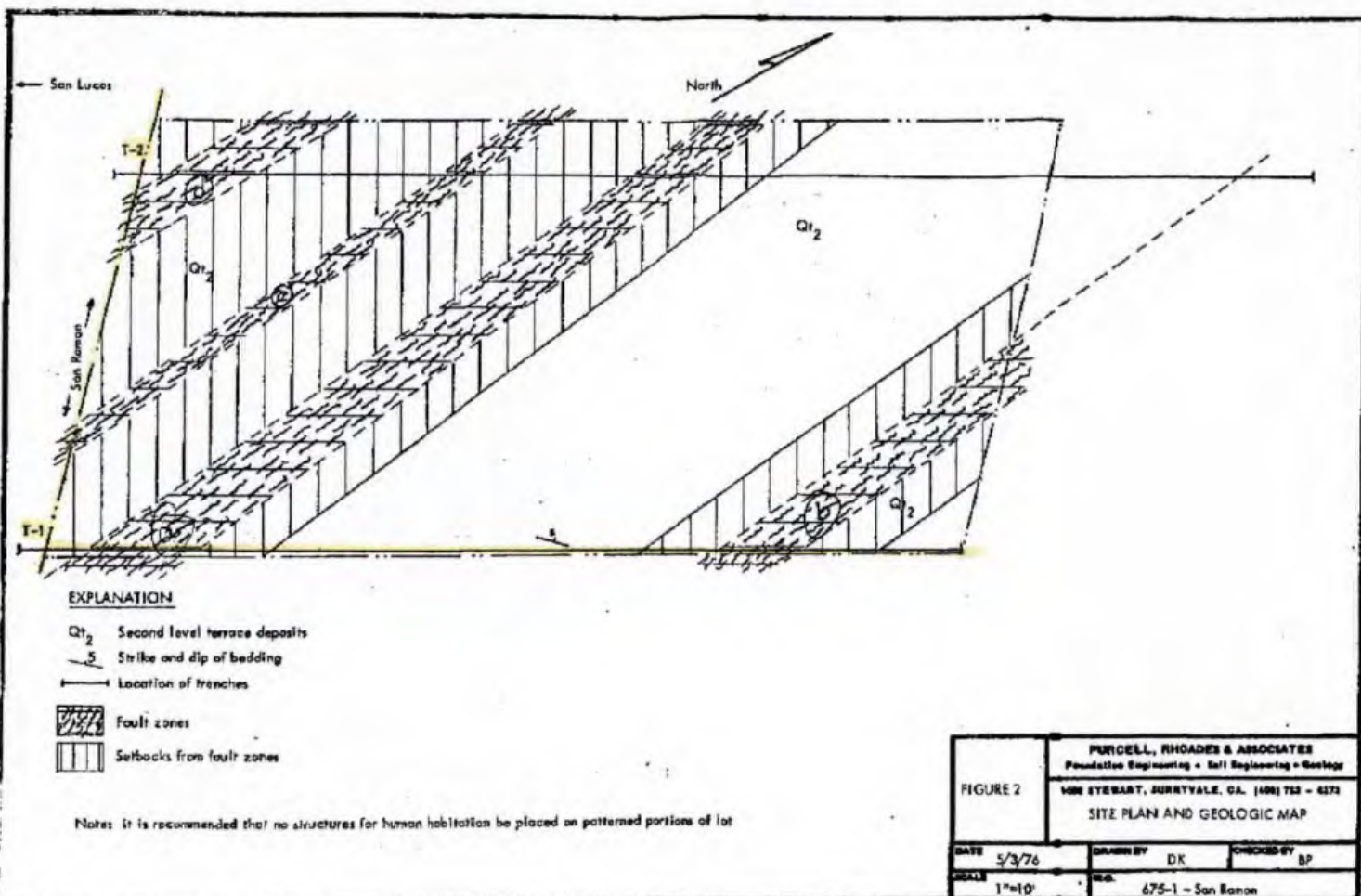
MAY 1976

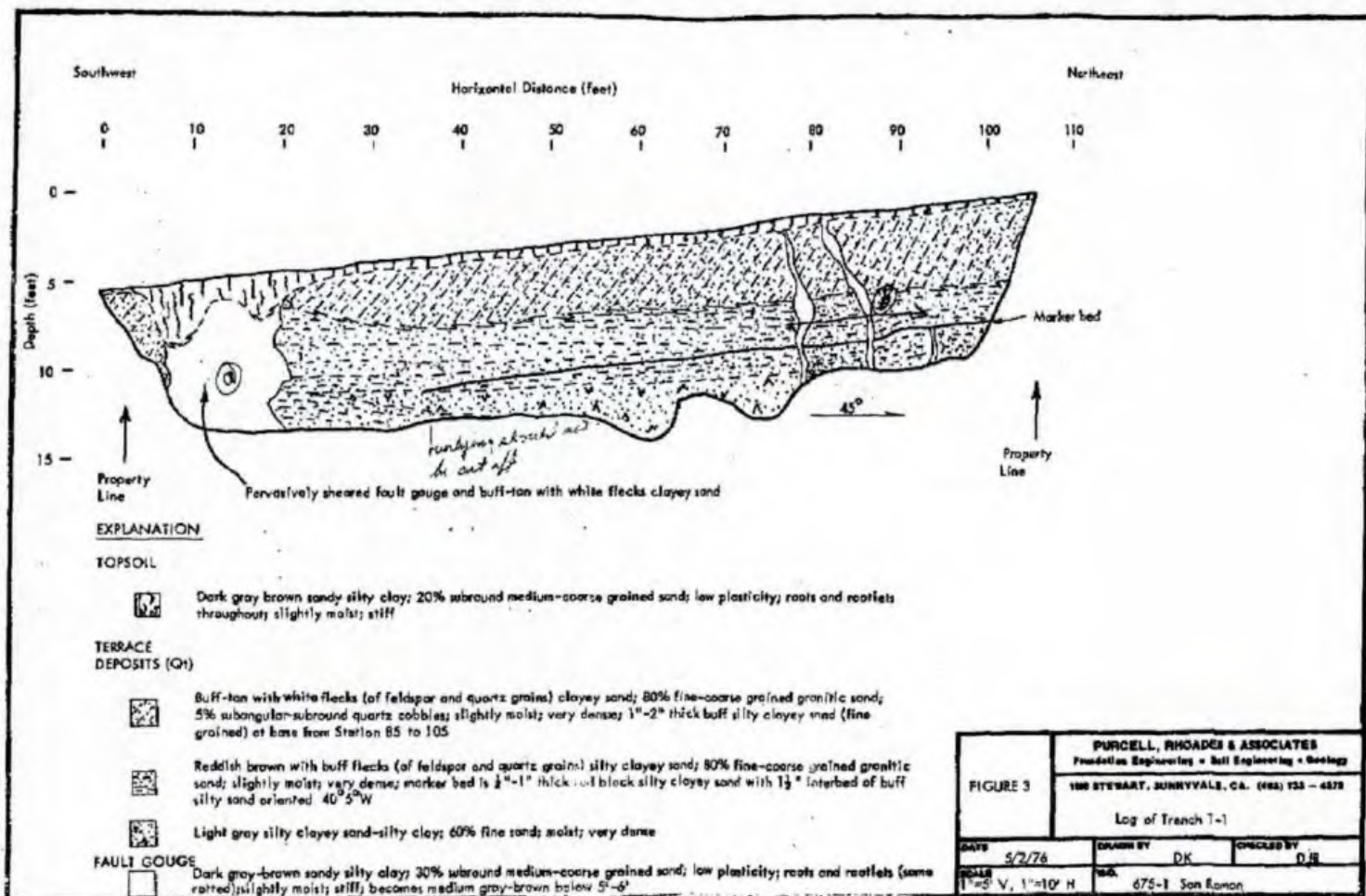
FIG. 4

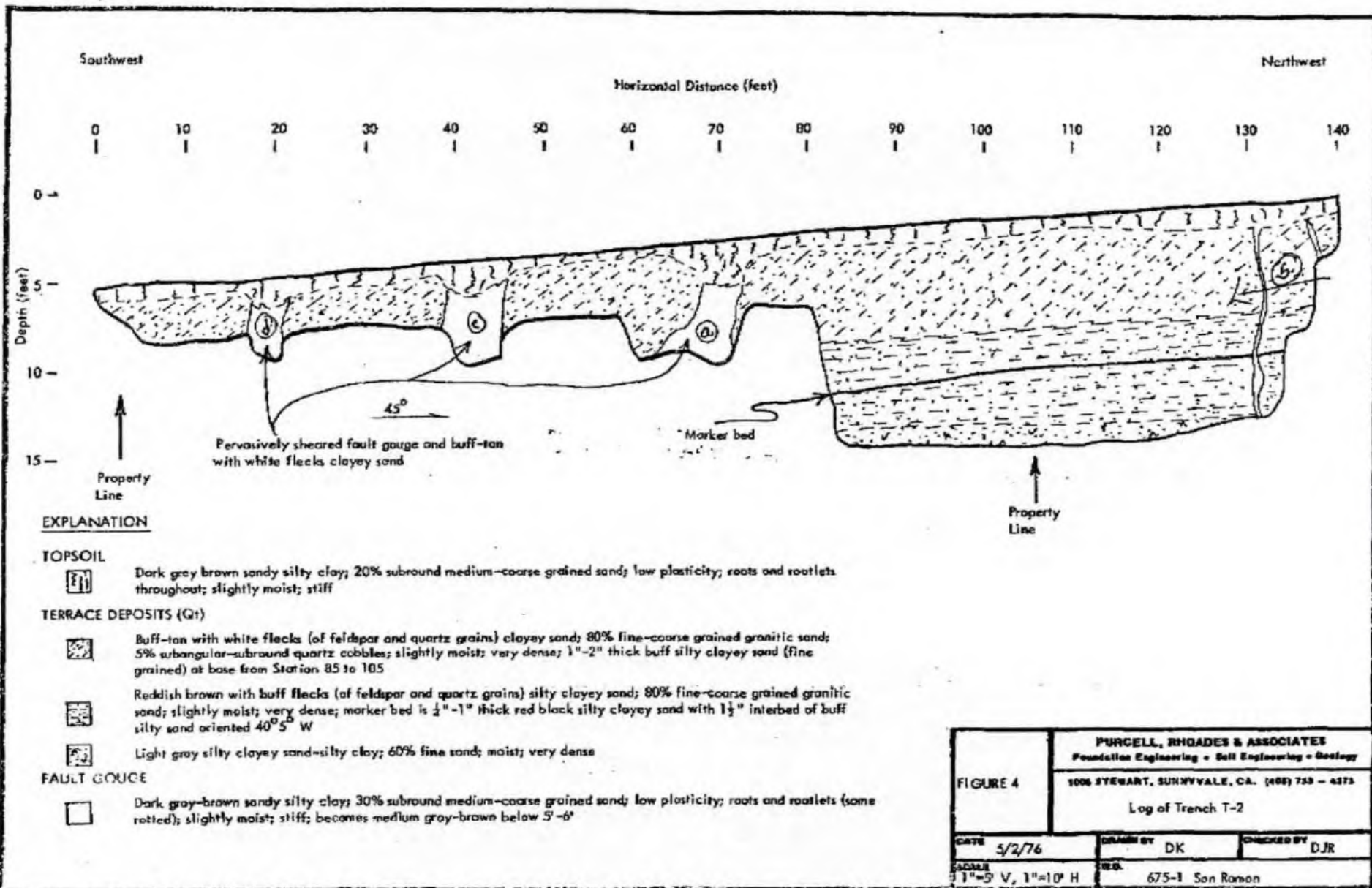
9A-28

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









9
SOIL, GEOLOGIC AND SEISMIC INVESTIGATION

FOR

ASSESSOR'S PARCEL NO. 37-255-0210

LOTS 17 AND 16

LA GRANDE AVENUE

IN THE

MOSS BEACH DISTRICT

OF

SAN MATEO COUNTY

JUNE 29, 1976

For

MR. A. TERRANELLA

2315 Vera Avenue

Redwood City, California 94061

By

ABEL R. SOARES AND ASSOCIATES

SOIL ENGINEERS AND GEOLOGISTS

3625 Pinole Valley Road

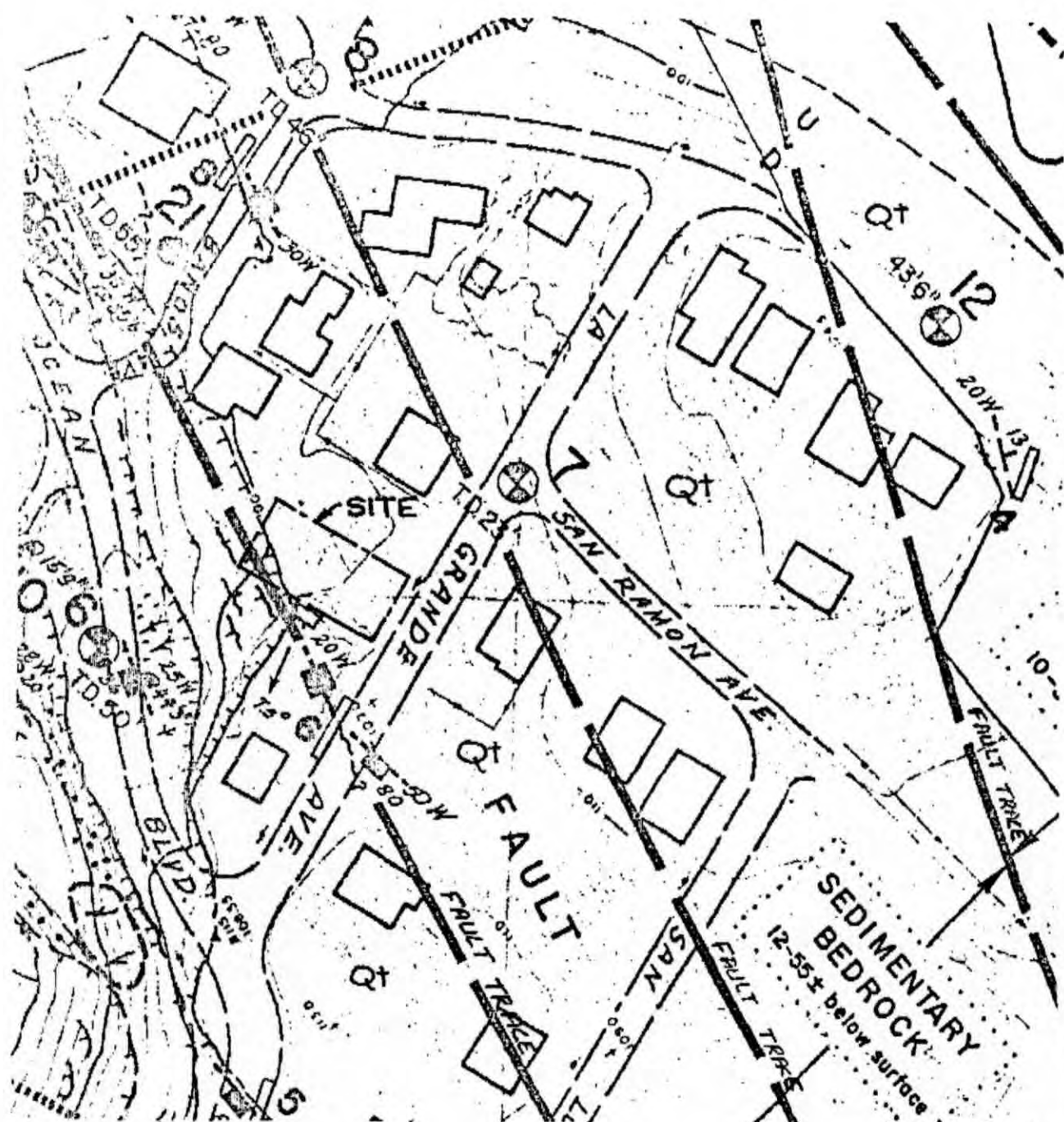
Pinole, California 94564

Job #159-1

9A-12

Received 5/9/78
ACW

751-0661



EXPLANATION

Qt TERRACE DEPOSITS

SCARPS (SLIDE FEATURE)

SLIDE AREA

BORING (BY LEIGHTON, 1971)

SOURCE: LEIGHTON & ASSOC., GEOLOGIC REPORT OF SEAL COVE-MOSS BEACH, 1971.

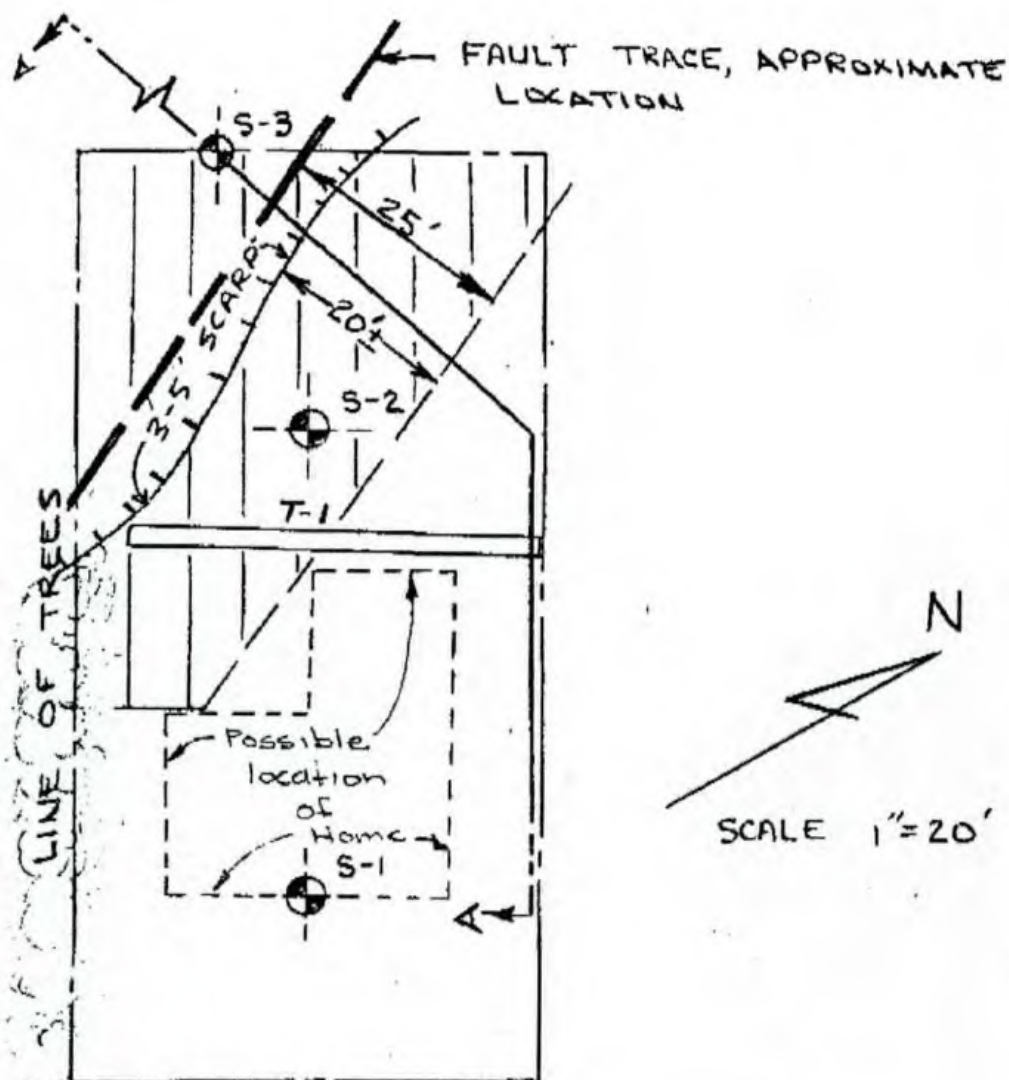
SCALE 1" = 100'

GEOLOGIC MAP

RIVIERA OCEAN VILLA TRACT
PARCEL 255, LOT 21
MOSS BEACH, CA.

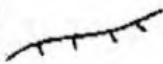
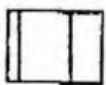
MAY 1976

FIG. 2



LA GRANDE AVENUE

EXPLANATION

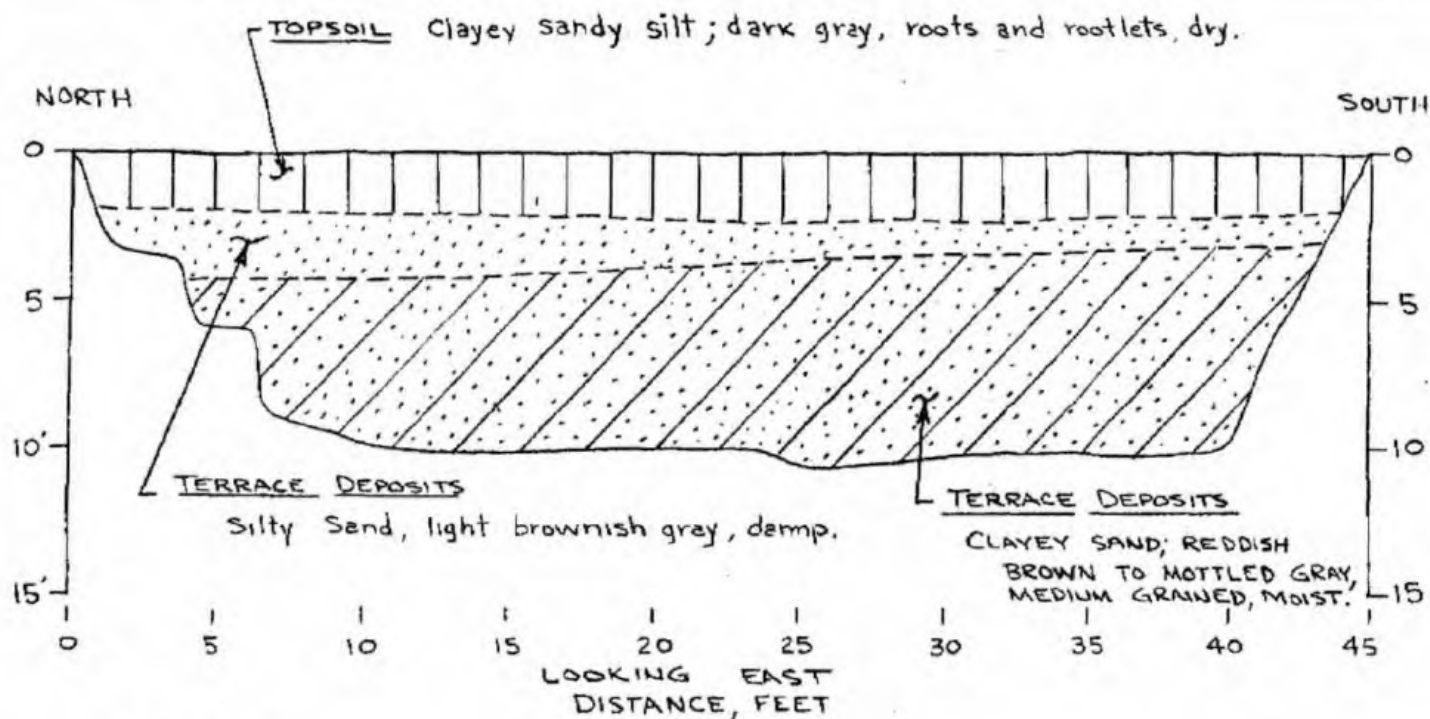
-  EXPLORATORY TRENCH
T-1 (SEE FIG. 4 FOR LOG)
-  PORTER-TYPE SOIL TUBE BORING (1 INCH DIA. - DRIVEN BY 25 LB. HAMMER FALLING 15 INCHES)
-  LANDSLIDE SCARP
-  SETBACK FROM FAULT AND LANDSLIDE

SITE MAP

LOT 21, PARCEL 255
RIVIERA OCEAN VILLA TRACT
MOSS BEACH, CA.

MAY 1976

FIG. 3



EXPLANATION

----- LITHOLOGIC CONTACT; GRADATIONAL
BUT FAIRLY WELL DEFINED

LOG OF TRENCH T-1

LOT 21, PARCEL 255
RIVIERA OCEAN VILLA TRACT
MOSS BEACH, CA.

MAY, 1976

FIG. 4

ENGINEERS
JCP
GEOLOGISTS

7248 Sharon Dr.
San Jose, CA. 95129
(408) 446-4426

October 15, 1979

Project No. JCP-525

Messrs. Conefrey, Mahan and Flannery
c/o Tom Mahan
1075 Barcelona Drive
Pacifica, California 94044

Re: Engineering Geologic and
Soil & Foundation Services
for three lots on San Lucas
and San Ramon Avenues,
Moss Beach, San Mateo
County, California
APN: 037-283-3 & 6 and
037-258-2

Gentlemen:

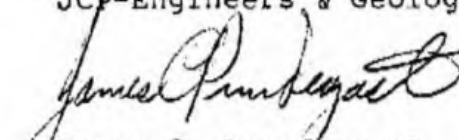
In accordance with your authorization of October 4, 1979, we have performed Engineering Geologic and Soil & Foundation Studies for the subject properties. The sites consist of three parcels of land located in Moss Beach, San Mateo County. The accompanying report presents the results of our field studies, exploration, laboratory tests, office studies, and related analysis. The geologic, seismic, and soil & foundation conditions are discussed and appropriate conclusions and recommendations are presented.

Based on our studies as described and detailed herein, we are of the opinion that the sites are suitable for the proposed wood-frame structures if the recommendations contained in this report are adhered to.

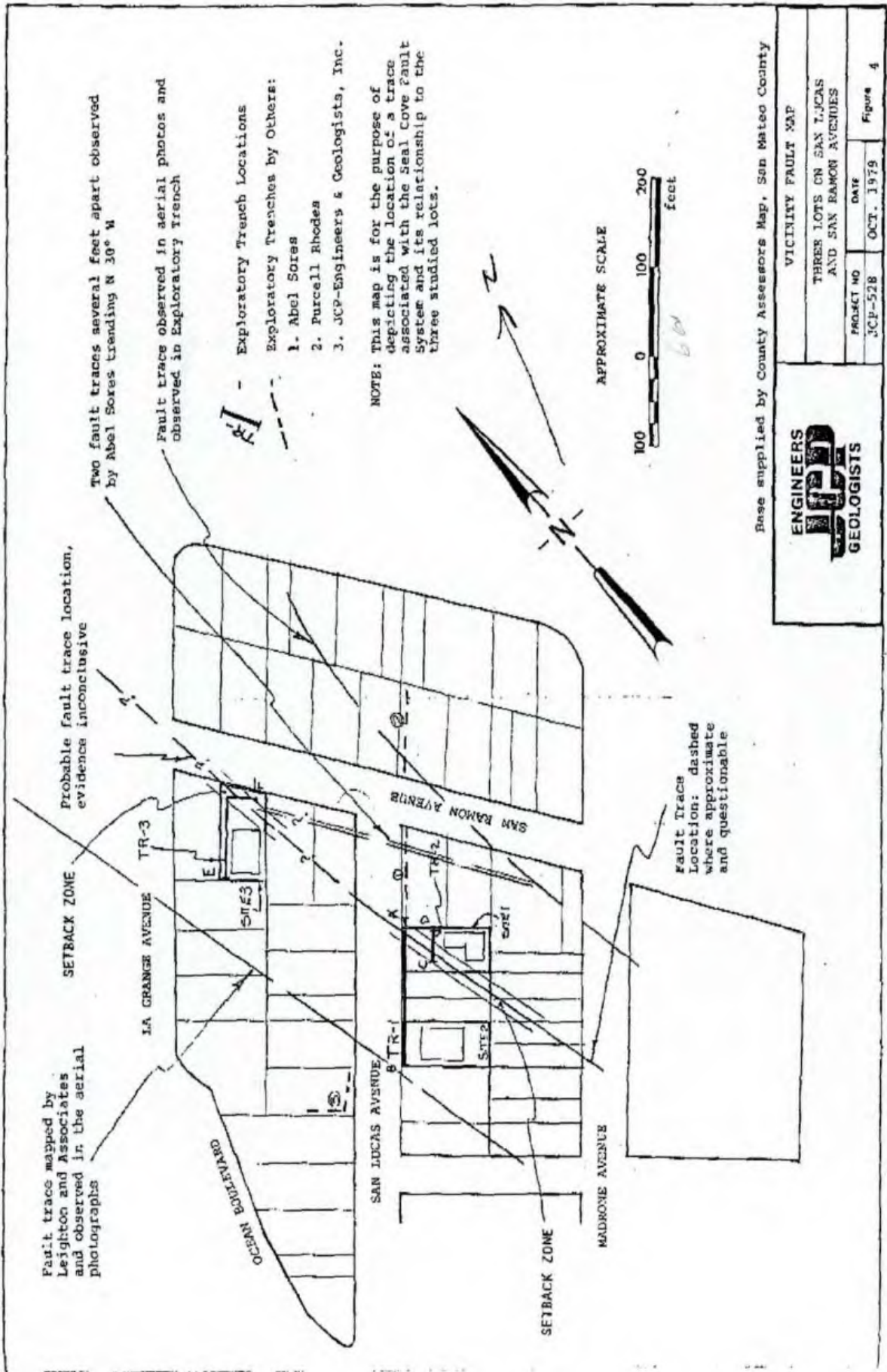
We refer you to the text of the report for a detailed discussion of our findings. If you have any questions concerning this report, please telephone.

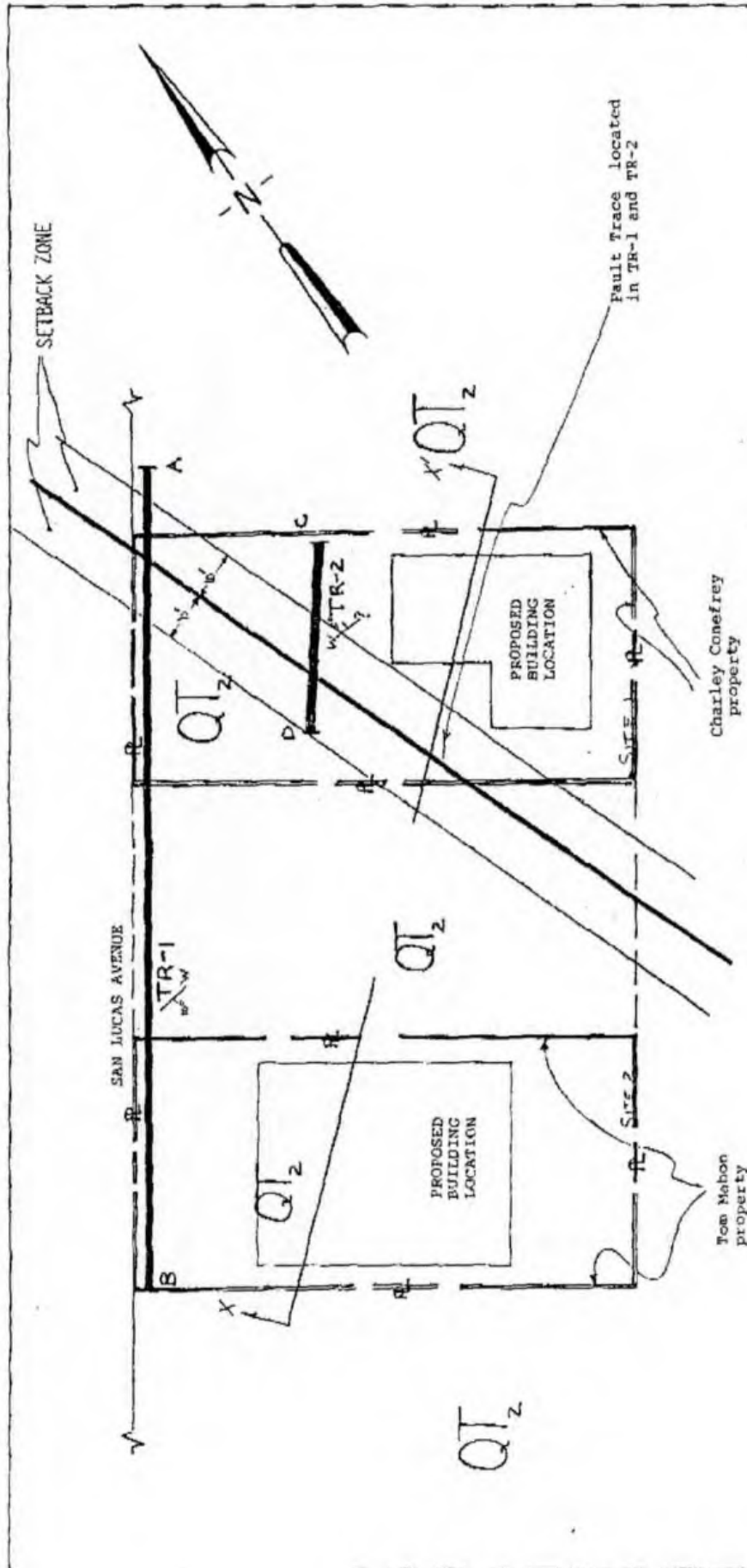
Very truly yours,

JCP-Engineers & Geologists, Inc.


James C. Prendergast
President

JCP:cs
Copies: Addressee (6)





See Figure 4c for EXPLANATION of Map Symbols

Base sketched by JCP-Engineers & Geologists, Inc.

APPROXIMATE SCALE

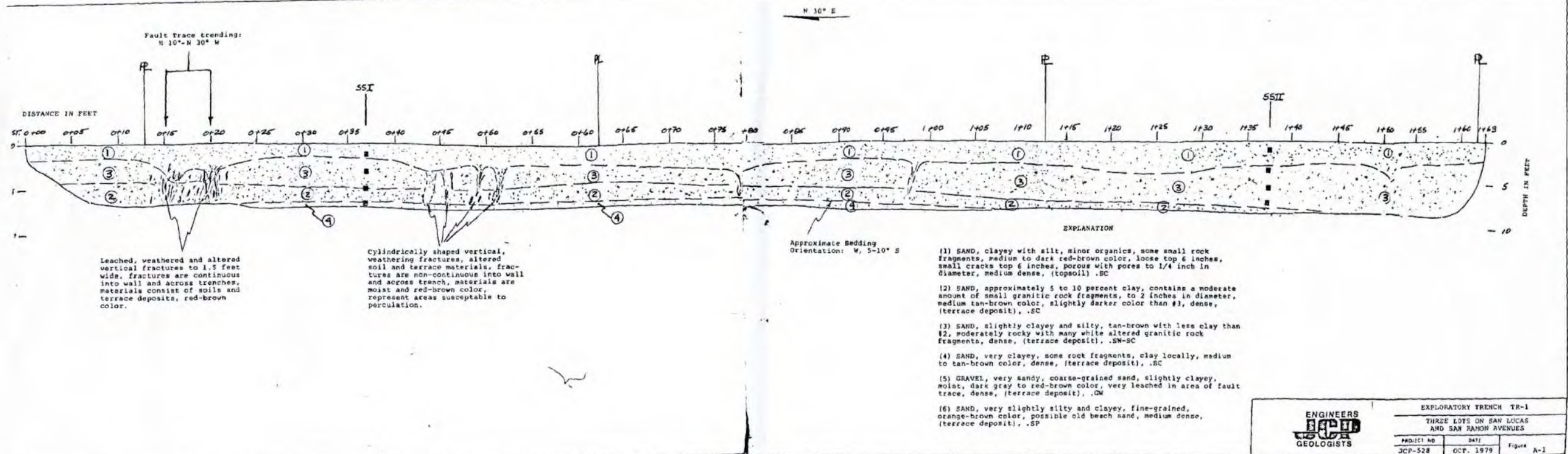
Note: This map is a schematic illustration of observed geologic data and should not be used for any other purpose.

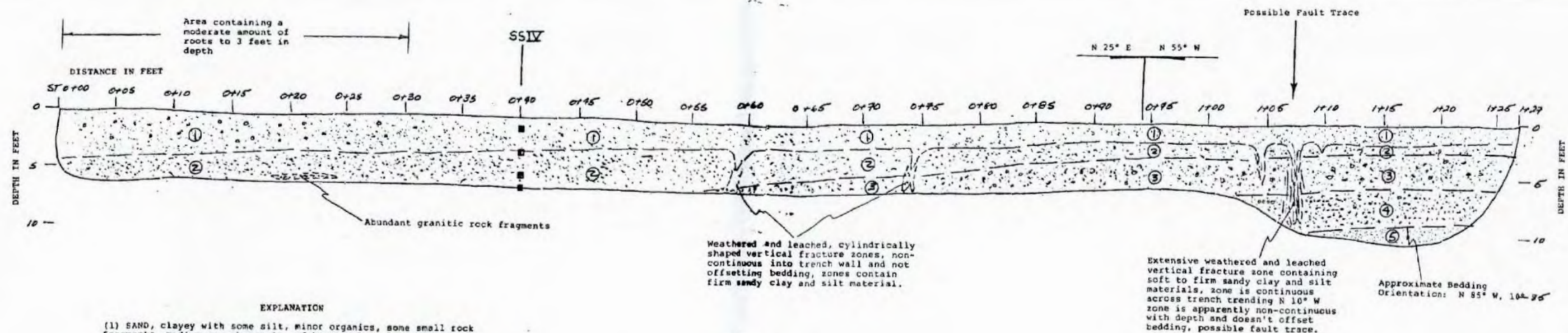
**ENGINEERS
&
GEOLOGISTS**

SITE PLAN AND GEOLOGIC MAP

THREE LOTS ON SAN LUCAS
AND SAN RAMON AVENUES

PROJECT NO.	DATE	FIGURE
JCP-528	OCT. 1975	4a





EXPLANATION

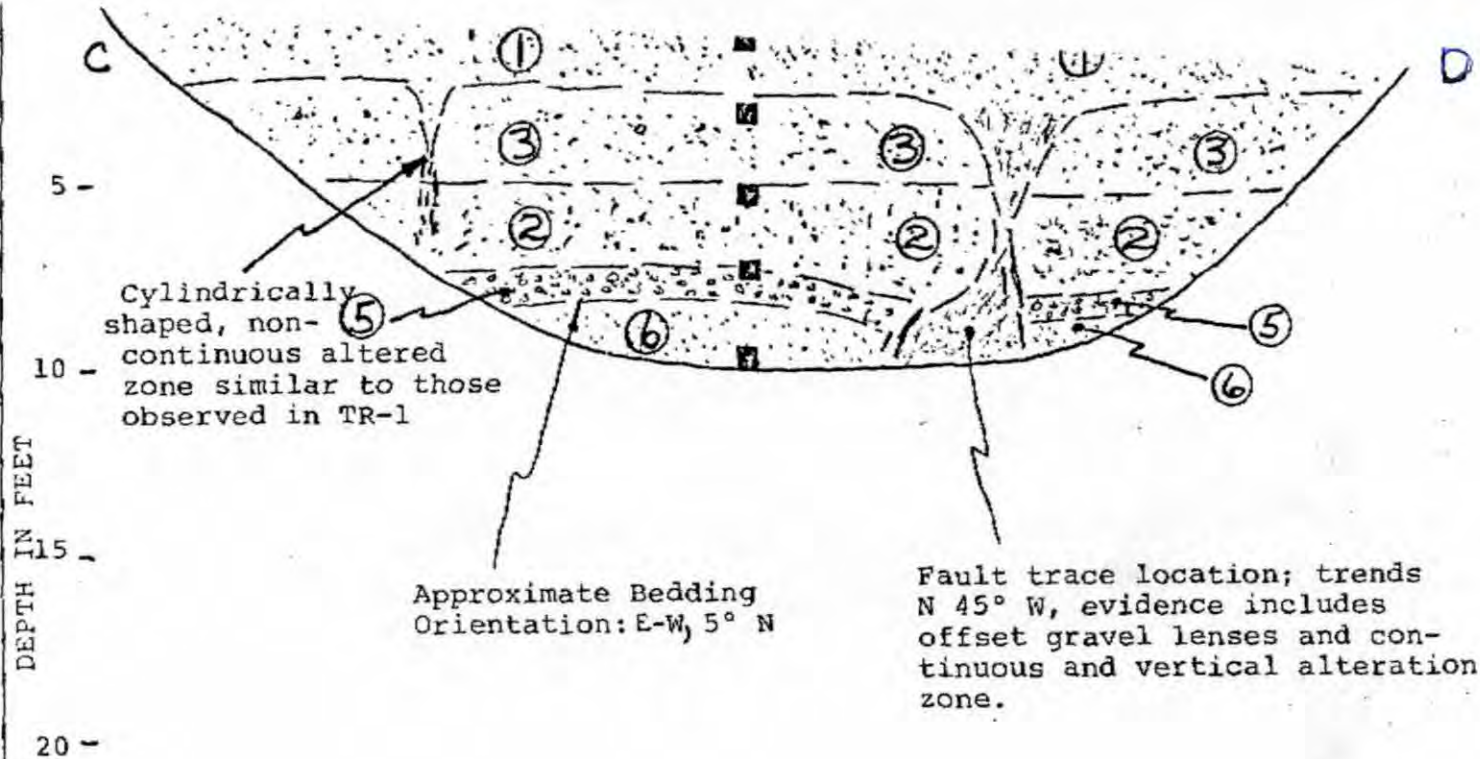
- (1) SAND, clayey with some silt, minor organics, some small rock fragments, medium gray-brown to red-brown color, loose in top several inches, leached near boundary, porous throughout, contains a moderate amount of roots between stations 0 to station 30, soil is 4 feet thick at station 0, grades to 2 feet thick at station 50, medium dense, (topsoil), .SC
- (2) SAND, slightly clayey and silty, contains fine to medium-grained sand, contains moderate amount of small granitic fragments that have been altered, tan-brown color, contains leached and altered vertical zone near station 60 and 75, dense, (terrace deposit), .SC-SW
- (3) SAND, slightly clayey, contains a moderate amount of small rock fragments, (granitic), deep red-brown color, dense, (terrace deposit), .SW-SC
- (4) GRAVEL, very sandy with coarse-grained sand matrix, dark brown to red-brown color, leached and porous throughout, similar to description #5 on Figure A-1, dense, (terrace deposit), .GW
- (5) SAND, slightly clayey, basically fine-grained, clean sand, orange-brown color, medium dense, (terrace deposit), .SP

ENGINEERS
JCP
GEOLOGISTS

EXPLORATORY TRENCH TR-3

THREE LOTS ON SAN LUCAS
AND SAN RAMON AVENUES

PROJECT NO.	DATE	FIGURE
JCP-528	OCT. 1979	A-3



See Figure A-1 for EXPLANATION

■ - sample location

ENGINEERS
JCP
GEOLOGISTS

EXPLORATORY TRENCH TR-2

THREE LOTS ON SAN LUCAS
AND SAN RAMON AVENUES

PROJECT NO

DATE

JCP-528

OCT. 1979

Figure A-2

ENGINEERS
JCP
GEOLOGISTS

F
A site

J. C. PRENDERGAST
REGISTERED GEOLOGIST, (C. E. G.)
1009 ARLINGTON
SAN JOSE, CA 95129
(408) 446-4400

January 4, 1977
JCP-137

Mr. Tim Kensit
325 Gifford Avenue
San Jose, California

Re: Engineering Geologic
Investigation for parcel
off intersection of Los
Banos and Park Avenue,
Moss Beach, California.

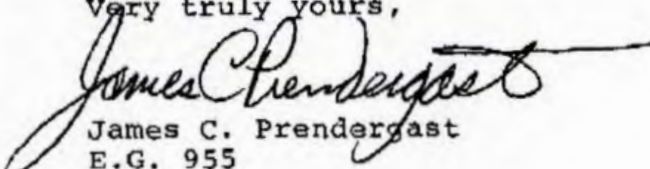
Dear Mr. Kensit:

Transmitted herewith are five copies of our Engineering Geologic Report for the subject site. The work was performed in accordance with your written authorization of November 22, 1976.

The report presents our conclusions and recommendations together with the results of the field investigation.

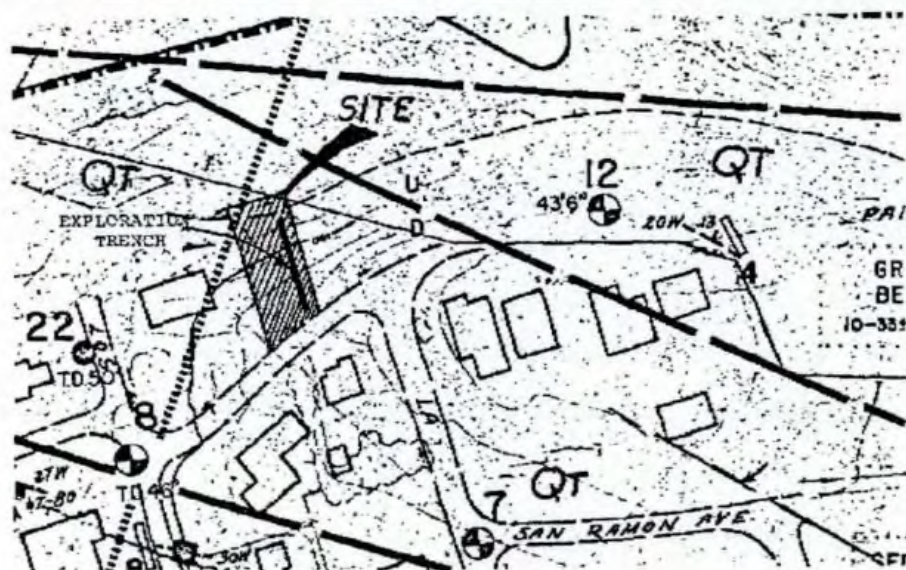
We refer you to the text of the report for a detailed discussion of our findings. If you have any questions concerning our findings, please call.

Very truly yours,


James C. Prendergast
E.G. 955

JCP/vr

Copies: Addressee (5)



EXPLANATION

- QT Quaternary Terrace Deposits
- Seal Cove Fault Line
- - - Aerial Photo Linement

SCALE (feet)



Base: Leighton Report (1971)

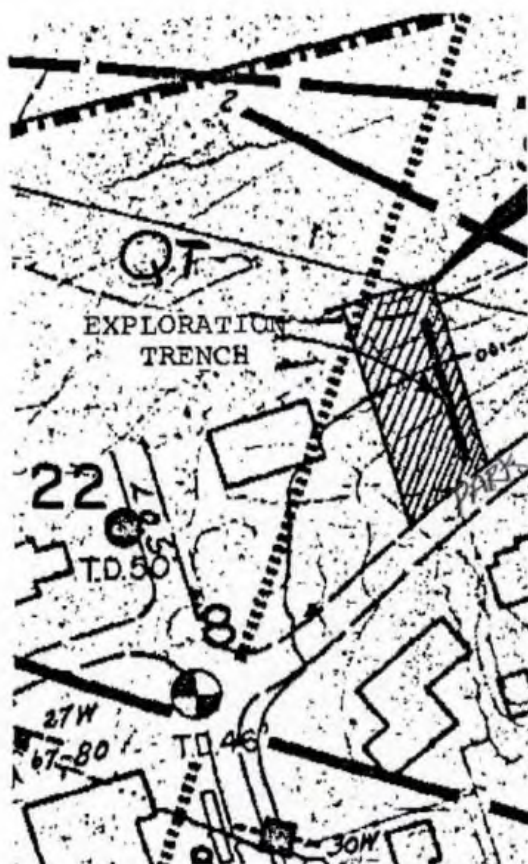
J. C. PRENDERGAST
GEOLOGIST

AREA GEOLOGIC MAP

PROPOSED KINSET RESIDENCE

PROJECT NO	DATE
JCE-137	Jan. 1977

Figure 3



EXPLANATION

Quaternary Terrace Deposits

Seal Cove Fault Line

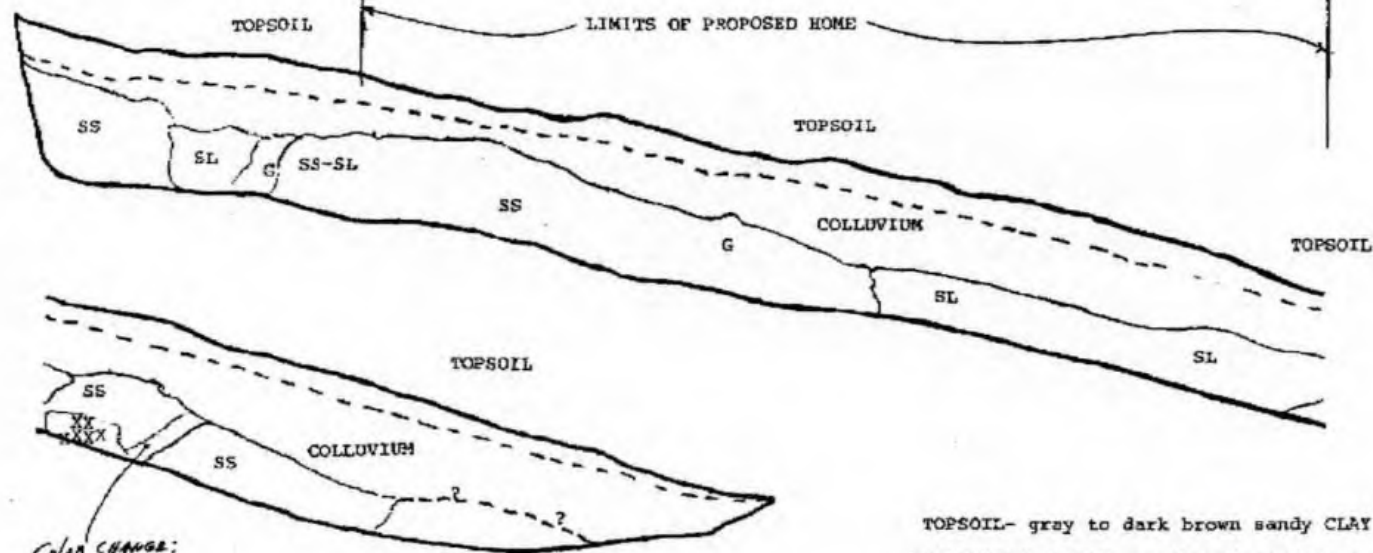
Aerial Photo Linement

*(A) Site 1 D.
on Aerial
Shadow map*

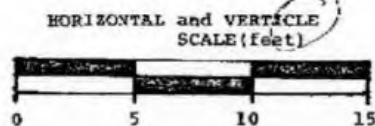
AREA GEOLOGIC MAP

PROPOSED KINSET RESIDENCE

PROJECT NO	DATE	Figure 3
JCP-137	Jan. 1977	



COLOR CHANGE:
TO BLACK AND
INCREASE IN
CLAY CONTENT.



TOPSOIL- gray to dark brown sandy CLAY

COLLUVIUM- highly weathered sandstone and
siltstone; brown with rocks, sand
and silt; contains topsoil in cracks

SS-- sandstone(?) sand, silty, red-brown
mottled in places, gravelly in places,
(Terrace Deposits)

SL-- siltstone(?) sandy silt, light tan, with
sandy and gravelly lenses or zones.
(Terrace Deposits)

G-- gravel zone

XX-- rock, fractured

---- gradational contact

J. C. PRENDERGAST
GEOLOGIST

TRENCH LOG and CROSS-SECTION A-A

PROPOSED KINSET RESIDENCE

PROJECT NO

JCP-137

DATE

Jan. 1977

Figure 4



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

April 9, 2026

Owner / Applicant: Arturo M. Tafolla and Romy Trigg-Smith
File No: PLN2024-00131
Location: 845 San Ramon Avenue, Moss Beach
APN: 037-259-200

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations October 2023, Chapter 28.1, Section 6565.20.

CDRC Recommends Approval of Project PLN2024-00131.

Findings that satisfy the Standards:

1. Section 6565.20(D)1 Building Mass, Shape and Scale: The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. With regard to actual size, new homes and additions must meet the building floor area standard set by the Zoning Regulations.

Project has good use of façade articulation on all sides.

2. Section 6565.20(D)1 Building Mass, Shape and Scale: Homes in the Midcoast enjoy a variety of views. Some are views of the ocean, others are of the hills, and others are vistas through the neighborhood. Views add value and enjoyment to a property; however, private views are not protected by existing regulations. Due to the configuration and size of some parcels and their topography, there may be no way to build without affecting someone else's view. However, when designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses.

Project has made a good effort to mitigate view disturbance throughout the neighborhood.

3. Section 6565.20(D)4a ELEMENTS OF DESIGN Exterior Materials and Colors: Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance.

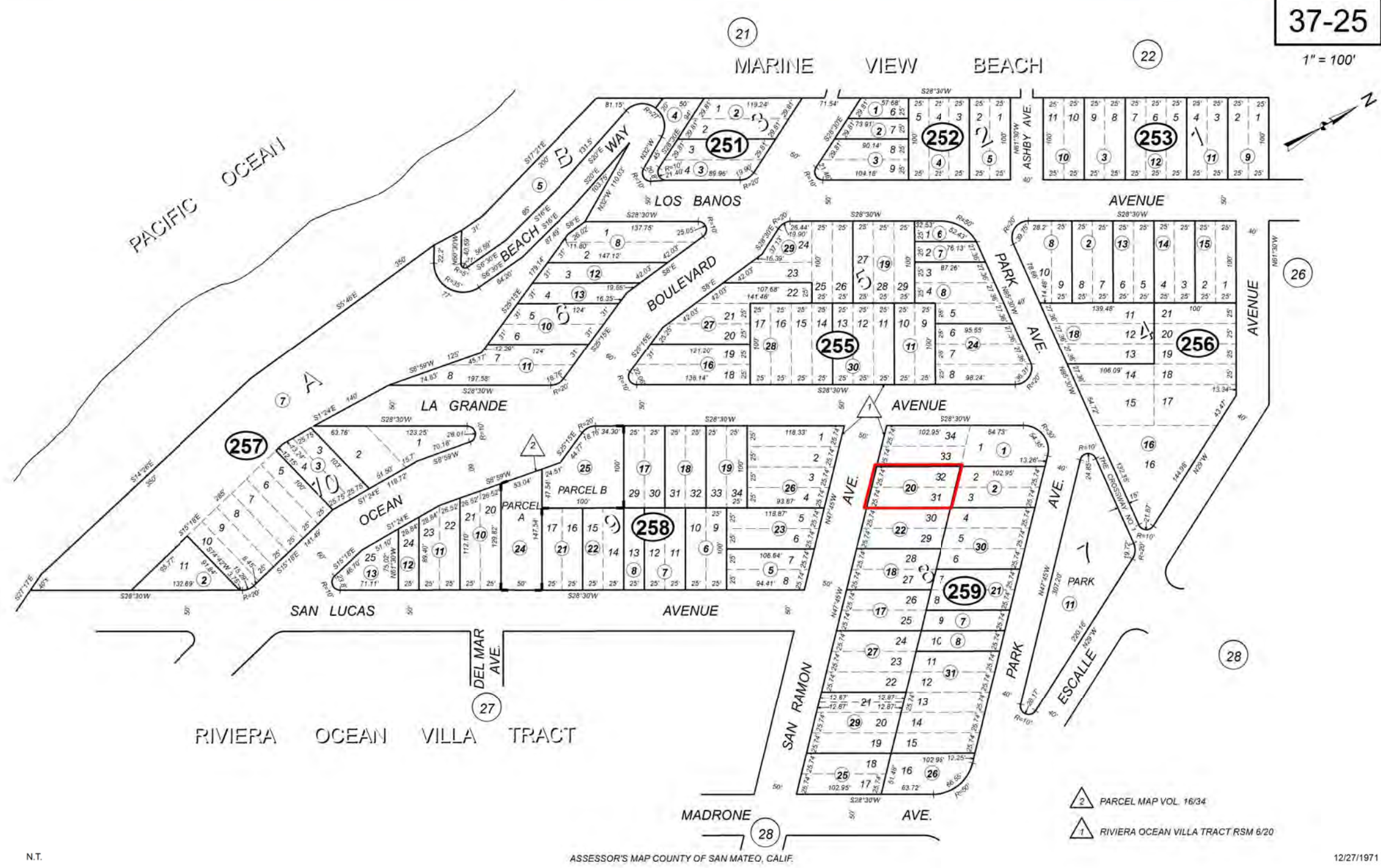
The mixed materials as well as a mute, warm palette blends in well with surrounding environment.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

S:\Client Projects 2025\845 San Rasmon Moss Beach\Revit\845 San Ramon - ECL Template.rvt



SITE DATA:

APN: 037-259-200
ZONING: R-1/DR/GH/CD
OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: VB

PRE:
FIN: 2024-00131
BLD:

APPLICABLE CODES:
SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

OWNER:
ART TAFOLLA & ROMY TRIGGS-SMITH
920 KAIPII ST KAILUA, HAWAII 96734

ARCHITECT :
EDWARD C. LOVE & ASSOCIATES
116 N CABRILLO HWY
HALF MOON BAY, CA 94019
650.728.7615
edwardclovearch@gmail.com

GEOTECHNICAL ENGINEER:
ATLAS GEOSPHERE CONSULTANTS INC.
JOEL BALDWIN

CIVIL ENGINEER:
SIGMA PRIME GEOSCIENCES INC.
CHARLES KISSICK
650-728-7615

LANDSCAPE DESIGN:
EDWARD C. LOVE & ASSOCIATES
116 N CABRILLO HWY
HALF MOON BAY, CA 94019
650.728.7615
edwardclovearch@gmail.com

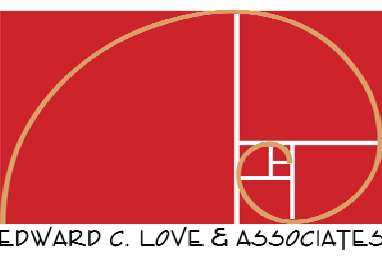
	EXISTING		PROPOSED		TOTAL		ALLOWED		
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	
LOT AREA	5147								
LOT COVERAGE	0	0.0	1697	33.0	1697	33.0	1801.45	35.0	
FLOOR AREA			GARAGE	586					
			LEVEL 1	882					
			LEVEL 1	1258					
	Total	0	0.0	Total	2726	53.0	Total	2727.91	53.0

SCOPE OF WORK:
CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING
WITH ATTACHED GARAGE ON VACANT LOT.

Sheet List

Sheet Number	Sheet Name	Rev
A001	Cover Sheet	
SU-1	Survey	
A004	Proposed Site Plan	
C-1	Drainage Plan	
C-2	Erosion Control Plan	
BMP	BMP	
A101	Floor Plan Level 1	
A102	Floor Plan Level 2	
A103	Roof Plan	
A201	Elevation North & South	
A202	Elevations East & West	
A301	Sections	
A302	FAR & Door & Window Schedule	
A501	Matenal Sheet	
A502	Spec Sheets	
L101	Landscape Plan	

REVISIONS



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edwardclovearch@gmail.com

(N) Single Family Home
Art Tafolla & Romy Trigg
Smith
845 San Ramon Ave Moss
Beach, CA

Cover Sheet

FOR REVIEW ONLY

DATE: 3/6/2026

SCALE:

DRAWN: Boon

JOB: San Ramon

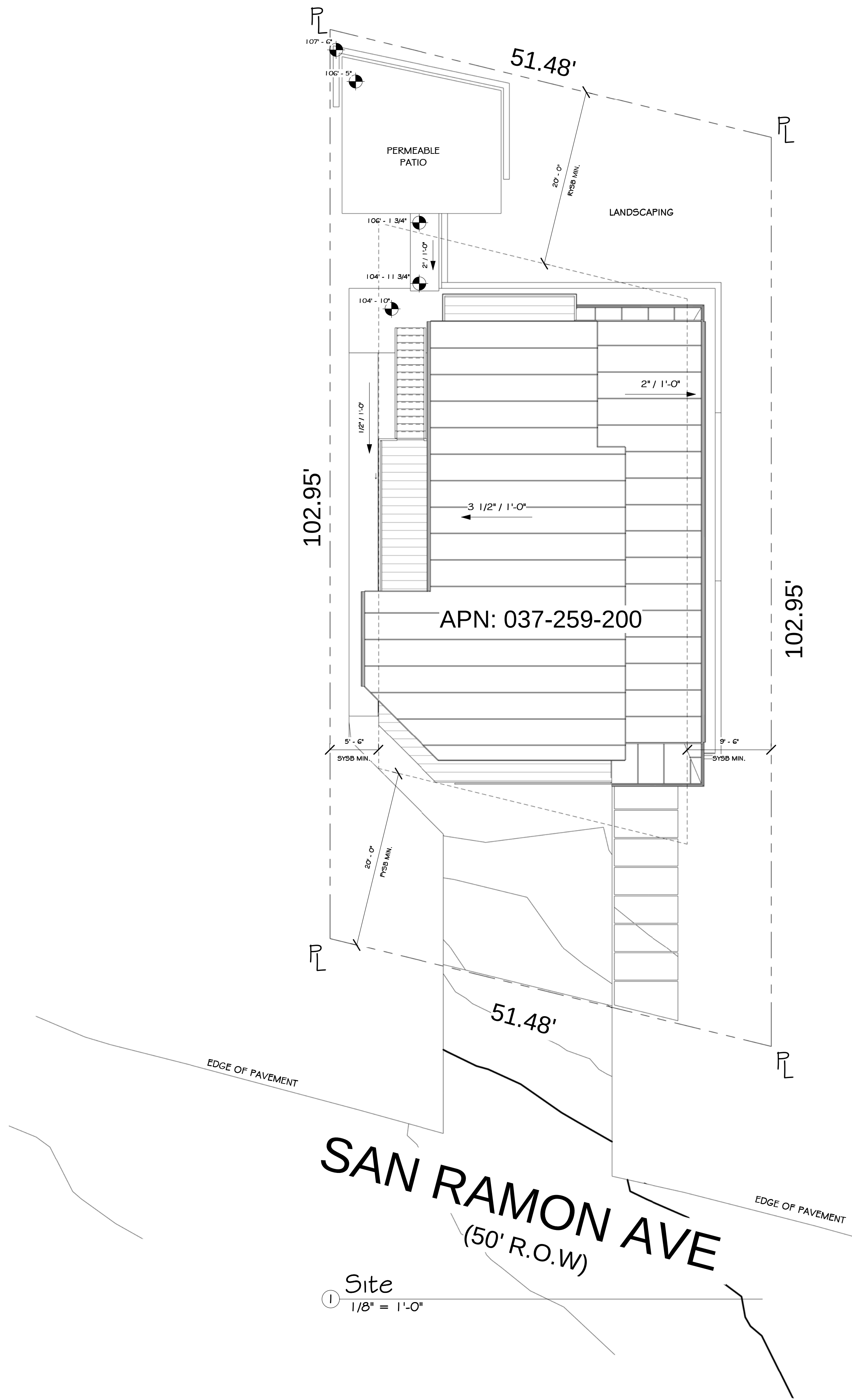
SHEET: A001

OF SHEETS

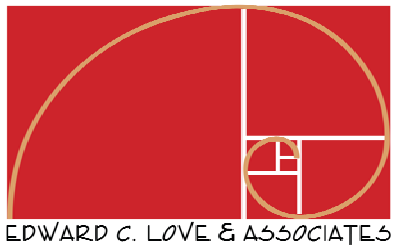
Land Surveying
San Mateo County

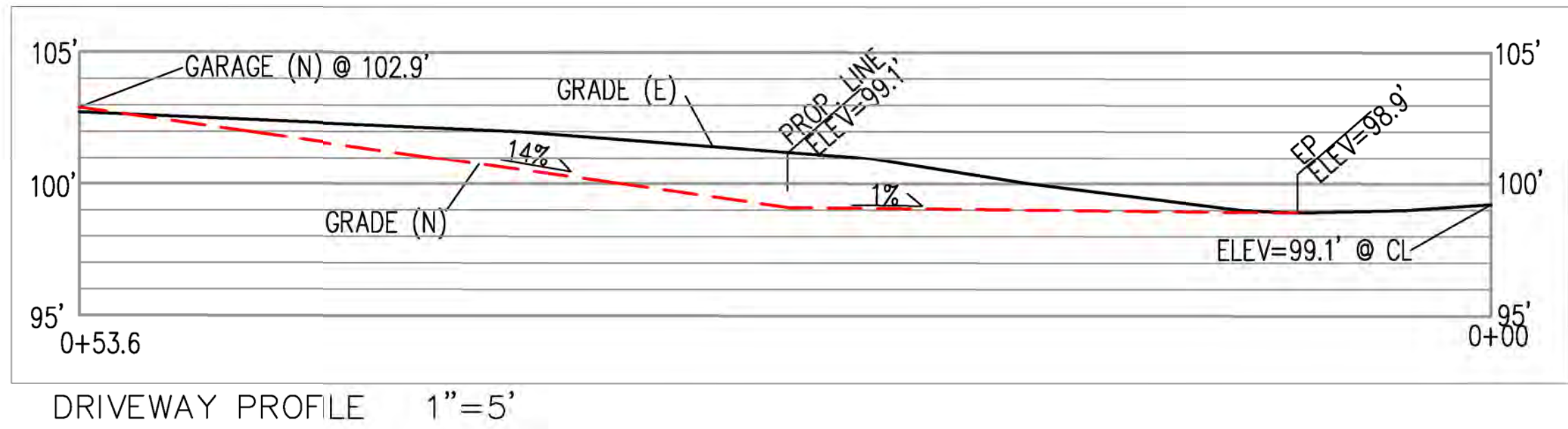
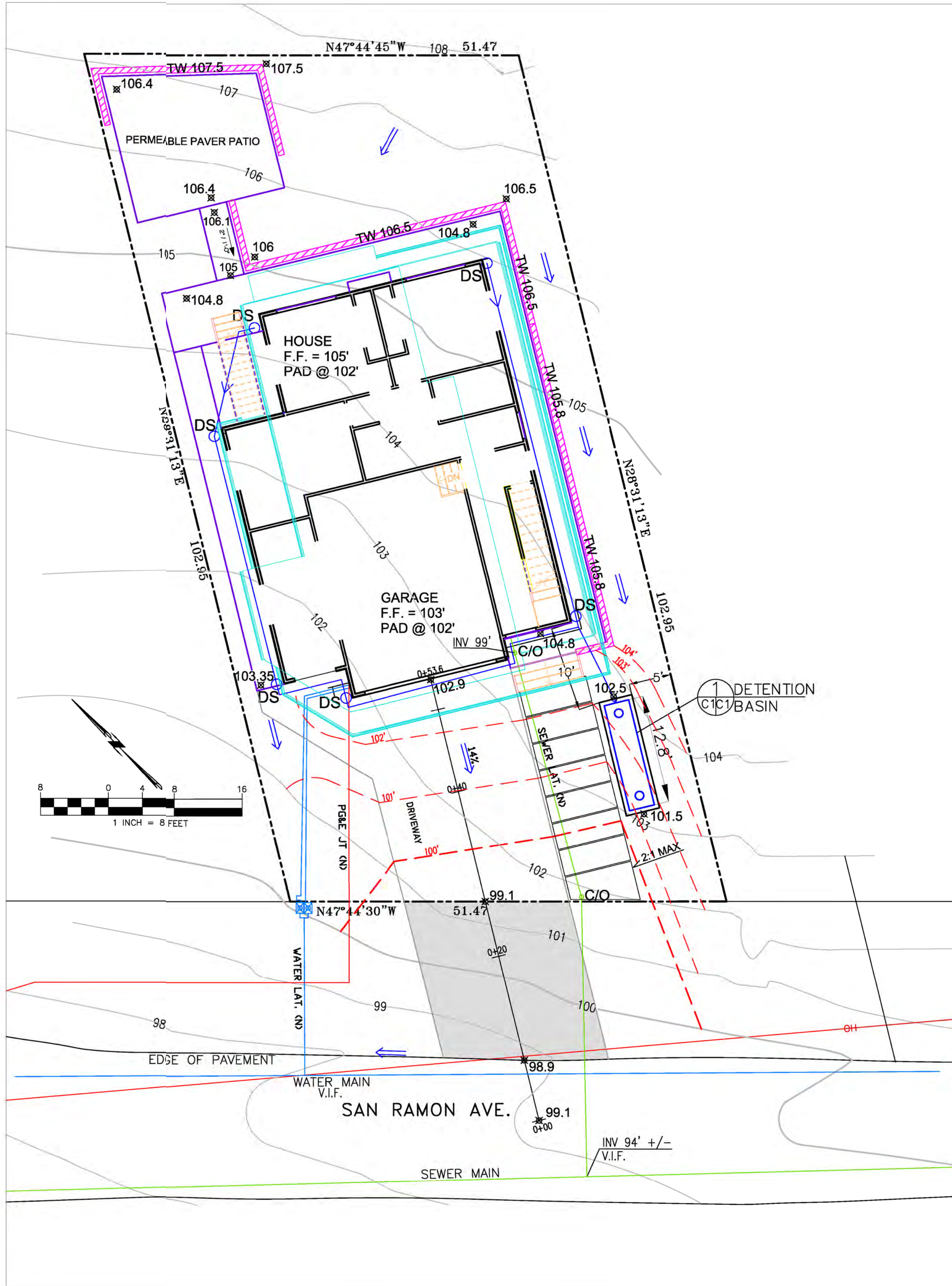
OF SHEETS

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SITE PLAN BASED ON SURVEY PLAT DATED JUNE 10, 2016
BY R&R LAND SURVEYING, SAN MATEO COUNTY

REVISIONS	
	
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(N) Single Family Home Art Tafolla & Romy Trigg Smith 845 San Ramon Ave Moss Beach, CA	
Proposed Site Plan	
FOR REVIEW ONLY	
DATE:	3/6/2026
SCALE:	1/8" = 1'-0"
DRAWN:	Author
JOB:	San Ramon
SHEET:	A004
OF	SHEETS



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 4" SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- ASPHALT IN R.O.W.: 2" AC OVER 6" CLASS 2 AB WITH 95% COMPACTION
- PROPOSED RETAINING WALL (ALLAN BLOCK OR EQUAL, 1-2' MAX HEIGHT.)

GENERAL NOTES

- 1. PLANS PREPARED AT THE REQUEST OF: ART TAFOLLA, OWNER
- 2. SURVEY AND TOPOGRAPHY BY R. YICK, SURVEYED 3-24-16.
- 3. ELEVATION DATUM ASSUMED.
- 4. THIS IS NOT A BOUNDARY SURVEY.
- 5. THREE TREES TO BE REMOVED, PER PLAN.

GRADING NOTES

- CUT VOLUME : 120 CY
- FILL VOLUME: 0 CY
- 1. ABOVE VOLUMES ARE APPROXIMATE.
- 2. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

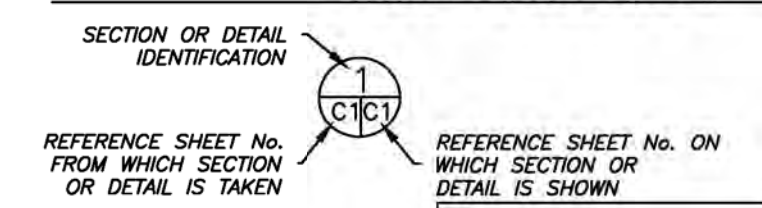
DRAINAGE NOTES

- 1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- 2. ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
- 3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- 4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

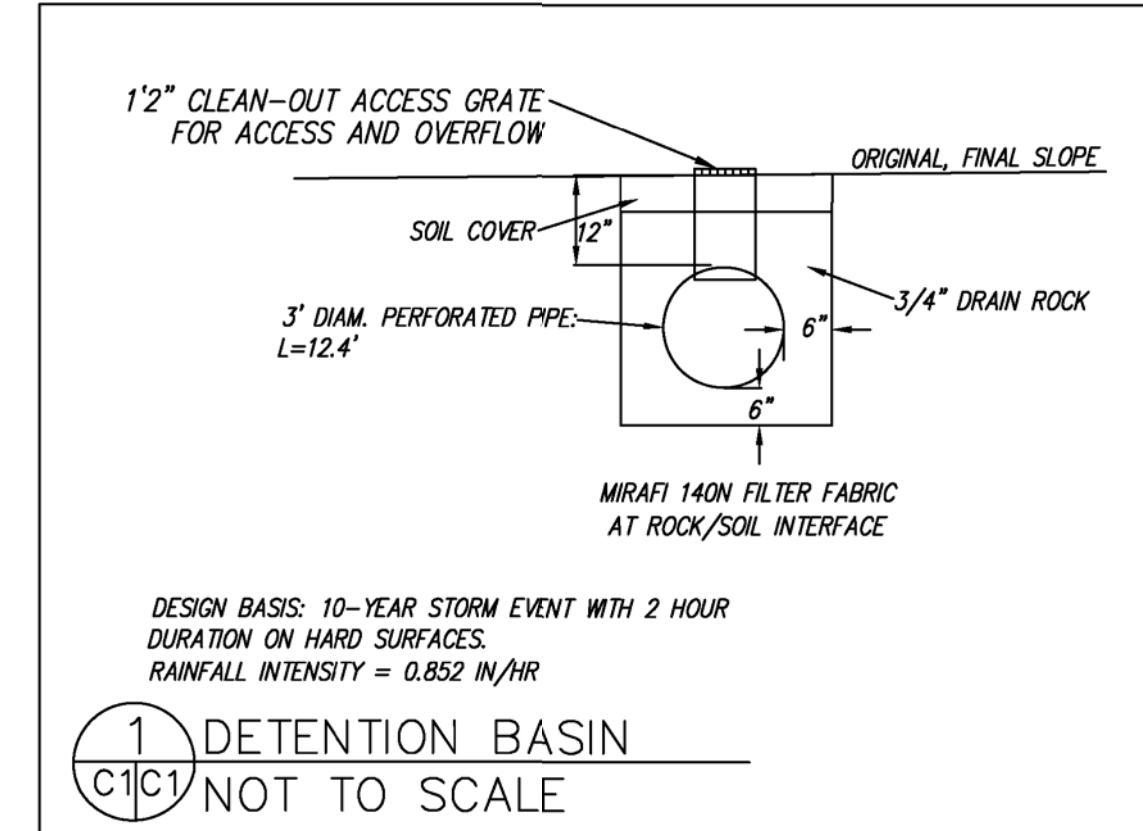
ABBREVIATIONS

E	EXISTING
N	NEW, OR PROPOSED
WV	WATER VALVE
GV	GATE VALVE
VM	WATER METER
INV	INVERT
CH	OVERHEAD
V.I.F.	VERIFY IN FIELD

SECTION AND DETAIL CONVENTION



DATE: 3-22-24	DRAWN BY: CNK	SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 726-5590 FAX 726-5595
	CHECKED BY: AZG	
	REV. DATE: 4-3-25	
	REV. DATE: 3-6-26	
	REV. DATE:	



GRADING AND DRAINAGE PLAN

TAFOLLA PROPERTY
845 SAN RAMON AVENUE
MOSS BEACH
APN 037-259-200

SHEET
C-1



EROSION CONTROL POINT OF CONTACT

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

NAME: CHARLES KISSICK
TITLE/QUALIFICATION: PROJECT ENGINEER
PHONE: 650-728-3590
E-MAIL: SIGMAPRM@GMAIL.COM

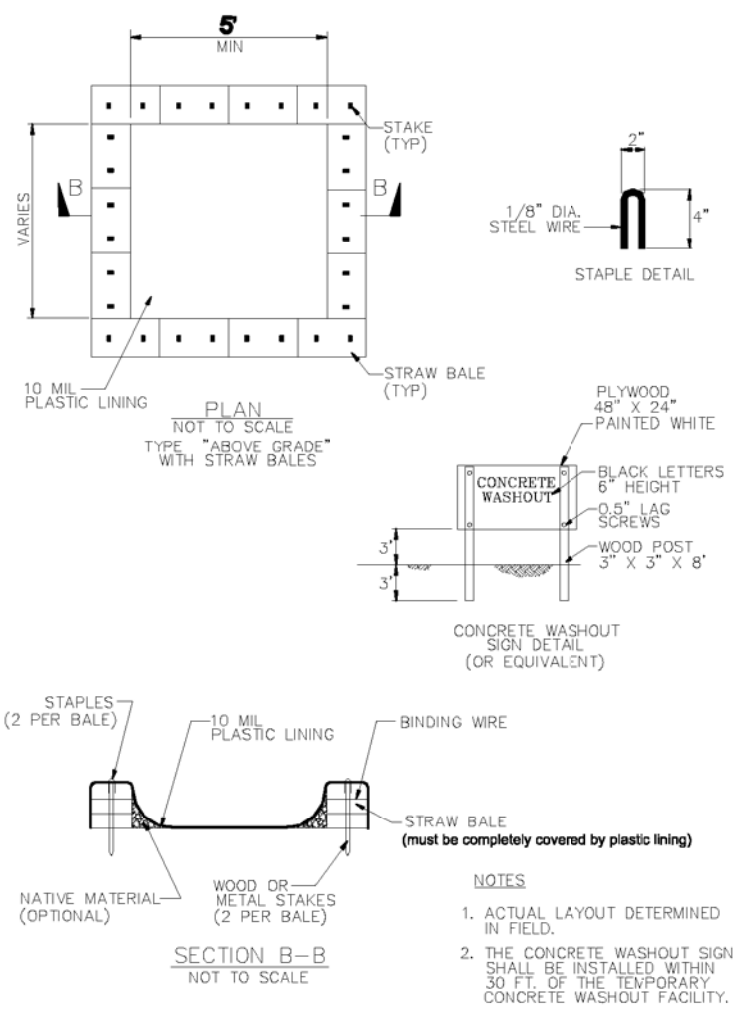
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

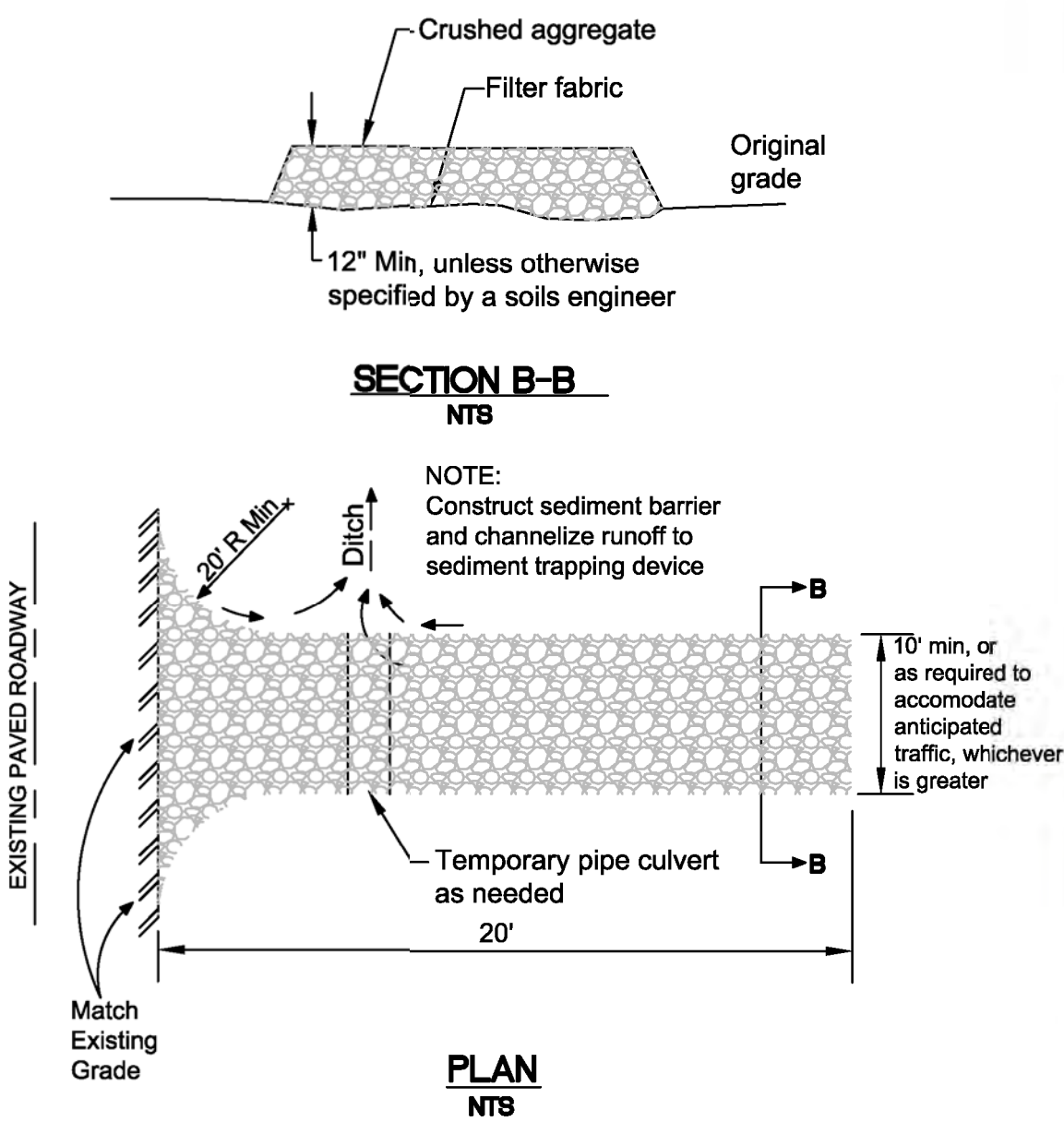


- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.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

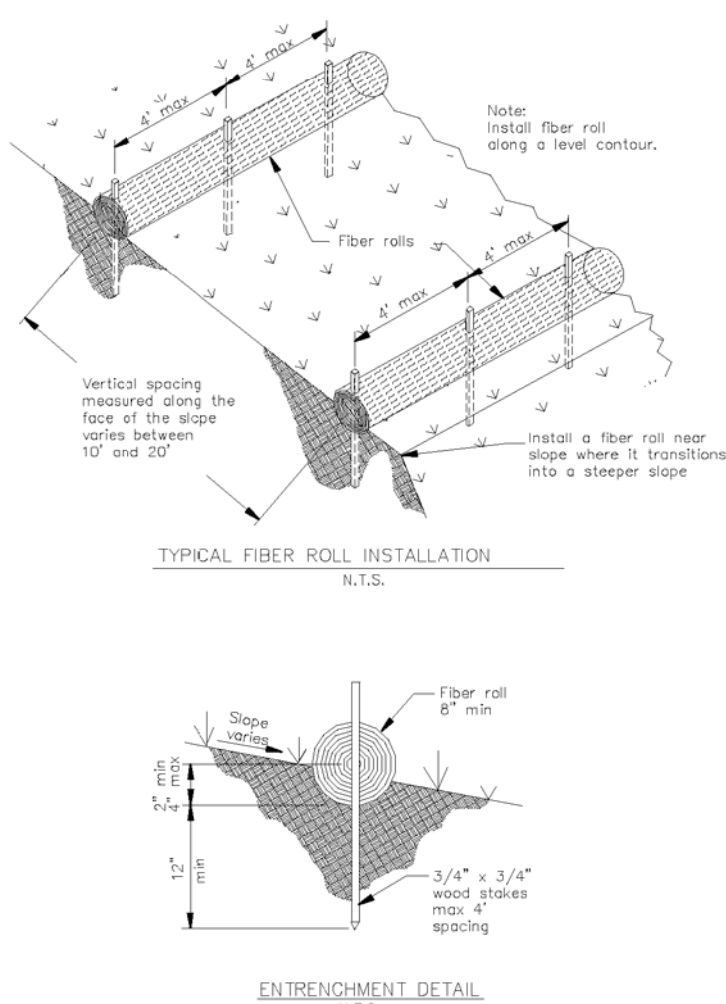
CONCRETE WASTE MANAGEMENT WM-8



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



FIBER ROLLS SE-5



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

DATE: 3-22-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 3-8-26
REV. DATE:
REV. DATE:

EROSION CONTROL PLAN
TAFOLLA PROPERTY
845 SAN RAMON AVENUE
MOSS BEACH
APN 037-259-200

SHEET
C-2

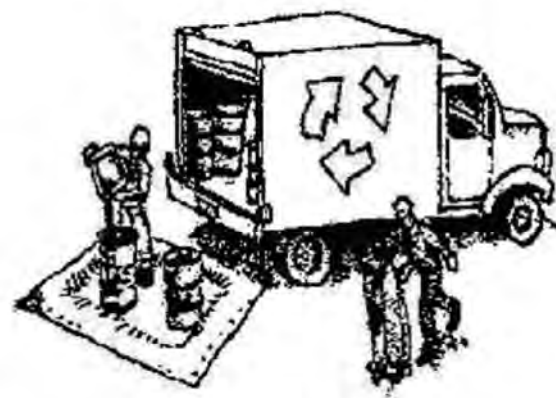
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Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



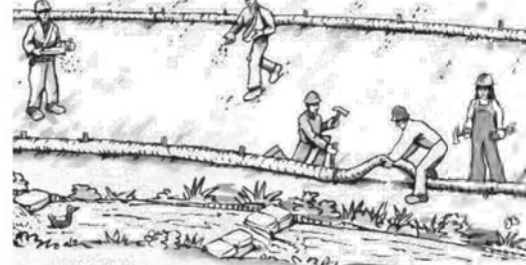
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



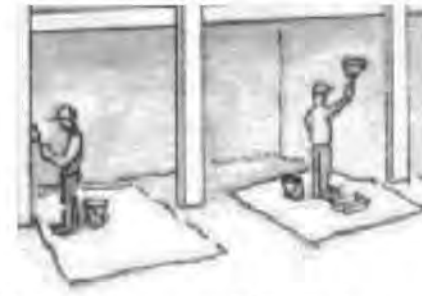
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

Painting & Paint Removal



- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

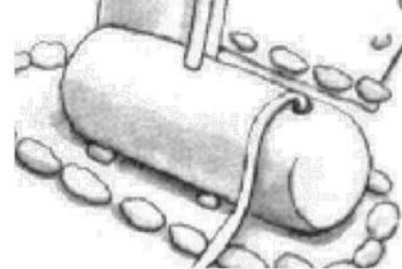
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.

- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.

- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



Requirements for Architectural Copper

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

Copper from Buildings May Harm Aquatic Life

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



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

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

During Installation

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



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

During Maintenance

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

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

Protect the Bay/Ocean and yourself!

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

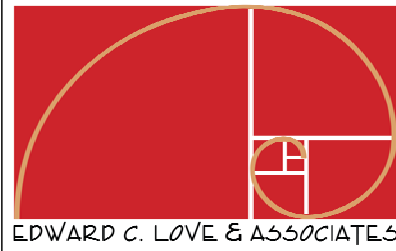


Contact Information

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

FINAL February 29, 2012

REVISIONS



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845 San Ramon Ave Moss
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BMP

FOR
REVIEW
ONLY

DATE: 3/6/2026

SCALE:

DRAWN: Author

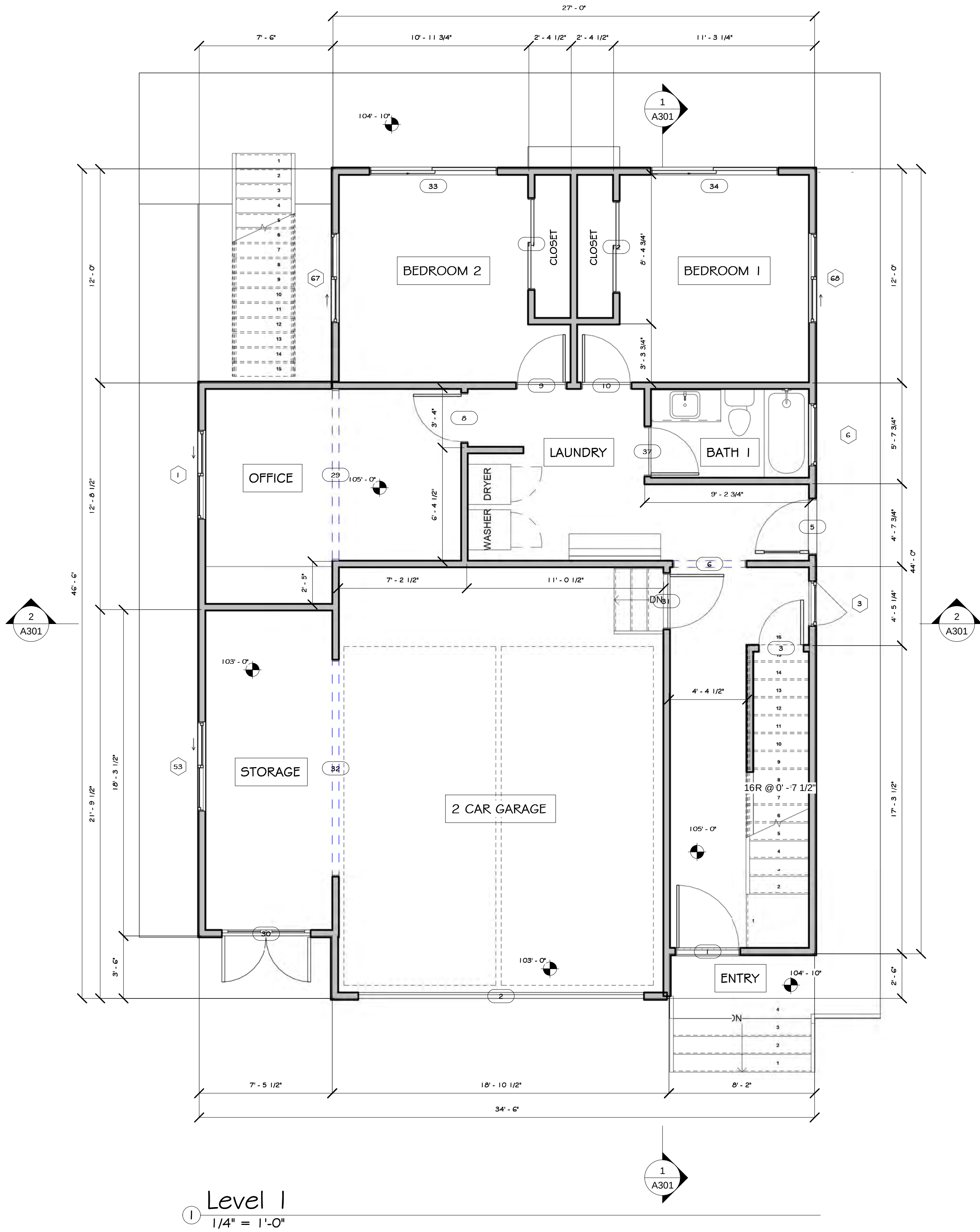
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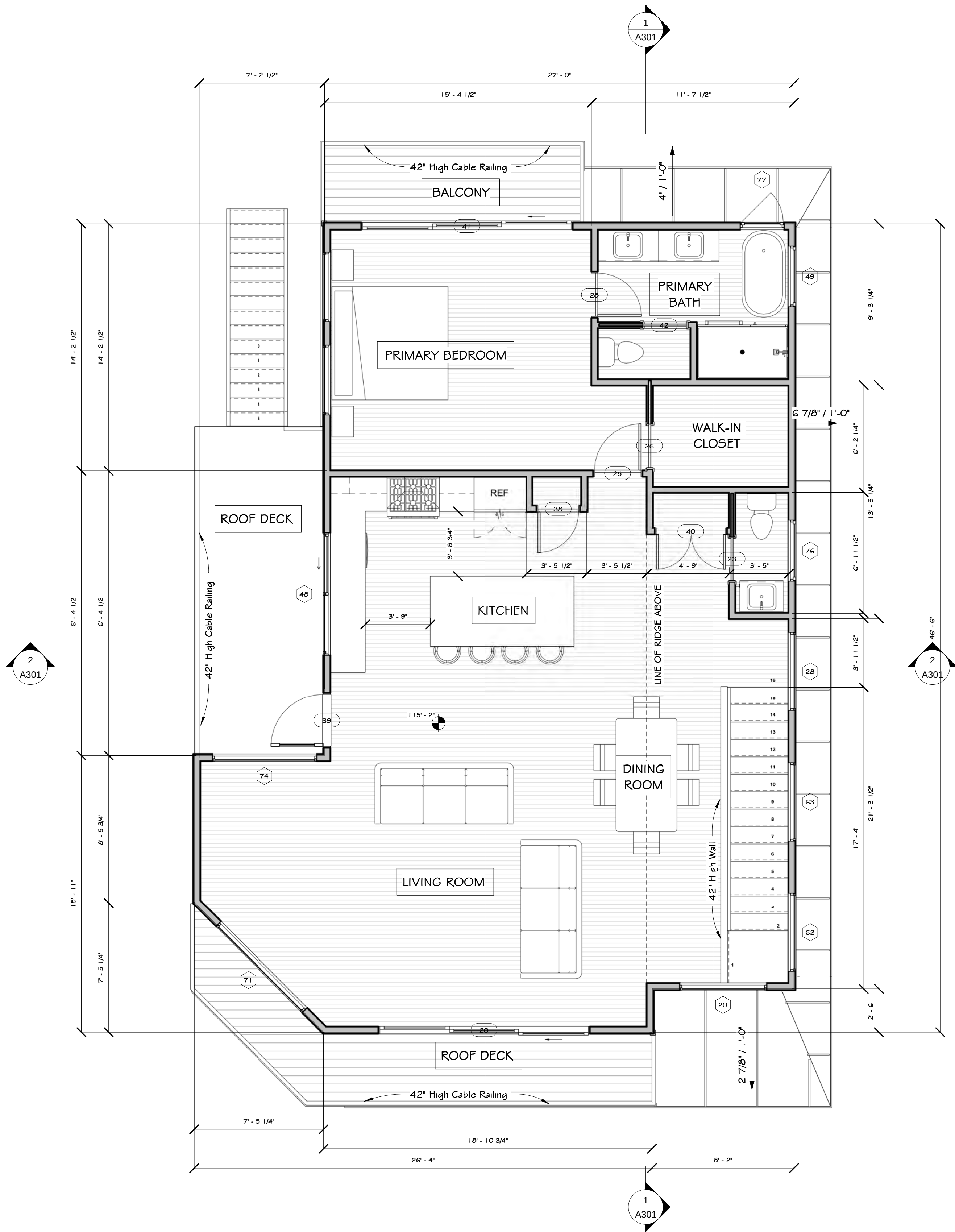
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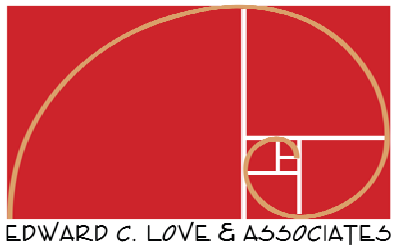


REVISIONS	
EDWARD C. LOVE & ASSOCIATES	
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(N) Single Family Home Art Tafolla & Romy Trigg Smith 845 San Ramon Ave Moss Beach, CA	
Floor Plan Level 1	
FOR REVIEW ONLY	
DATE: 3/6/2026	
SCALE: 1/4" = 1'-0"	
DRAWN: Author	
JOB: San Ramon	
SHEET: A101	
OF	SHEETS

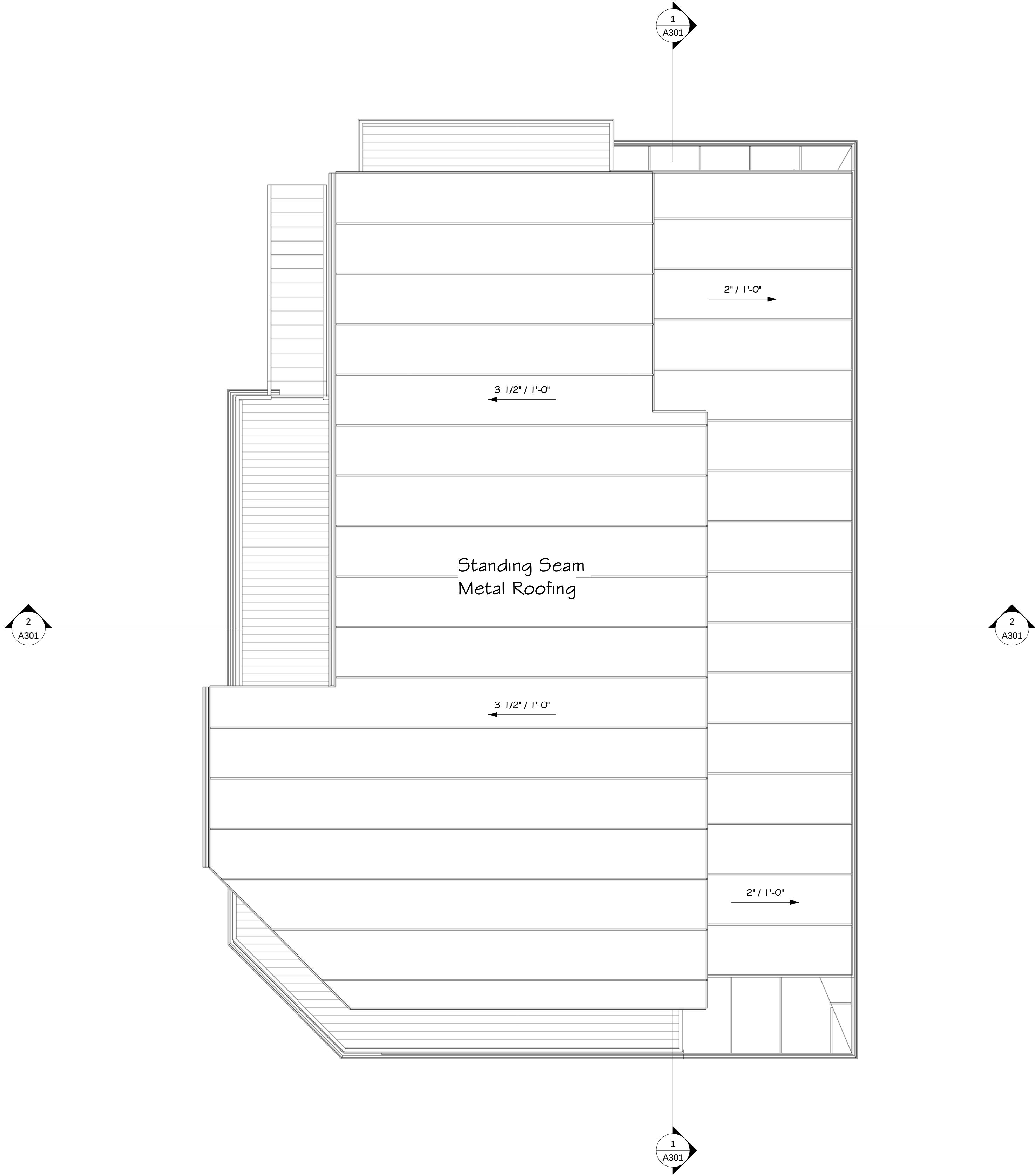
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1 Level 2
1/4" = 1'-0"

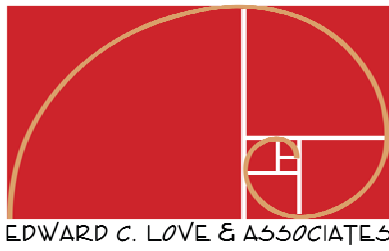
REVISIONS	
	
Edward C. Love & Associates 116 CABRILLO HWY. N. HALF MOON BAY, CA 94019 edwardclovearch@gmail.com 650.728.7615 edc@eclove.com	
(N) Single Family Home Art Tafolla & Romy Trigg Smith 845 San Ramon Ave Moss Beach, CA	
Floor Plan Level 2	
FOR REVIEW ONLY	
DATE:	3/6/2026
SCALE:	1/4" = 1'-0"
DRAWN:	Author
JOB:	San Ramon
SHEET:	A102
OF	SHEETS

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

REVISIONS



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(N) Single Family Home
Art Tafolla & Romy Trigg
Smith
845 San Ramon Ave Moss
Beach, CA

Roof Plan

FOR
REVIEW
ONLY

DATE: 3/6/2026

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

DRAWN: Author

JOB: San Ramon

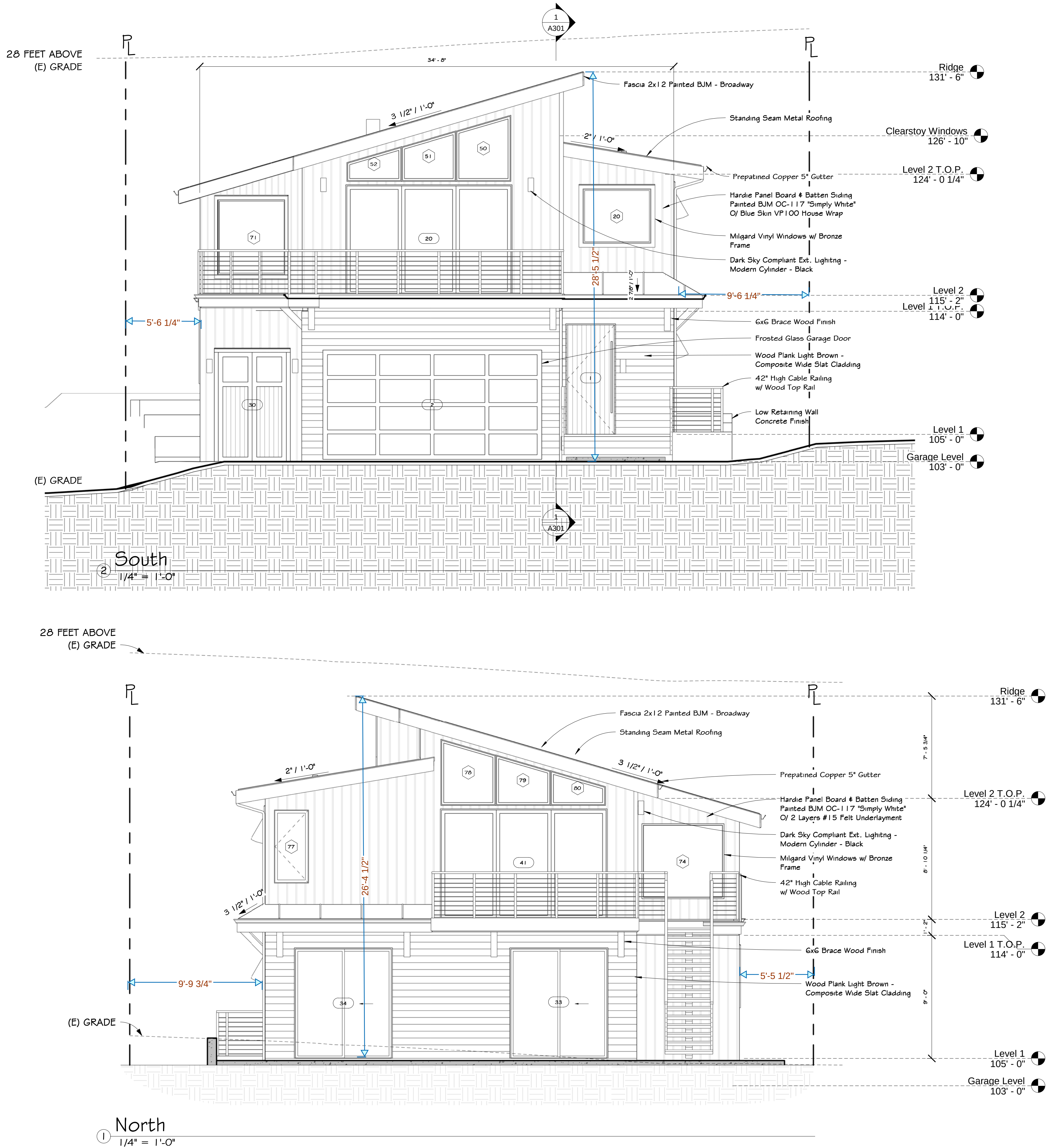
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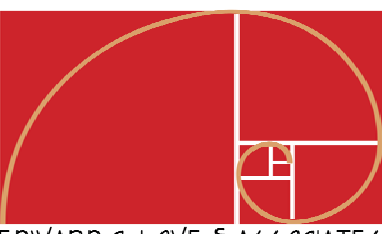
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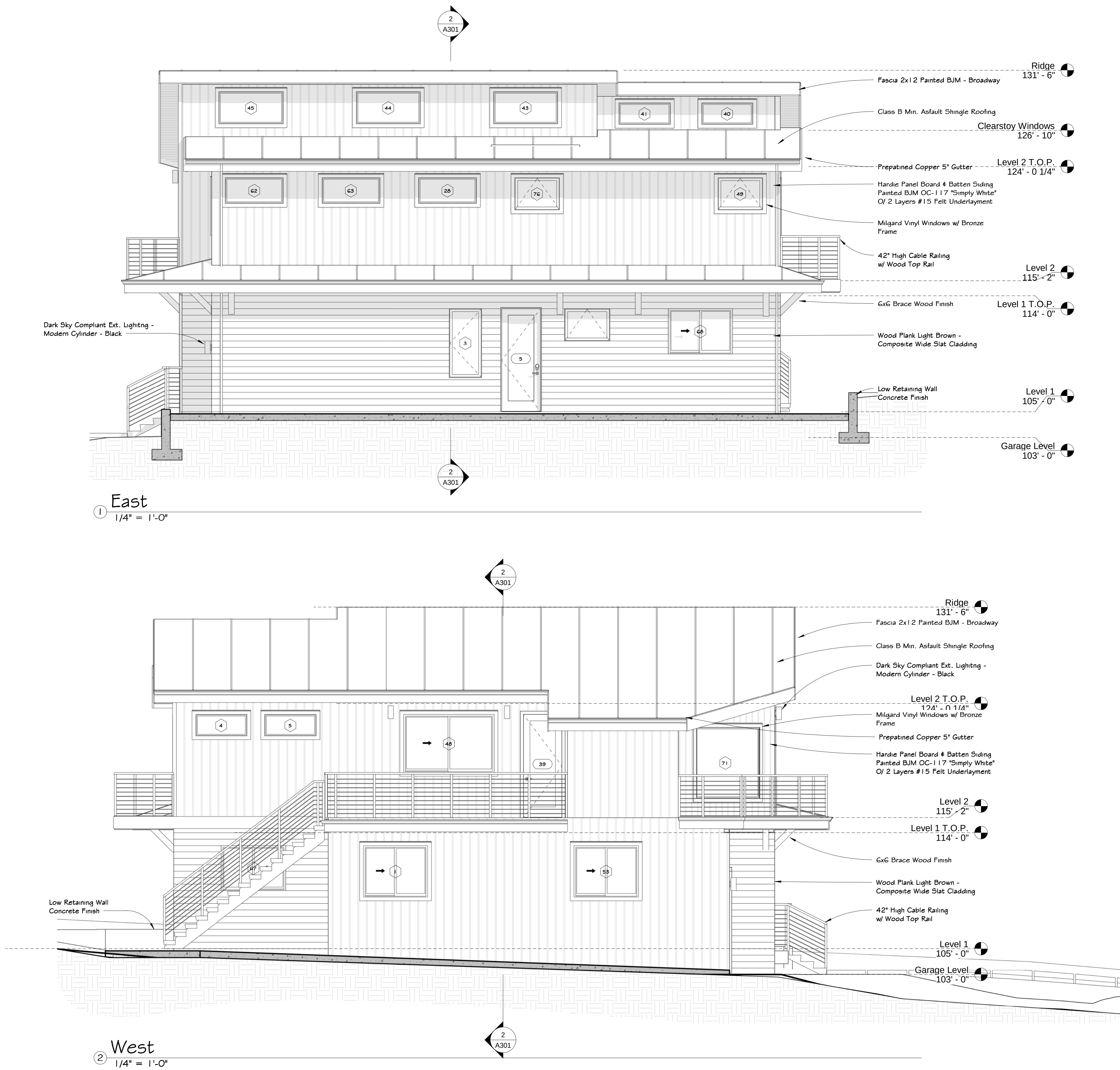
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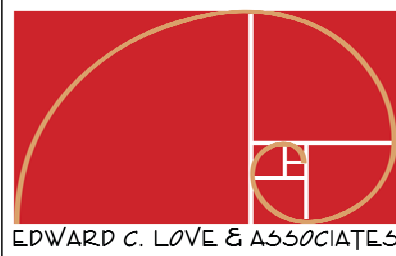


REVISIONS	
 EDWARD C. LOVE & ASSOCIATES	
Edward C. Love & Associates 116 CABRILLO HWY. N. HALF MOON BAY, CA 94019 edwardclovearch@gmail.com 650.728.7615 edc@eclove.com	
(N) Single Family Home Art Tafolla & Romy Trigg Smith 845 San Ramon Ave Moss Beach, CA	
Elevation North & South	
FOR REVIEW ONLY	
DATE:	3/6/2026
SCALE:	1/4" = 1'-0"
DRAWN:	Author
JOB:	San Ramon
SHEET:	A201
OF	SHEETS

S:\Client Projects 2025\845 San Ramon Moss Beach\Revit\845 San Ramon - ECL Template.rvt



REVISIONS



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Smith
845 San Ramon Ave Moss
Beach, CA

Elevations East & West

FOR
REVIEW
ONLY

DATE: 3/6/2026

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

DRAWN: Author

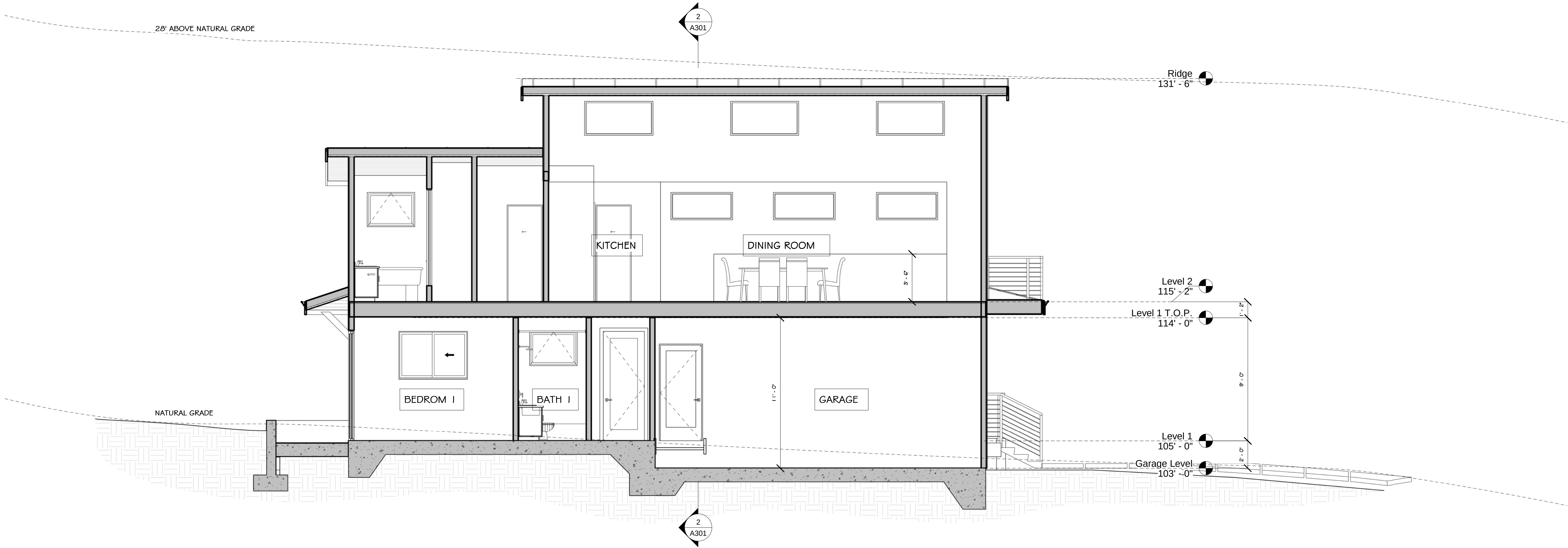
JOB: San Ramon

SHEET:

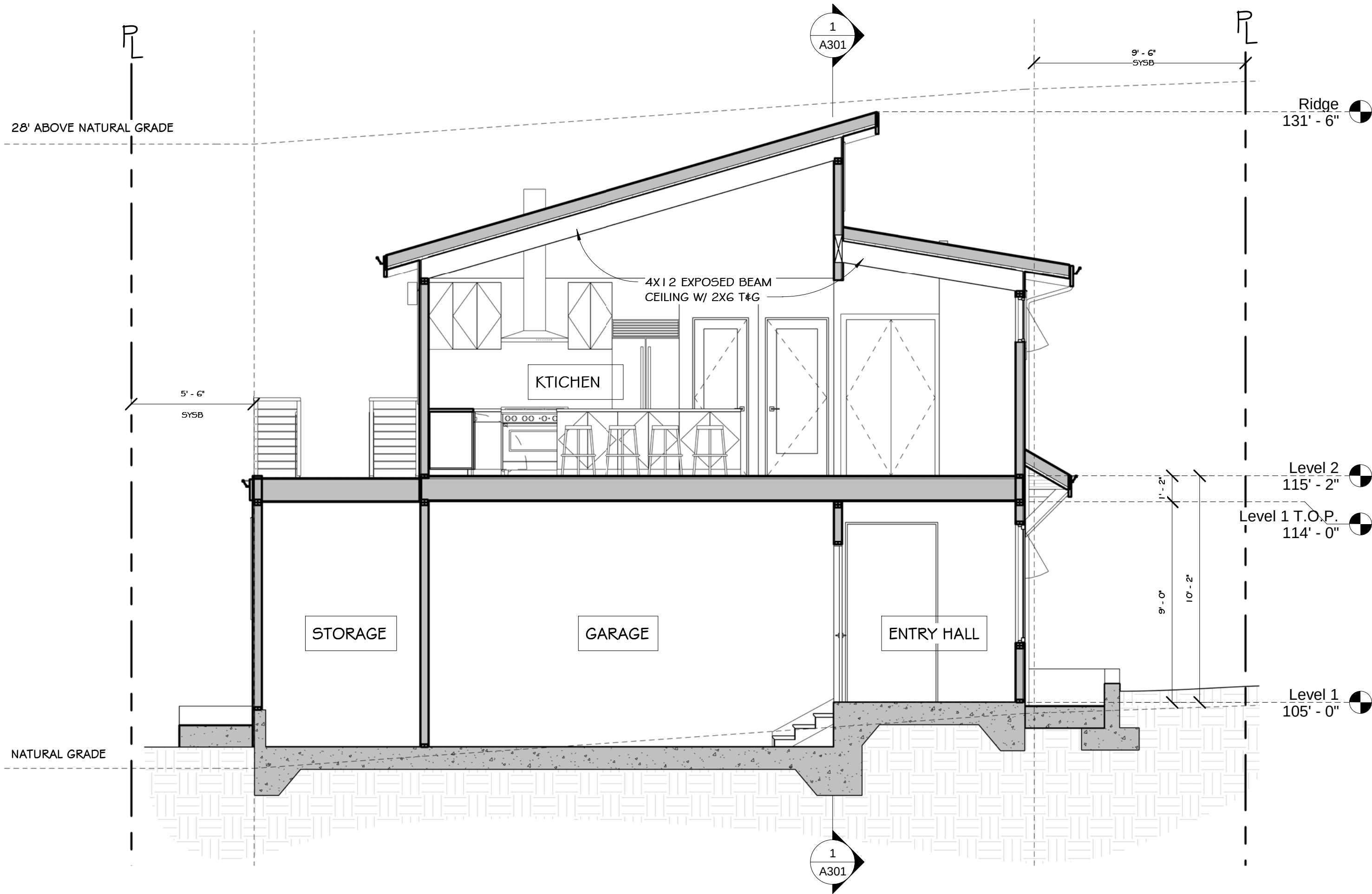
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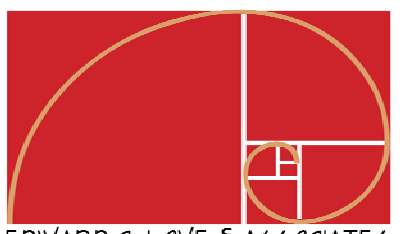
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① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

REVISIONS	
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(N) Single Family Home Art Tafolla & Romy Trigg Smith 845 San Ramon Ave Moss Beach, CA	
Sections	
FOR REVIEW ONLY	
DATE:	3/6/2026
SCALE:	1/4" = 1'-0"
DRAWN:	Author
JOB:	San Ramon
SHEET:	A301
OF	SHEETS

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Window Schedule							
Mark	Room	Type	Width	Height	Sill Height	Tempered Glass	Comments

Level 1

I	Office	Sliding Double	5' - 0"	4' - 0"	4' - 0"		
53	Storage	Sliding Double	5' - 0"	4' - 0"	4' - 0"		
67	Bedoom 2	Sliding Double	5' - 0"	3' - 6"	4' - 6"		
68	Bedroom 1	Sliding Double	5' - 0"	3' - 6"	4' - 6"		
3	Entry Hall	Casement	2' - 6"	5' - 4"	2' - 8"		
6	Bath	Awning	3' - 6"	2' - 6"	5' - 6"	Yes	

Level 2

45	Kitchen & Living Room	Fixed	5' - 0"	2' - 6"	12' - 2"		
44	Kitchen & Living Room	Fixed	5' - 0"	2' - 6"	12' - 2"		
43	Kitchen & Living Room	Fixed	5' - 0"	2' - 6"	12' - 2"		
28	Stairway	Fixed	4' - 6"	2' - 0"	6' - 0"		
20	Stairway	Fixed	5' - 0"	4' - 0"	3' - 9 1/2"		
41	Primary Bedroom	Fixed	4' - 0"	1' - 8"	12' - 1 1/2"		
40	Primary Bedroom	Fixed	4' - 0"	1' - 8"	12' - 1 1/2"		
48	Kitchen & Living Room	Sliding Double	7' - 0"	4' - 6"	3' - 6"		
49	Primary Bath	Awning	3' - 6"	2' - 6"	5' - 6"		
50	Kitchen & Living Room	Angled Fixed	4' - 0"	4' - 10"	8' - 4"		
51	Kitchen & Living Room	Angled Fixed	4' - 0"	3' - 8 1/4"	8' - 4"		
52	Kitchen & Living Room	Angled Fixed	4' - 0"	2' - 6 1/2"	8' - 4"		
62	Stairway	Fixed	4' - 6"	2' - 0"	6' - 0"		
63	Stairway	Fixed	4' - 6"	2' - 0"	6' - 0"		
71	Kitchen & Living Room	Fixed	7' - 0"	5' - 6"	1' - 6"		
74	Kitchen & Living Room	Fixed	6' - 0"	5' - 6"	1' - 6"		
76	Water Closet	Awning	3' - 6"	2' - 6"	5' - 6"		
77	Primary Bath	Casement	2' - 6"	5' - 4"	2' - 8"		Frosted Glass
78	Primary Bedroom	Angled Fixed	4' - 0"	4' - 10"	8' - 4"		
79	Primary Bedroom	Angled Fixed	4' - 0"	3' - 8 1/4"	8' - 4"		
80	Primary Bedroom	Angled Fixed	4' - 0"	2' - 6 1/2"	8' - 4"		
4	Primary Bedroom	Awning	4' - 0"	1' - 8"	6' - 4"		
5	Primary Bedroom	Awning	4' - 0"	1' - 8"	6' - 4"		

Door Schedule					
Mark	Room	Type	Width	Height	Comments

Garage Level

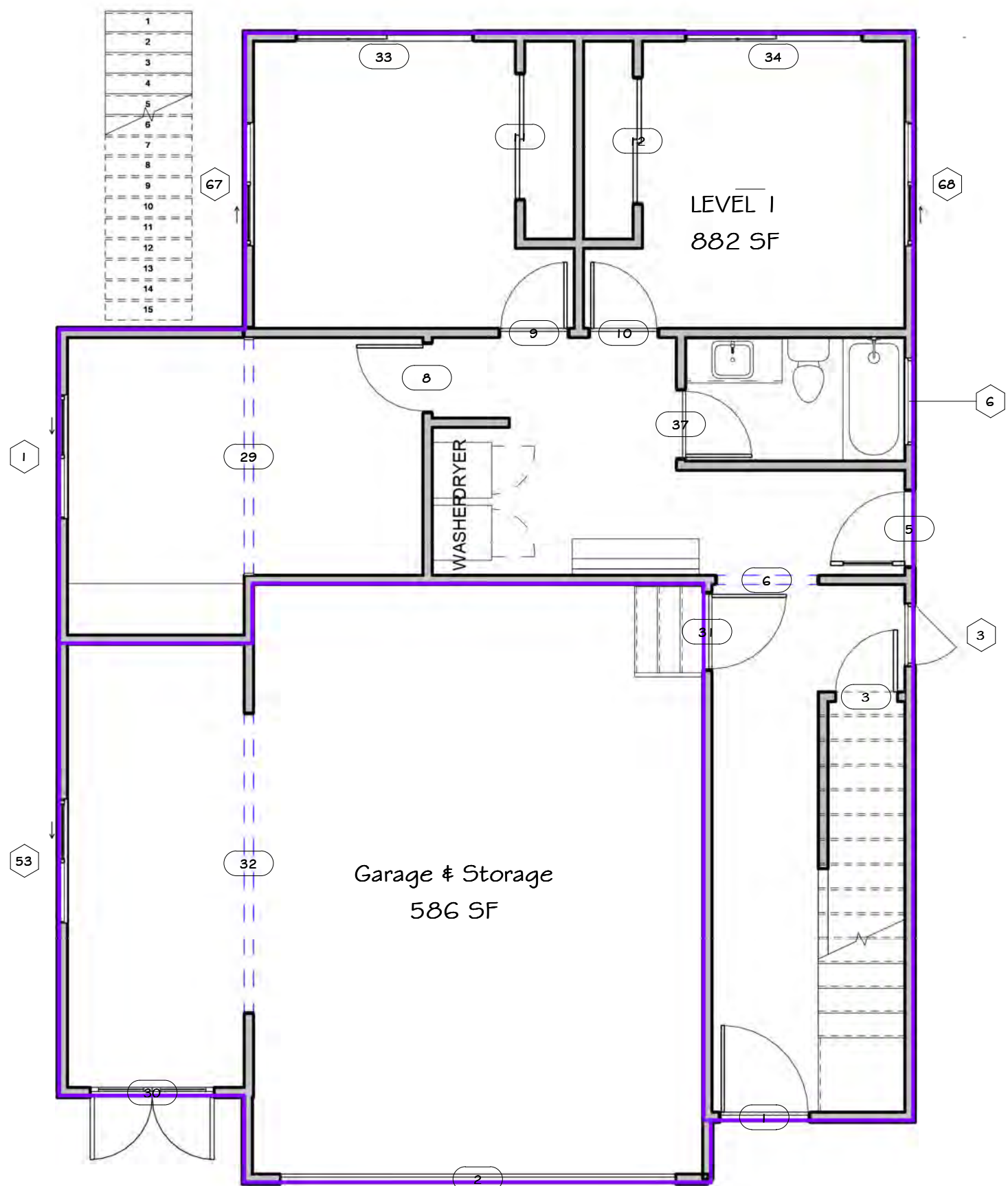
2	Garage	Frosted Glass Garage Door	16' - 0"	8' - 0"	
30	Garage	Double Swing Door Craftman	5' - 0"	8' - 0"	
32	Garage	Large Door Opening	12' - 0"	8' - 0"	

Level 1

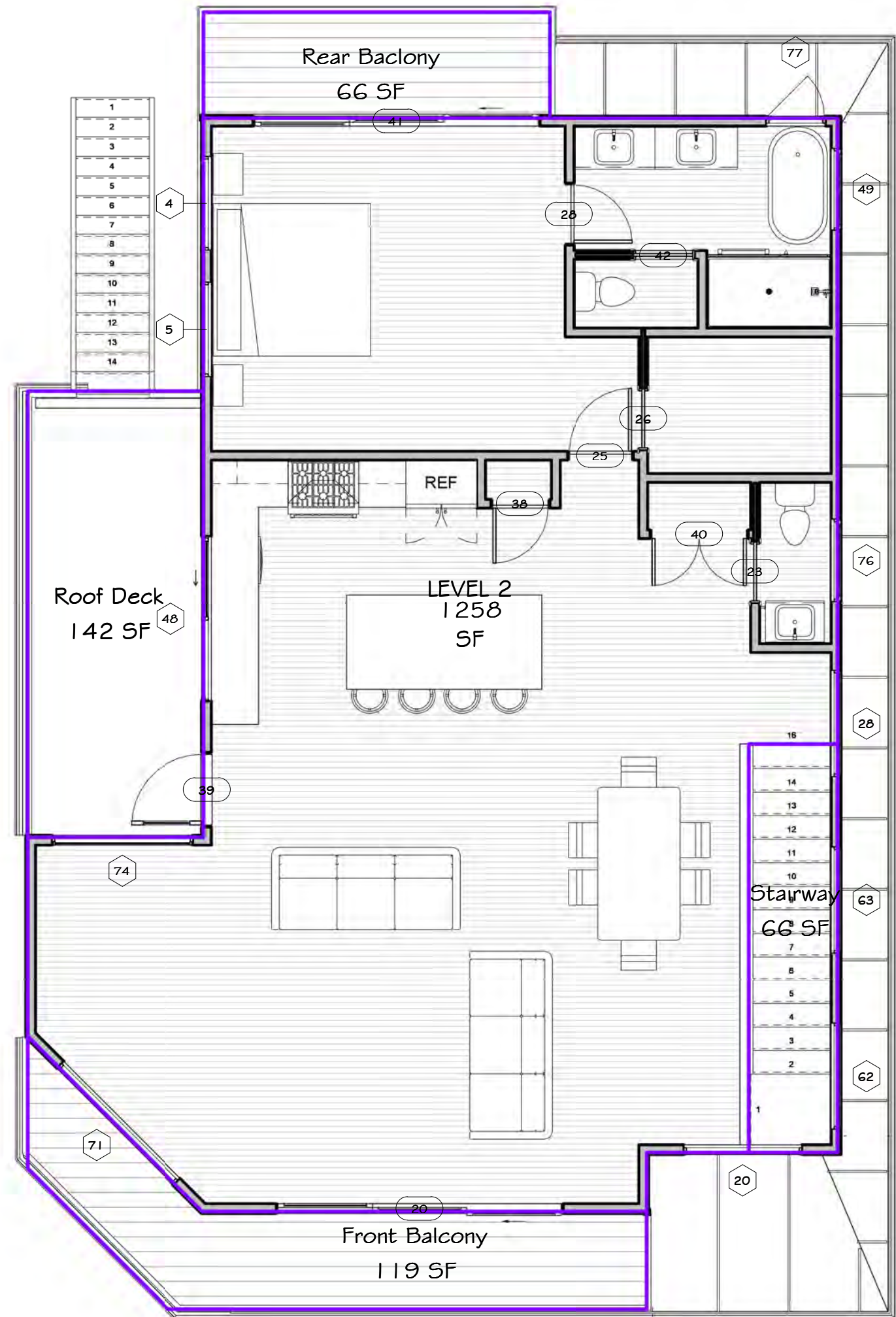
I	Entry Hall	Exterior Entry Door	3' - 6"	8' - 0"	
9	Bedroom 2	Solid Core Door	2' - 8"	7' - 0"	
10	Bedroom 1	Solid Core Door	2' - 8"	7' - 0"	
8	Office	Door Opening	2' - 8"	7' - 0"	
5	Laundry Room	Exterior Entry Door	3' - 0"	8' - 0"	
6	Entry Hall	Door Opening	4' - 0"	8' - 0"	
11	Bedroom 2	Double Sliding Flush Closet Doors	5' - 0"	7' - 0"	
12	Bedroom 1	Double Sliding Flush Closet Doors	5' - 0"	7' - 0"	
29	Office	Large Door Opening	9' - 5 1/2"	8' - 0"	
31	Garage	Solid Core Door	3' - 0"	7' - 0"	20 Min Rated Fire Door w/ Self Closong Latch
33	Bedroom 2	Sliding Glass Door	7' - 0"	8' - 0"	
34	Bedroom 1	Sliding Glass Door	7' - 0"	8' - 0"	
37	Bath	Solid Core Door	2' - 8"	7' - 0"	
3	Entry Hall	Solid Core Door	2' - 6"	6' - 8"	

Level 2

20	Kitchen & Living Room	3 Panel Sliding Glass Door	12' - 0"	8' - 0"	
25	Primary Bedroom	Solid Core Door	2' - 8"	7' - 0"	
23	Water Closet	Pocket Door	2' - 6"	7' - 0"	
28	Primary Bathroom	Solid Core Door	2' - 6"	7' - 0"	
26	Walk-In Closet	Pocket Door	2' - 6"	7' - 0"	
38	Kitchen & Living Room	Solid Core Door	2' - 4"	7' - 0"	
39	Kitchen & Living Room	Exterior Entry Door Full Lite	3' - 0"	8' - 0"	
40	Kitchen & Living Room	Double Swing Closet Door	4' - 0"	7' - 0"	
41	Primary Bedroom	3 Panel Sliding Glass Door	12' - 0"	8' - 0"	
42	Primary Bathroom	Pocket Door	2' - 6"	7' - 0"	

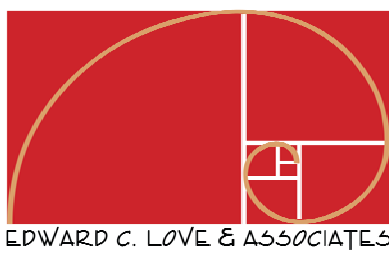


① Level 1
3/16" = 1'-0"



② Level 2
3/16" = 1'-0"

REVISIONS



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Smith
845 San Ramon Ave Moss
Beach, CA

FAR & Door & Window
Schedule

FOR
REVIEW
ONLY

DATE: 3/6/2026

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

DRAWN: Author

JOB: San Ramon

SHEET:

A302

OF SHEETS

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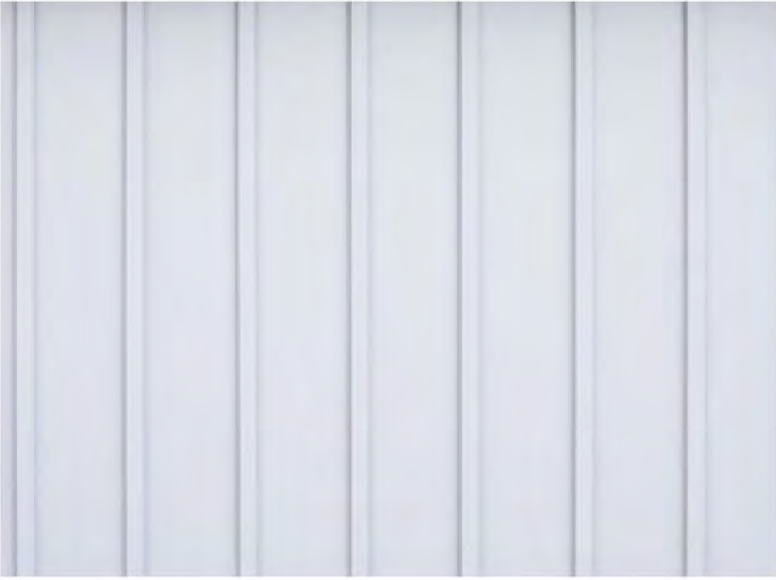
① Material Sheet



Gray Permeable Pavers



WOODPLANK - Light Brown Composite Wide Slat Cladding



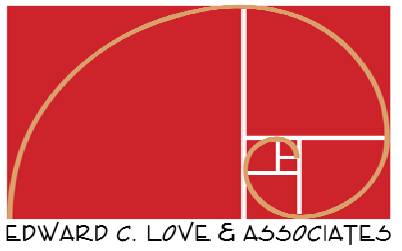
Hardie Panel Board & Batten Siding Painted BJM OC-117 "Simply White"

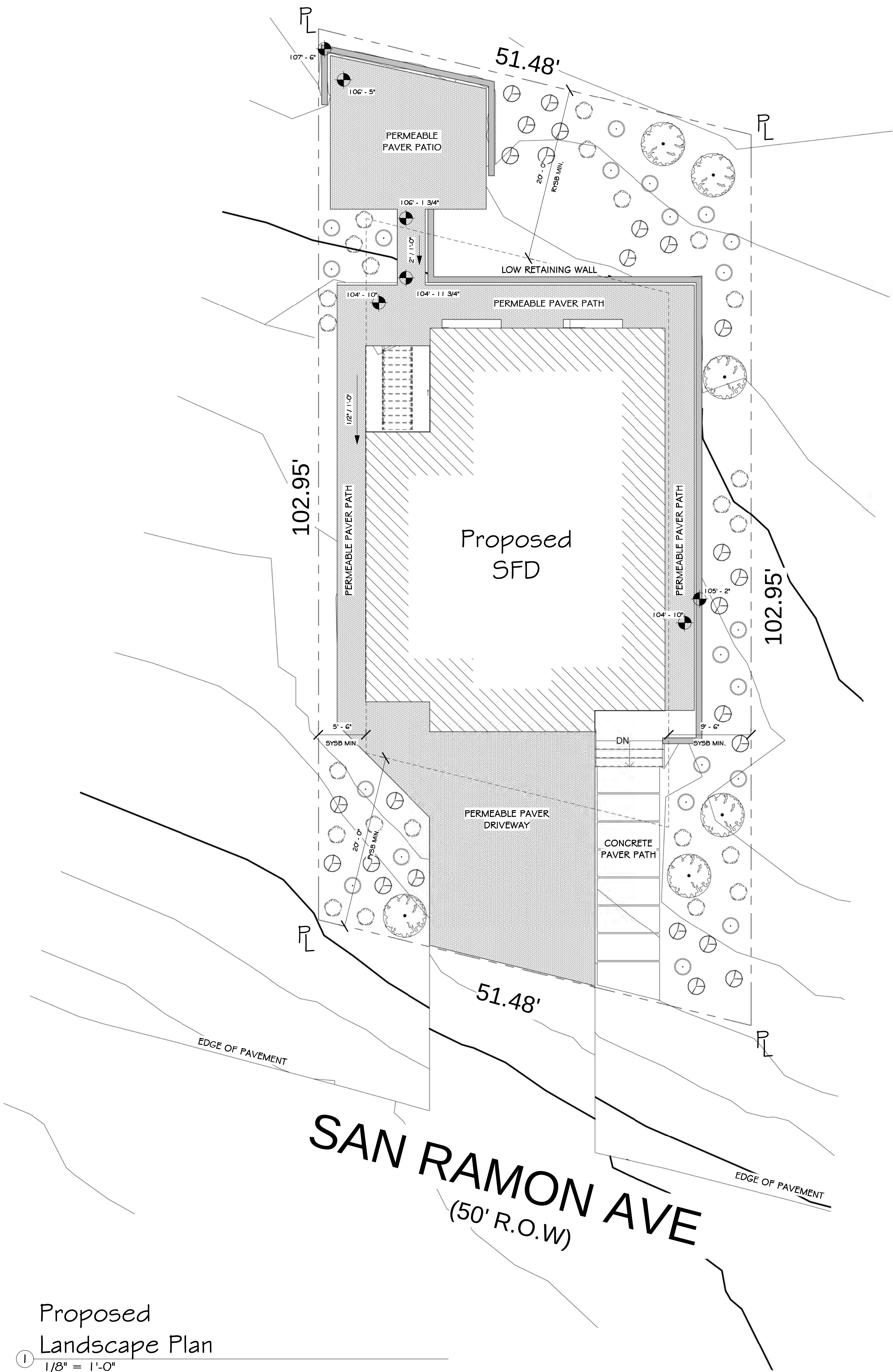


View Rail Cable Railing



PAC CLAD Standing Seam Roofing - Graphite

REVISIONS	
	
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(N) Single Family Home Art Tafolla & Romy Trigg Smith 845 San Ramon Ave Moss Beach, CA	
Material Sheet	
FOR REVIEW ONLY	
DATE:	3/6/2026
SCALE:	3/8" = 1'-0"
DRAWN:	Author
JOB:	San Ramon
SHEET:	A501
OF	SHEETS



Proposed
Landscape Plan
1/8" = 1'-0"



BLUEBLOSSOM
CEANOTHUS

SILVER BUSH LUPINE

BLACK SAGE

DEERGRASS

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	6	CEANOTHUS THYRSIFLORUS	BLUEBLOSSOM CEANOTHUS	5 GAL.	LOW
	21	LUPINUS ALBIFRONS VAR. COLLINUS	SILVER BUSH LUPINE	1 GAL.	LOW
	23	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	LOW
	25	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL.	LOW

Plant List
1/4" = 1'-0"

LEGEND

1417 sq. ft.
Permeable Pavers

PLANTING NOTES

1. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 CUFT PER 1,000 SQFT TO DEPTH OF 6" INTO THE LANDSCAPE AREA
2. A MINIMUM OF A 3" LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING, EXCEPT IN AREAS OF CREEPING GROUND COVER.
3. ALL PLANTING WILL BE HAND WATERED

I AGREE TO COMPLY WITH THE REQUIREMENTS OF PRESCRIPTIVE COMPLIANCE OPTION OF MWEO PER APPENDIX D

Signature:

Date: 3/5/2026

MWEO Applicant: ARCHITECT :
EDWARD C. LOVE & ASSOCIATES
116 N CABRILLO HWY
HALF MOON BAY, CA 94019
650.728.7615
edwardclovearch@gmail.com

PROJECT: ART TAFOLLA & ROMY
TRIGGS-SMITH
845 SAN RAMON AVE
MOSS BEACH, CA 94038

THIS PROJECT DOES INCORPORATE LANDSCAPING EQUAL TO OR LESS THAN 2500 SQFT. AND WILL BE USING THIS FORM TO IDENTIFY PRESCRIPTIVE REQUIREMENTS WHICH WILL BE INCLUDED AS PART OF THE LANDSCAPE PROJECT.

TOTAL AREA: 1,903 SQFT
TURF AREA : NA
WATER TYPE : POTABLE
NAME OF WATER PURVEYOR: MWSD

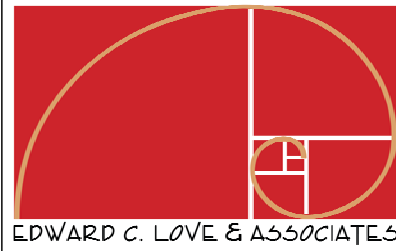
I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO COMPLY WITH THE REQUIREMENTS OF MWEO.

Signature:

DATE: 3/6/2026

MWEO Applicant
1/4" = 1'-0"

REVISIONS



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Smith
845 San Ramon Ave Moss
Beach, CA

Landscape Plan

FOR
REVIEW
ONLY

DATE: 3/6/2026

SCALE: As indicated

DRAWN: Author

JOB: San Ramon

SHEET:

L101

OF SHEETS